



Colchester City Council  
Place and Client Services

# **Five Year Housing Land Supply Statement 2025**

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Appendix 1 – Five Year Housing Trajectory 2025/26 to 2029/30

## **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 1<sup>st</sup> April 2025. The relevant five-year housing land supply period covers the period between 1<sup>st</sup> April 2025 and 31<sup>st</sup> March 2030.
- 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 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.

## **2. Local Context**

### **2.1** Colchester City 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.

A new local plan is being prepared which is scheduled for adoption in 2026.

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

- Myland and Braiswick (October 2023),
- Boxted (December 2016),
- Wivenhoe (May 2019),
- West Bergholt (October 2019),
- Eight Ash Green (December 2019),
- Marks Tey (April 2022),
- West Mersea (April 2022),
- Tiptree (May 2023)
- Copford with Easthorpe (October 2023)
- Great Tey (October 2024)

### **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 City 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.

### **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 of the Section 1 Local Plan 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 planned 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 may 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 have also commented on the content of Supply 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 NPPF sets out the definition of deliverable as:

*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*

**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** The PPG explains that all student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can in principle count towards contributing to an authority's housing land supply. This has to be based on:

- a) The amount of accommodation that new student housing releases in the wider housing market (by allowing existing properties to return to general residential use); and/or
- b) The extent to which it allows general market housing to remain in such use, rather than being converted for use as student accommodation.

**4.11** The PPG further explains that this will need to be applied to both communal establishments and to multi-bedroom self-contained student flats, and that several units of purpose-built student accommodation may be needed to replace a housing which may have accommodated several students. Authorities are required to base their calculation on the average number of students living in student only accommodation, using the published census data and take steps to avoid double counting. The exception to this, is student flats designed for students, graduates, or young professionals, that fully function as independent dwellings. These can be counted on a one for one basis.

**4.12** 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.

**4.13** 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 City Council has an excellent record of housing delivery over a prolonged period. Since 2001/2 it has overseen the delivery of over 22,000 new homes at an average rate of 927 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
2022/23	920	711	19326	20528	+1202
2023/24	920	1068	20,246	21,596	+1350
2024/25	920	659	21,166	22,255	+1089

*Table One: Housing Delivery 2001/02 to 2024/25*

**6.3** There was a fall in delivery in 2020/21 which was related to the covid-19 pandemic and the resulting unstable economic climate. Due to the temporary disruption to the construction sector during this time, the number of homes required for the purpose of the Housing Delivery Test was reduced by one month for 2019/20 and four months for 2020/21.

- 6.4** Lower delivery figures are also noted 2022/23 and 2024/25 but have been supported by higher delivery rates in the preceding years. In the latest published Housing Delivery Test measurement Colchester exceeded the Housing Delivery Test (2023 results published in December 2024) and accordingly is only required to apply a buffer of 5%.

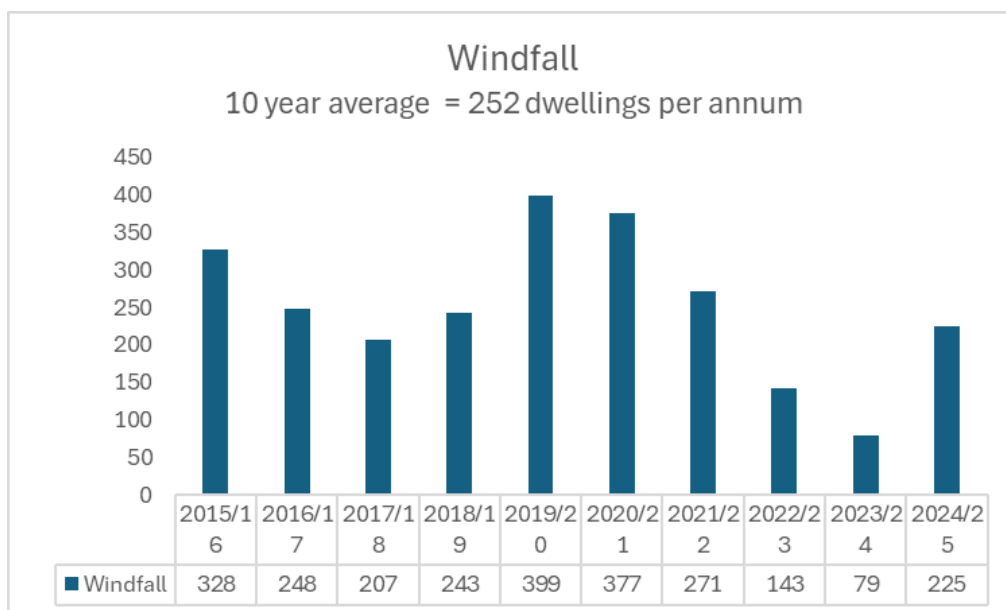
## **7. Windfall Allowance**

- 7.1** Due to historic trends of windfall within the City, 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 allocation. There is no one approach to a windfall allowance methodology, but it is reasonable to consider past windfall rates as a basis for the expectation of the levels of windfall that will come forward in the future. This approach is widely used and can aid in considering the likely windfall that will come forward in the future.

- 7.3** Table two below highlights the level of windfall the Council has seen completed in each of the last 10 years. The average over this time is 252 units per year. In recent years the Council has used an annual figure of 260 units. This figure 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). Through the most recent inquiry where housing supply was challenged (APP/A1530/W/22/3301862 – Land at Brook Meadows, Tiptree) both parties agreed that the windfall allowance included within the Council's housing supply was appropriate and the matter was not contested.



*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 which 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
2025/26	200
2026/27	281
2027/28	300
2028/29	91
2029/30	34

*Table Three: Known Windfall in Trajectory*

**7.5** With the exception of 2022 to March 2024, the number of windfall completions has been high, due in part to the office to residential conversions that are allowed under permitted development. 2022/3 was a period of economic uncertainty and high interest rates, which explains the lower housing delivery more generally. Taking into account the past levels of windfall delivery, along with the known supply in the pipeline, the predicted levels of windfall going forward are considered to be appropriate.

**7.6** For years two through to five of the housing trajectory the exact number of windfall units is harder to predict because of their very nature. Notwithstanding this, a quantity of 906 dwellings that are already known about and which 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
2025/26	200	200	0
2026/27	281	281	0
2027/28	300	300	0
2028/29	260	91	169
2029/30	260	34	226
Total	1301	906	395
<b>Total additional windfall to be applied</b>			<b>395</b>

- 7.7** The Council would expect that beyond the 906 windfall dwellings, on known sites, a further 395 dwellings will come forward within the five-year supply period from additional windfall that the Council is unaware of currently.

## **8. Student Accommodation**

**8.1** As set out above, the PPG sets out the circumstances in which student accommodation can be counted towards making a contribution to housing land supply.

**8.2** There are four sites within the housing land supply which are purpose-built student accommodation. These are:

- 23 Norfolk House, Colchester (220779)
- Colchester Centre, Hawkins Road (212182)
- Former Museum Resource Centre (210088)
- Ewer House, Crouch Street (220201)

**8.3** Student accommodation is counted towards the housing land supply in accordance with the PPG. Any studio flats are counted on a one for one basis. For units where facilities are shared (cluster flats) a conversion rate is required for student flats/bedspaces to dwellings. Using the 2011 Census data, this has been calculated as 2.46 student bedspaces being equivalent to 1 dwelling in Colchester.

## 9. Five Year Supply Calculation

- 9.1 The table below illustrates the 5-year supply calculation for the district during the period between 2025/2026 through to 2029/2030.

Housing Need OAHN	
Objectively assessed housing need (OAHN) per year	920
5-year housing requirement (5x920)	4600
5-year housing requirement and 5% buffer	4830
Supply	
Permissioned sites, existing allocations and windfall allowance	4877
Total number of years' worth of housing supply including emerging allocations	
Supply against OAN with permissioned sites, existing allocations and windfall	5.05

- 9.2 The calculation above demonstrates that the Council does have a sufficient supply of deliverable housing to meet the 5-year requirement. A total of 5.05 years is deliverable within this period.

## **10. The Supply of Deliverable Sites**

**10.1** 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.

**10.2** 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 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.

**10.3** The Council uses several 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 to ensure the supply is realistic.

**10.4** Most sites within the 5-year supply either benefit from planning permission or are the subject of a current application. There are many sites within the 5-year supply which are under construction and this is noted alongside each. These are considered deliverable.

**10.5** Sites of less than 10 units have been treated as deliverable unless there is evidence that they are unlikely to come forward.



**10.6** Sites of 10 or more which have detailed planning permission have for the most part already commenced and are considered deliverable.

**10.7** Sites of 10 or more that benefit from outline planning permission are scrutinised with particular attention given to whether they are likely to deliver housing units within 5 years. There are three sites that fall into this category all of which are allocations in the Local Plan.

	COMMENT
London Road, Stanway Phase 1 & 2 Stanway.	600 units granted outline permission (212507). Reserved Matters submission expected Autumn 2025.
Land Off Hawkins Road, Hythe	Outline planning permission granted in October 2024 (230326)
The Manor, Great Horkesley	Outline permission 230625 granted 7/8/24 for 100 units. Submission of Reserved Matters application expected Autumn 2025.

**10.8** Sites of 10 or more that have not had planning permission granted have been scrutinised and particular attention given to whether they are likely to deliver housing units within 5 years.

	COMMENT
Riverside Centre, North Station Road	PPA is in progress following commencement of previous scheme. Design Review Panel scheduled in September as part of PPA
32 Colchester Road, West Bergholt	Full application for 61 dwellings has been submitted (250273) and is due for determination in October. The site is allocated within the West Bergholt Neighbourhood Plan and the current proposal has the support of the Parish Council. The developer now owns the site and has advised that work will commence directly after receiving the necessary approvals.
Brittania Carpark. 100 Units	Council owned site. Alternative layouts and massing designs for the eastern end of the site to follow on from the public realm works (planning application submitted). Greater density encouraged given the location at a transport node.
Former Rugby Club, Mill Road.	Hybrid planning permission granted in 2022 (190665). Ongoing discussions regarding highway works led to submission of non-material amendments approved in 2025. Market testing with Registered Providers has taken place for what is intended to be an affordable housing

	scheme. 12 RPs have indicated an interest in delivering the scheme. Construction expected to start 2027.
Rosemary Almshouses	Full application pending (200995). Revised plans submitted to overcome objection from Historic England. Meetings ongoing to progress application.
Elms Farm, Tiptree	There is a resolution to grant planning permission pending a S106 legal agreement which is expected to be signed in September 2025. Developer has indicated they will start when all approvals are in place.
Wick Road, Langham	Application for full planning permission pending completion of Unilateral Undertaking (221510)
FMR Police Station, Stanway	Approval pending legal agreement due imminently with developer keen to start on site once approvals are in place.

## 10.9 Appendix 1 includes the detailed 5-year housing land supply.

## **11. Monitoring**

- 11.1** This statement and accompanying housing trajectory have been produced based on information from a number of sources to reflect the multifaceted nature of housing supply and delivery.
- 11.2** In accordance with the PPG, the trajectory in Appendix 1 provides details of all sites that 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.
- 11.3** Those sites where additional information is required to demonstrate that housing completions will begin on site within 5 years, are detailed in the report and this 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.
- 11.4** The PPG also makes clear that Local Planning Authorities may need to develop a range of assumptions and benchmarks to help to inform and test assessments. Assumptions can include lapse/non-implementation rates in permissions, lead-in times and build rates. Accordingly, the Council has prepared the table below to demonstrate lead in times and delivery across a number of sites in the City. 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	Commence -ment	1 <sup>st</sup> Completion	Build Rate DPA (Ave.)
Chesterwell (1600 dwellings)	Mersea Homes	July 2014	March 2015	2014 onwards	2015	2016	90
	Countryside	July 2014	October 2015	2014 onwards	2015	2016	
Avon Way (152 student units)	Beyond the Box	N/A	2018	2018/19	2019	Sept. 2019	152
University of Essex (643 student units)	University of Essex	N/A	July 2016	2017/18	2017	Sept 2018	643 – 1 yr build
Gosbecks (144 units)	Bloor Homes	N/A	July 2020	Aug 2020/21	Jan 2021	2021	34
Halstead Road, EAG (150 units)	Bellway	Nov 2019	May 2021	2020-21	May 2021	Launched in January 2022	45
Brierly Paddocks, Mersea (100 units)	City & County	May 2020	August 2020	May 2020-21	September 2021	Launched Feb 2022	31
Berechurch Hall Road (153 units)	Persimmon	N/A	December 2021	March-June 2022	June 2022	Launched Summer 2022	30
Barbrook Lane, Tiptree (200 units)	Bloor Homes	April 2020	June 2021	2021	August 2021	May 2022	48
L/A The Gables, Tiptree (130 units)	Persimmon	N/A	May 2022	2023	2024	2025	23
Cowdray Centre (262 units)	Persimmon	N/A	July 2019	Dec 2019	Jan 2020	2021	43
University of Essex (548)	University of Essex	N/A	May 2020	July 2020	2022	2024	548 – 1 year build
Chitts Hill, Stanway	Hopkins Homes	N/A	Jan 2020	Feb 2020	2020	2022	40

- 11.5** In respect of housing supply the principle sources of information are residential planning permissions (including sites undergoing the planning application process, sites benefiting from extant permission, and sites with lapsed permission) and strategic residential allocations contained in the Development Plan. Future sources of information may include the Brownfield Land Register and any future Strategic Land Availability Assessment.
- 11.6** Housing delivery information, specifically completion records, is gathered from Local Authority Building Control (LABC) records, which are available internally within the Council. In addition to LABC records, a large number of sites are inspected by the National House Building Council (NHBC) which compiles its own records and reports building regulations compliance to Colchester City Council.
- 11.7** Site specific anticipated delivery rates on sites under the control of a developer, land promoter or other such interested party are, wherever possible, gathered through direct contact with those parties. The Council contacts applicants and developers regularly to ensure the information is as accurate as possible. The Council has also asked local agents for their view on the housing trajectory in accordance with the PPG (Paragraph: 023 Reference ID: 3-023-20140306).
- 11.8** The anticipated delivery rates of sites without discernible promotion, or where contact has not been possible, are calculated based on the best judgement of the Council and assumptions which take into account whatever relevant background and site-specific information is available. Such sites are rarely included in the 5-year supply, unless there are exceptional circumstances to justify it.
- 11.9** In addition to these sources, the Council conducts site visits to gauge the progress of residential development sites and verify building control records where they are present, and supplement them where those records are not available.
- 11.10** The Council accepts that assessments need to be realistic and this statement includes the following:
- for sites with detailed planning permission, details of numbers of homes under construction and completed each year;
  - for small sites, details of their current planning status and record of completions and homes under construction by site;
  - for sites with outline consent or allocated in local plans, information and clear evidence that there will be housing completions on site within 5 years, including current planning status, timescales and progress towards detailed permission;
  - permissions granted for windfall development by year and how this compares with the windfall allowance;
  - total net completions from the plan base date by year; and

- the 5 year land supply calculation clearly indicating the 5% buffer and the number of years of supply.

**11.11** The majority of sites are delivering at the projected rate which is to be expected given the regular contact with housebuilders and agents. Only net completions are included so the few demolitions that are involved are not identified i.e. where one dwelling is being demolished and three new homes built only two are shown in the trajectory. As detailed above few sites are not implemented in Colchester.

**11.12** 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).

## APPENDIX 1

## DETAILED 5 YEAR HOUSING SUPPLY

Planning Reference	Site location	Expiry or Status	Windfall	Permissi on Type	Dwelling s	Dwelling s Remaini ng	24/25	25/26	26/27	27/28	28/29	29/30
<b>Berechurch</b>												
200720	52 BERECHURCH HALL ROAD	Complete	Yes	Full	1	0	1					
202021	128 THE WILLOWS, COLCHESTER	Commenced	Yes	Full	1	1		1				
232457	24 PRINCE PHILIP ROAD, COLCHESTER	02 2027	Yes	Full	1	1		1				
180555	40 BERECHURCH HALL ROAD, COLCHESTER	Complete	Yes	Full	2	0	2					
173119	RANGES STATION, 154 MERSEA ROAD	Complete	Yes	Full	3	0	3					
221496	L/A 56 BERECHURCH HALL ROAD, COLCHESTER	Complete	Yes	Full	10	0	10					
191093	BERECHURCH HALL ROAD (HARDING)	Complete	No	Full	32	0	23					
202025	BERECHURCH HALL ROAD (PERSIMMON)	Commenced	No	Full	153	62	31	30	32			
<b>Castle</b>												
181064	42 SMYTHIES AVENUE, COLCHESTER	Commenced	Yes	Full	1	1		1				
182409	239 GREENSTEAD ROAD, COLCHESTER	05 2025	Yes	Full	7	7			7			
161889	186-187 MAGDALEN STREET, COLCHESTER	Complete	Yes	COU	3	0	3					
220247	20 SIR ISAACS WALK, COLCHESTER	05 2025	Yes	COU	1	1		1				
210386	18 WEST STOCKWELL STREET, COLCHESTER	Complete	Yes	Full	1	0	1					
213431	25 TRINITY STREET, COLCHESTER	Complete	Yes	COU	4	0	4					
212472/212473	63&64 HIGH ST, COLCHESTER	04 2025	Yes	COU	2	1			1			
220247	20 SIR ISSACS WALK, COLCHESTER	05 2025	Yes	COU	1	1		1				
220626	9A QUEEN STREET, COLCHESTER	Complete	Yes	COU	1	1	1					
220201	EWER HOUSE (ROOF CONVERSION), CROUCH STREET	05 2025	Yes	Full	4	4		4				
222619	4 CHURCH WALK, COLCHESTER	12 2025	Yes	COU	1	1		1				
222734	12-13 MAGDELEN STREET, COLCHESTER (STUDENT, 23 bed shared facilities)	04 2026	No	Full	9	9		9				

230533	4 ST BOTOLPHS STREET, COLCHESTER	Complete	Yes	Full	6	0	6						
230237	45 HEAD STREET, COLCHESTER	06 2026	Yes	Full	4	4				4			
221826	25 HEAD STREET, COLCHESTER	06 2026	No	COU	5	5			5				
222839	62 BROOK STREET, COLCHESTER (ALMSHOUSES)	07 2026	No	Outline	7	7				7			
231067	17-13 LONG WYRE STREET, COLCHESTER	09 2026	Yes	Full	3	3			3				
231896	11-13 HEAD STREET, COLCHESTER	09 2024	Yes	COU	4	4		4					
232137	MIDLAND HOUSE, NORTH STATION ROAD	10 2026	Yes	Full	5	5				5			
240372	1 MOORSIDE, COLCHESTER	Complete	Yes	COU	1	0	1						
232517	4 ST BOTOLPHS STREET, COLCHESTER	04 2027	Yes	COU	1	1			1				
240333	3 CULVER STREET EAST, COLCHESTER	05 2027	Yes	COU	3	3			3				
231296	2 CULVER STREET EAST, COLCHESTER	05 2027	Yes	COU	2	2		2					
232286	82 EAST HILL, COLCHESTER	05 2027	Yes	COU	1	1			1				
240982	28 ELD LANE, COLCHESTER	06 2027	Yes	COU	3	3			3				
241729	1 CULVER STREET EAST, COLCHESTER	11 2027	Yes	COU	4	4				4			
232754	LAND EAST OF ALBERT STREET, COLCHESTER	11 2027	Yes	Full	8	8				8			
241786	96 HIGH STREET, COLCHESTER	11 2027	Yes	COU	1	1			1				
242588	12B CULVER STREET WEST	01 2028	Yes	COU	4	4					4		
242039	5 OSBORNE STREET, COLCHESTER	12 2027	Yes	COU	1	1				1			
180045	COWDRAY CENTRE, MASON ROAD, COLCHESTER	Commenced	No	Full	262	46	18	46					
PE241137	RIVERSIDE, COLCHESTER	TBC	Yes	COU	182	182			50	50	50	32	
213524	17-26 PRIORY WALK & 20-28 QUEEN STREET	01 2026	No	Full	31	31			16	15			
223097	PRIORY WALK & LONG WYRE STREET, COLCHESTER	01 2027	No	Full	19	19						19	
190424	29 EAST BAY, COLCHESTER	Commenced	No	Full	20	9	11	9					
201290	25 SOUTHWAY, COLCHESTER	04 2024	Yes	Full	15	15		15					



210088	FORMER MUSEUM RESOURCE CENTRE, 14 RYEGATE ROAD	Commenced	Yes	COU	18	18		18				
211575	NORFOLK HOUSE, 23 SOUTHWAY	Commenced	Yes	COU	11	11			11			
223128	MIDLAND HOUSE, NORTH STATION ROAD	01 2026	Yes	COU	17	17		17				
220779	23 NORFOLK HOUSE, COLCHESTER (STUDENT 6 + 16)	06 2026	Yes	Full	12	12		12				
223138	23 RYEGATE HOUSE, ST PETERS STREET, COLCHESTER (STUDENT 27)	Complete	No	Full	11	0	11					
240751	2 ST JOHNS STREET, COLCHESTER	05 2027	Yes	Full	34	34			34			
232757	CHILDSPLAY, CLARENDON WAY	03 2027	Yes	Full	21	21				10	11	
240650	14 HEADGATE, COLCHESTER	05 2027	Yes	COU	44	44				44		
242466	44-45 ST BOTOLPHS STREET, COLCHESTER	Complete	Yes	COU	2	0	2					
240717	57 NORTH HILL, COLCHESTER	01 2028	Yes	COU	3	3				3		
241369	59 NORTH HILL, COLCHESTER	02 2028	Yes	COU	1	1					1	
250068	14 SHORT WYRE STREET, COLCHESTER	03 2028	Yes	COU	1	1			1			
231077	FORMER CONSERVATIVES CLUB	01 2028	Yes	COU	16	16				8	8	
TBC	BRITANIA CAR PARK, COLCHESTER	Allocation	No	TBC	100	100				30	30	40
Greenstead												
221129	HOME FARM HOUSE, COLCHESTER	05 2025	Yes	COU	3	3			3			
220149	VERONICA WALK, GREENSTEAD	Complete	Yes	Full	3	3	3					
220147	GARAGE BLOCK, WHEELER CLOSE, GREENSTEAD	Commenced	Yes	Full	6	6		6				
220154/220155	PROSPERO CLOSE, GREENSTEAD	Complete	Yes	Full	4	0	4					
212294	168 ST ANDREWS AVENUE, COLCHESTER	06 2025	Yes	Outline	1	1				1		
201992	154 ST ANDREWS AVENUE, COLCHESTER	04 2026	Yes	Full	1	1			1			
240207	LAND REAR OF 29 GREENSTEAD ROAD, COLCHESTER	06 2027	Yes	Full	2	2				2		
220317	GAMET BEARINGS SITE, GREENSTEAD ROAD	07 2027	Yes	Full	65	65			30	35		
Lexden & Braiswick												
200655/200987	144 BRAISWICK, COLCHESTER	Complete	Yes	Full	6	0	4					

182084	"SLINDON COTTAGE" PLUMMERS LANE, FORDHAM	Complete	Yes	Full	1	0	1						
190151	TURKEY COCK LANE, EIGHT ASH GREEN	Commenced	Yes	Full	1	1		1					
182641	QUEENS HEAD, FORD STREET, ALDHAM	Complete	Yes	Full	1	1	1						
200169	HORSEPIT BARN, COOKS HALL ROAD, WEST BERGHOLT	Complete	Yes	Full	1	1	1						
202785	5 OXFORD ROAD, COLCHESTER	Commenced	Yes	Full	1	1		1					
210845	LAND AT HEATHSIDE FARM, FORDHAM HEATH	Complete	Yes	Full	1	0	1						
240254	BARN, HALL ROAD, WEST BERGHOLT	01 2028	Yes	COU	2	2				2			
201925	L/A 12 COLCHESTER ROAD, WEST BERGHOLT	04 2025	No	Outline	7	7					7		
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				
231258	ASHINGTON LODGE, ALDHAM	09 2026	Yes	Full	1	1		1					
220552	FIDDLERS FARM, FIDDLERS HILL, FORDHAM HEATH	05 2025	Yes	Full	1	1		1					
222100	155 COLCHESTER ROAD, WEST BERGHOLT	11 2025	Yes	Full	1	1		1					
211313	THE OLD RECTORY, SPRING LANE SOUTH, LEXDEN	04 2026	Yes	Full	8	8		8					
222860	2nd FLOOR, HOP HOUSE, WEST BERGHOLT	04 2026	Yes	Full	1	1			1				
231041	BRIARBERRY FARM, TURKEY COCK LANE, EIGHT ASH GREEN	07 2026	Yes	COU	1	1				1			
231172	19 BRADBROOK COTTAGES, WEST BERGHOLT	07 2026	Yes	Full	1	1			1				
222603	TANGLES, HALSTEAD ROAD, EIGHT ASH GREEN	Complete	Yes	COU	1	0	1						
240725	GROVE LODGE, HIGHFIELD DRIVE	07 2027	Yes	Full	1	1				1			
232639	TOP COTTAGE, FORDHAM	01 2027	Yes	Full	1	1			1				
230870	HILL HOUSE, LEXDEN ROAD, COLCHESTER	02 2027	Yes	Full	2	2			2				
202596	LAND OFF HALSTEAD ROAD, EIGHT ASH GREEN	Commenced	No	RM	150	9	38	9					
191997	STABLE COTTAGE, COLCHESTER ROAD, WEST BERGHOLT	Commenced	No	Full	41	23		13	10				
250273	32 COLCHESTER ROAD, WEST BERGHOLT	TBC	No	Full	61	61				30	31		

201686	LAND SOUTH OF WEST BERGHOLT CRICKET CLUB	Commenced	No	Outline	18	18			18			
192828/192829	ECC HOSPITAL, LEXDEN ROAD, COLCHESTER	Commenced	No	Full	120	120		35	35	35	15	
<b>Mile End</b>												
210983	172 MILL ROAD, COLCHESTER	Complete	Yes	Full	1	1	1					
222429	MYLAND LODGE, 301A MILE END ROAD	09 2026	Yes	Full	4	4				4		
232814	227 BERGHOLT ROAD, COLCHESTER	01 2028	Yes	Full	5	5					5	
150473	CHESTERWELL, (Both Outlets)	Commenced	No	Full	1600	691	147	100	100	100	100	100
201208/221047	SOUTH OF CAMBIAN FAIRVIEW, BOXTED ROAD, COLCHESTER	Commenced	No	RM	26	2	24	2				
220526	L/A 67 BRAISWICK, COLCHESTER	Commenced	No	RM	27	27		15	12			
190665	Care Home, RUGBY CLUB, MILL ROAD, COLCHESTER (Colchester Northern Gateway C2 Use)	TBC	No	TBC	100	100					50	50
190665	MILL ROAD, LAND SOUTH OF AXIAL WAY (Northern Gateway)	12 2025	No	Hybrid	650	650			50	50	50	50
<b>New Town &amp; Christchurch</b>												
151087	GARRISON DEVELOPMENT - A1 (MEE01 & MEE03)	Complete	No	Full	6	0	6					
182342	192-220 MERSEA RD, COLCHESTER	Complete	Yes	Full	1	1	1					
200328	23 CREFFIELD ROAD, COLCHESTER	Complete	Yes	Full	1	0	1					
200332	25 WINNOCK ROAD, COLCHESTER	Complete	Yes	COU	3	0	3					
211552	THE FOUNDRY ARMS, 83 ARTILLERY STREET, COLCHESTER	Complete	Yes	Full	1	0	1					
211499	83 BARRACK STREET, COLCHESTER	Complete	Yes	COU	2	0	2					
213197	34B MERSEA ROAD, COLCHESTER	Complete	Yes	Full	2	0	2					
230524	34 CANNON STREET, COLCHESTER	Complete	Yes	Full	1	0	1					
232807	56 MILITARY ROAD, COLCHESTER	10 2026	Yes	Full	1	1			1			
231648	28 ALEXANDRA ROAD, COLCHESTER	10 2027	Yes	Full	1	1				1		
192837	GARRRISON K2, BUTT ROAD	Commenced	No	Full	33	33		18	15			
220747	FORMER LOOKERS, MILITARY ROAD, COLCHESTER	10 2025	Yes	Full	55	55			30	25		
231297	DEFENCE SUPPORT GROUP (DSG), FLAGSTAFF ROAD	09 2028	No	Full	203	203				50	70	83

Old Heath & Hythe												
210312	JOSEPH COURT, HYTHE QUAY	Complete	Yes	COU	7	0	7					
210608	MULBERRY CENTRE, HAVEN ROAD	Complete	Yes	COU	4	0	4					
212027	68 BARRACK STREET, COLCHESTER	Complete	Yes	COU	1	0	1					
221138	22 WINSLEY SQUARE, OLD HEATH	06 2026	Yes	Full	6	6				6		
231165	L/A D'ARCY ROAD, OLD HEATH	Complete	Yes	Full	2	0	2					
222731	50 ABBOTS ROAD, COLCHESTER	07 2027	Yes	Full	1	1				1		
242076	159 ROWHEDGE ROAD	11 2027	Yes	COU	1	1			1			
152493/ 180694	"SILVERTON AGGREGATES SITE" HAWKINS ROAD, COLCGHESTER	Commenced	No	O/RM	37	37		20	17			
190335/212182	R/O COLCHESTER CENTRE, HAWKINS ROAD	Commenced	No	O/RM	206	206		60	60	60	26	
241702/242394	PHOENIX HOUSE, HAWKINS ROAD	10 2027	Yes	COU	24	24				24		
230326	LAND OFF HAWKINS ROAD	10 2027	No	Outline	42	42				30	12	
Prettygate												
221786	10 AMBROSE AVENUE, COLCHESTER	01 2026	Yes	Full	1	1			1			
230380	179b SHRUB END ROAD, COLCHESTER	08 2026	Yes	Full	1	1			1			
231463	71 HEATH ROAD, PRETTYGATE	10 2026	Yes	Full	1	1				1		
Shrub End												
202001	RAYMOUTH HOUSE, COLCHESTER	Complete	Yes	Full	8	0	8					
202321	REVERDY HOUSE, COLCHESTER	Complete	Yes	Full	8	0	8					
202349	AMBROSE HOUSE, COLCHESTER	Commenced	Yes	Full	8	8		8				
202161	ANCHOR HOUSE, COLCHESTER	Commenced	Yes	Full	8	8			8			
220150	HEDGE DRIVE, COLCHESTER	Commenced	Yes	Full	3	1	2	1				
213138	1A BOADICEA WAY, COLCHESTER	Complete	Yes	Full	1	1	1					
232792	GOSBECKS VIEW, COLCHESTER	01 2027	Yes	Full	9	9			4	5		
201943	ELFREDA HOUSE, ICENI WAY, COLCHESTER	Complete	Yes	Full	36	0	36					

190522	GOSBECKS PHASE 2, COLCHESTER	Commenced	No	Full	144	10	25	10				
<b>St Johns and St Annes</b>												
182021	17 DILBRIDGE ROAD, COLCHESTER	Complete	Yes	Full	1	0	1					
213406	SMITH & WATTS, IPSWICH ROAD	06 2025	Yes	Outline	5	5		5				
191780/202889	18 ST ANNES ROAD, COLCHESTR	Commenced	Yes	Full	2	1		1				
222217	287 IPSWICH ROAD, COLCHESTER	10 2025	Yes	Full	1	1		1				
230347	313A IPSWICH ROAD, COLCHESTER	08 2026	Yes	Full	1	1			1			
240734	44 UPLAND RIVE, COLCHESTER	06 2027	Yes	Full	1	1				1		
242451	FINCH WAY, PARSONS HEATH	01 2028	Yes	Full	1	1					1	
<b>Stanway</b>												
231587	2 LONDON ROAD, STANWAY	Complete	Yes	COU	1	0	1					
240478	SHAW PARK, MALDON ROAD	04 2027	Yes	COU	1	1		1				
240213	239 LONDON ROAD, STANWAY	06 2027	Yes	Full	1	1			1			
232295	50 LONDON ROAD, STANWAY	06 2027	Yes	Full	1	1				1		
250894	FMR POLICE TRAFFIC UNIT, NEW FARM ROAD	TBC	Yes	Full	32	32				32		
222548	FIVEWAYS FRUIT FARM, STANWAY	Commenced	No	O/RM	420	420				50	50	50
TBC	LAND OFF LAKELAND CRESCENT	TBC	No	PO	5	5				5		
202829	CATCHBELLES, LAND NORTH OF LONDON ROAD, STANWAY	Commenced	No	Full	66	26	37	26				
212507	LONDON ROAD, STANWAY	10 2027	No	Outline	600	600				90	90	90
213047	LAND WEST OF LAKELANDS, STANWAY	10 2027	No	Outline	225	225					25	50
200995	ROSEMARY ALMSHOUSES,	TBC	No	PO	27	27			15	12		
<b>Marks Tey &amp; Layer</b>												
231600	L/A THE FOLLEY, LAYER DE LA HAYE	Commenced	No	Outline	70	70			30	40		
182903	MARSHALLS FARM, GREAT TEY	Complete	Yes	Full	1	0	1					
231640	HALL ROAD, COPFORD	Commenced	No	Full	50	46	4	30	16			

180174	"BUMBLE BEE FARM" LAYER BRETON HILL, LAYER BRETON, COLCHESTER	Complete	Yes	Full	2	0	2						
212490	152 LONDON ROAD, COPFORD	05 2025	Yes	Full	6	6		6					
202076	ROCKINGHAM FARM ROAD, LAYER MARNEY	Complete	Yes	Full	4	0							
200615	PARK FARM, NEW ROAD, MESSING	N/A	Yes	PD	5	5		5					
210844	THE RAMPART, HAYNES GREEN ROAD, LAYER MARNEY	Complete	Yes	Full	1	0	1						
202510	LOVEDOWNS FARM BARNS, BARNHALL ROAD, SALCOTT	Complete	Yes	COU	1	0	1						
212582	GT WIGBOROUGH VILLAGE HALL	Commenced	Yes	Full	2	1	1	1					
211055	SOUTH BARN, GREEN FARM, SALCOTT	Commenced	Yes	COU	1	1			1				
213124/213121	LOWER ROAD, LAYER BRETON	Complete	Yes	COU	2	0	2						
220828	THE STREET, GREAT TEY	05 2025	Yes	PIP	1	1		1					
240938	ROWS FARM, CHURCH ROAD, LAYER	07 2027	Yes	COU	2	2			2				
222339	PENNY MEADOW, 67 LONDON ROAD, MARKS TEY	03 2026	Yes	COU	1	1		1					
230490	FARMHOUSE BARNS, SHEMMINGS FARMHOUSE, BIRCH	04 2026	Yes	Full	1	1			1				
231342	BALDWINS FARM, GREAT TEY	08 2026	Yes	Full	1	1				1			
231732	LITTLE BADCOCKS FARM, COPFORD	08 2026	Yes	COU	5	5				5			
232562	EASTTHORPE ROAD, COPFORD	02 2027	Yes	Full	1	1			1				
232674	LAYER HALL FARM, LAYER DE LA HAYE	01 2027	Yes	COU	5	5			2	3			

#### Mersea & Pyefleet

232793	MANWOOD TYE, ABBERTON	03 2027	Yes	Full	1	1			1				
170128	77 EAST ROAD, WEST MERSEA	Complete	Yes	Full	1	0	1						
181377	BARFIELD ROAD, WEST MERSEA	Complete	Yes	COU	1	0	1						
210503	RANSOMES COTTAGE, PELDON	04 2024	Yes	COU	1	1		1					
210491	GREENACRES BARN, FINGRINGHOE	04 2024	Yes	COU	1	1		1					
200631/2	MERSEA ROAD, PELDON	Commenced	Yes	COU	1	1			2				

202400	FINGRINGHOE HALL BARNS, FURNEAUX LANE	Complete	Yes	COU	1	0	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	1	1		1					
211416	19 EMPRESS AVENUE, WEST MERSEA	Complete	Yes	Full	1	0	1						
212739	64 HIGH STREET, WEST MERSEA	Complete	Yes	COU	1	0	1						
221299	THE WHEELWRIGHT, FINGRINGHOE	Commenced	Yes	Full	1	1		1					
231735	OXLEY HOUSE, MERSEA ROAD, ABBERTON	09 2026	Yes	COU	1	1		1					
222355	OXLEY HOUSE, MERSEA ROAD, ABBERTON	03 2027	Yes	Full	5	5			5				
213531	BORLEYS, PELDON ROAD, ABBERTON	09 2025	No	Full	5	5		5					
221947	MAYDAYS FARM, HAYCOCKS LANE, WEST MERSEA	04 2026	Yes	Full	1	1			1				
222184	12 GOINGS LANE, WEST MERSEA	04 2026	Yes	Full	1	1		1					
231083	CHAPEL HOUSE, FINGRINGHOE	08 2026	Yes	Full	1	1			1				
223114	1 FIRS ROAD, WEST MERSEA	08 2026	Yes	Full	1	1			1				
230876	CREEK HOUSE, WEST MERSEA	08 2026	Yes	Full	1	1			1				
231558	BALLAST QUAY ROAD, FINGRINGHOE	08 2026	Yes	COU	1	1		1					
231667	11 CHURCH GREEN, FINGRINGHOE	09 2026	Yes	Full	1	1		1					
223032	PRIOR HOUSE, FINGRINGHOE	09 2026	Yes	Full	1	1			1				
223027	68/70 SEAVIEW AVENUE, WEST MERSEA	09 2026	Yes	Full	1	1				1			
240004	ASHLYN, EAST MERSEA ROAD, WEST MERSEA	02 2027	Yes	COU	1	1				1			
241045	NORTHLANDS FARM, EAST MERSEA	10 2027	Yes	COU	1	1					1		
242188	ASHPARK HOUSE, PELDON ROAD, ABBERTON	01 2028	Yes	outline	4	4					4		
200960/240313	BRIERLEY PADDOCKS, WEST MERSEA	Commenced	No	RM	119	56	25	30	26				
213234	DAWES LANE, WEST MERSEA	Commenced	No	RM/PO	400	198	2	30	30	38	40	60	
213530	LAND WEST OF PELDON ROAD, ABBERTON	07 2026	No	RM	50	50			25	25			

Rowhedge 191870 Rural North	18 RECTORY ROAD, ROWHEDGE	Complete	Yes	Full	1	0	1						
222973	NOAKES FARM, STRAIGHT ROAD, BOXTED	Commenced	Yes	Full	5	2		3					
200809	BRIDGE HOUSE, ALDHAM	Complete	Yes	COU	1	0	1						
210827	LONDON ROAD, GT HORKESLEY	Complete	Yes	Full	1	1	1						
210171	9 HIGH STREET, LANGHAM	05 2024	Yes	Full	4	4		4					
210976	OLD HALL FARM, WAKES COLNE	Complete	Yes	COU	1	0	1						
191710	JENNY BARN, CHAPPEL	Complete	Yes	COU	1	0	1						
210847	CHURCH HOUSE, WORMINGFORD	07 2024	Yes	Full	1	1		1					
211329	OAKVIEW, SCHOOL ROAD, LANGHAM	Complete	Yes	Full	2	0	2						
211268	VERNONS FARM, CHAPPEL	07 2024	Yes	COU	5	5		5					
211604	ALDHAM HALL FARM, ALDHAM	Commenced	Yes	COU	2	2			2				
212650	ORCHARD FARM, BOXTED	Complete	Yes	COU	1	0	1						
210878	HEATH HOUSE, DEDHAM	09 2024	Yes	COU	1	1		1					
212131	CLEARVIEW, RECTORY ROAD, ALDHAM	Complete	Yes	Full	1	0	1						
220321	67 COACH ROAD, GREAT HORKESLEY	Complete	Yes	Full	1	0	1						
222843	OAK FARM, VERNONS ROAD, WAKES COLNE	03 2026	Yes	COU	1	1		1					
210827	WESTWARD FARM, GREAT HORKESLEY	Complete	Yes	Full	1	0	1						
232089	JASMINE, BOXTED ROAD, COLCHESTER	09 2027	Yes	RM	2	2			2				
222047	BARRITTS FARM, QUEENS HEAD ROAD, BOXTED	09 2025	Yes	COU	1	1		1					
222081	PARKHURST GREEN FARM, WAKES COLNE	09 2025	Yes	COU	1	1		1					
221753	BOXTED METHODIST CHURCH, BOXTED	10 2025	Yes	Full	1	1		1					
242298	ROWNEYS FARM, WAKES COLNE	01 2028	Yes	COU	2	2					2		
230201	BARN, NOAKES FARM, BOXTED	03 2026	Yes	COU	1	1		1					



220148	CROSS COTTAGES, BOXTED	Complete	Yes	Full	7	0	7						
222261	HUSHWING FARM, MOUNT BURES ROAD, WAKES COLNE	04 2026	Yes	Full	1	1		1					
231117	LANGHAM ROAD, BOXTED	06 2026	Yes	COU	3	3			3				
231338	LONDON ROAD, GREAT HORKESLEY	08 2026	Yes	COU	5	5				5			
232839	LOVENEYS, WAKES COLNE	03 2027	Yes	COU	1	1				1			
231236	IVY LODGE ROAD, GREAT HORKESLEY	11 2026	Yes	Full	2	2				2			
240242	KENMORE LODGE, FORDHAM	02 2027	Yes	PIP	1	1			1				
240238	SPRINGFIELD FARM, LANGHAM	03 2027	Yes	COU	3	3				3			
241600	DOWLING ROAD, MOUNT BURES	11 2027	Yes	FULL	1	1			1				
232863	PONDERS FARM, FORDHAM	06 2027	Yes	FULL	1	1				1			
241765	LANGHAM LODGE, LANGHAM	10 2027	Yes	COU	1	1					1		
242456/242457	BARN 1 & 2 CHAPEL FARM, FORDHAM	01 2028	Yes	COU	2	2							2
242223	BURNT HOUSE FARM BARN, WAKES COLNE	01 2028	Yes	COU	1	1					1		
242553	HOLLY LANE, GREAT HORKESLEY	01 2028	Yes	COU	1	1					1		
191830	SCHOOL ROAD (EAST), LANGHAM	Commenced	No	Full	46	31		20	11				
221111	PLUMMERS ROAD. FORDHAM	Commenced	No	Full	17	7	10	7					
231153	GREENFIELD DRIVE/NEW BARN ROAD, GREAT TEY	Commenced	No	O/RM	30	30		15	15				
221510	WICK ROAD, LANGHAM	Pending	No	FULL	13	13			13				
230625	THE MANOR, NAYLAND ROAD, GREAT HORKESLEY	08 2027	No	Outline	100	100				50	50		
<b>Tiptree</b>													
210398	BARBROOK LANE, TIPTREE	Commenced	No	RM	200	49	59	40	9				
190647	L/A THE GABLES, KELVEDON ROAD, TIPTREE	Commenced	Yes	Full	130	107	23	40	40	27			
231574	3 STATION ROAD, TIPTREE	12 2026	Yes	RM	1	1		1					
232838	THE MAYPOLE, TIPTREE	06 2027	Yes	COU	1	1				1			
241378	FORMER LLOYDS BANK, CHURCH ROAD, TIPTREE	11 2027	Yes	Full	6	6			6				

241972	86 BARBROOK LANE	03 2028	Yes	Full	1	1					1	
242086	17 MILLWRIGHTS, TIPTREE	11 2027	Yes	Full	1	1				1		
231368	ELMS FARM, MESSING ROAD	Pending	No	Outline	200	200				70	70	60
TBC	HIGHLAND NURSERY, TIPTREE	NP Allocation	No	N/A	200	200						50
TBC	FORMER TELEPHONE EXCHANGE, TIPTREE	PO Allocation	N	N/A	5	5				5		
Wivenhoe												
231243	BROADFIELDS, WIVENHOE	Commenced	No	Full	115	115		30	30	30	25	
182138	36 THE CROSS, WIVENHOE	Complete	Yes	Full	1	0	1					
241152	LAND BETWEEN 49 PARK ROAD AND HIGH STREET	10 2027	Yes	Full	1	1			1			
221818/222331	29A HIGH STREET, WIVENHOE	09 2025	Yes	Full	2	2		2				
213507	LAND REAR FIRE STATION, COLCHESTER ROAD, WIVENHOE	Commenced	No	Outline	80	80				40	40	
City Totals							659	809	871	1194	872	736

Windfall Allowance

							24/25	25/26	26/27	27/28	28/29	29/30
Total Windfall							N/A	200	281	300	260	260
Known windfall in supply							225	200	281	300	91	34
Additional windfall to be applied to known windfall							0	0	0	0	169	226

Total Housing Supply Total

2024/25	2025/26	2026/27	27/28	28/29	29/30
659	809	871	1194	1041	962
TOTAL 5 YEAR SUPPLY					4877
No of years		5.05			