

Local Development Framework Core Strategy

Examination - 24 June to 11 July, 2008

Inspector's request for information — EB/083 Housing



Colchester Borough Council

Response to Inspectors Request for Information

Housing Questions

1. An update of the housing supply figures to satisfy paragraphs 53, 54 and 55 of PPS3.
2. Updates to Appendices F to H of the Housing Topic Paper.
3. Housing Completions.

Housing Supply and the Housing Topic Paper

Planning Policy Statement 3 states that;

Local Planning Authorities should set out in Local Development Documents their policies and strategies for delivering the level of housing provision, including identifying broad locations and specific sites that will enable continuous delivery of housing for at least 15 years from the date of adoption, taking account of the level of housing provision set out in the Regional Spatial Strategy.

Drawing on information from the Strategic Housing Land Availability assessment and/or other relevant evidence, Local Planning Authorities should identify sufficient specific **deliverable** sites to deliver housing in the first five years. To be considered deliverable, sites should, at the point of adoption of the relevant Local Development Document (in this case the Core Strategy):

- Be **Available** – the site is available now.
- Be **Suitable** – the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities.
- Be **Achievable** – there is a reasonable prospect that housing will be delivered on the site within five years.

Local Planning Authorities should also:

- Identify a further supply of specific, developable sites for years 6-10 and, where possible, for years 11-15. Where it is not possible to identify specific sites for years 11-15, broad locations for future growth should be indicated.
- Linked to above, identify those strategic sites which are critical to the delivery of the housing strategy over the plan period.
- Show broad locations on a key diagram and locations of specific sites on a proposals map.
- Illustrate the expected rate of housing delivery through a housing trajectory for the plan period.

The Core Strategy sets out Colchester Borough Councils policies and strategies for delivering the level of housing provision required by the East of England Plan, including identifying broad locations that will enable continuous delivery of housing for at least 15 years from the date of adoption.

In accordance with this, the housing trajectory and housing supply figures have been updated to show the 15 year period from 2008, when the Core Strategy is expected to be adopted, to 2023. These are attached.

This information also updates Appendices F and G to the Housing Topic Paper (CBC/EB/058). Much of the information is unchanged since the paper was written towards the end of 2007 but new data has been included where known. It is not intended to revise Appendix H of the Topic Paper which is taken from the Strategic Housing Land Availability Assessment and reflects the position at a given point in time.

The Strategic Housing Land Availability Assessment which includes information from developers and housebuilders has been used to inform the Core Strategy. The housing policies and strategy incorporate the following;

- A five year supply of deliverable sites. A total of 8446 dwellings are shown to be constructed in the five year period up to 2013. The 5 year target required to comply with the housing targets set out in the East of England Plan (RSS) is 4320. In the early years of the plan housing completions have comfortably exceeded the regional target. Although a few sites show constraints in terms of access and flood mitigation, measures have been agreed to overcome these.
- A further supply of developable sites has been identified for years 6-10 and 11-15, which covers the period to 2023. Many of these specific sites have already been identified. In addition the Core Strategy, which is a strategic level document, also identifies broad locations for future growth in North Colchester and Stanway. These are expected to be delivered in the later years of the plan. The annual projections for 2020 – 2023 are currently below the RSS annualised targets. However given the high levels of delivery in early years the overall supply of deliverable and developable sites along with existing completions amounts to 22935 dwellings which is above the RSS target of 17100 by 2021 and the projected target of 19000 by 2023. In accordance with Policy IMP3 of the RSS a review to investigate and make provision for the development needs of the region from 2011 to 2031 will commence this year and complete in 2011. It is considered that the Core Strategy has inherent flexibility to deal with this review which will add some certainty to the housing numbers required in later years.
- The broad locations are shown on the key diagrams in the Core Strategy. The locations of specific sites will be shown on a proposals map to accompany the Site Allocations DPD.
- The expected rate of housing delivery is shown in a housing trajectory for the plan period.
- The trajectory clearly demonstrates that many of the sites considered critical to delivery have already commenced.

Housing Completions

The authority has a historically high number of housing completions over the past few years and the most recent figures indicate that this continued for the year up to 31.3.08. Monitoring by the Council and Essex County Council shows the following;

1268 gross completions for the period 1.4.07 – 31.3.08
1243 net completions for the period 1.4.07 – 31.3.08
(25 actual losses during the same period)

The residential data shows that there are 7455 outstanding units with planning permission as at 31st March 2008. There were no windfall sites on greenfield land. 76 units of affordable housing were included and a further 736 affordable units were outstanding.

Site Ref No	Address	Developer	Ward	Application Number	Units with Planning Permission	Units still to be Delivered	Delivered in 2008-2013	Delivered in 2013-2018	Delivered in 2018-2023	Anticipated Annual Build	Builds prior to 1 April 2007	Actual Builds 2007/08	Expected Builds 2008/09	Expected Builds 2009/10	Expected Builds 2010/11	Estimated Builds 2011/12	Estimated Builds 2012/13	Estimated Builds 2013/14	Estimated Builds 2014/15	Estimated Builds 2015/16	Estimated Builds 2016/17	Estimated Builds 2017/18	Estimated Builds 2018/19	Estimated Builds 2019/20	Estimated Builds 2020/21	Estimated Builds 2021/22	Estimated Builds 2022/23	Estimated Builds 2023/24	TOTAL NUMBER OF UNITS	
19	Garrison Site Q, Circular Road South	Taylor Wimpey	Berechurch		198	19	0	0	0	19	152	46																	198	
20	Garrison Site S1, Berechurch Hall Rd	Taylor Wimpey	Berechurch		289	126	126	0	0	30	77	86	36	30	30	30													289	
22	Garrison Site S2s, Berechurch Hall Rd	Taylor Wimpey	Berechurch		146	146	146	0	0	29	0		30	40	40	36													146	
	Garrison Site S2n, Berechurch Hall Rd	Taylor Wimpey	Berechurch		247	247	200	47	0	50	0			50	50	50	50												247	
24	Garrison Site H, Butt Road	Taylor Wimpey	Christ Church		42	42	42	0	0	10	0		10	10	10	12		50	47										42	
21	Garrison Site J, Circular Rd North	Taylor Wimpey	Christ Church		536	536	314	222	0	74	0		26	66	74	74	74	74	74	74									536	
25	Garrison Site K1/2, Butt Road	Taylor Wimpey	Christ Church		14	14	14	0	0	14	0			14															14	
26	Garrison Site A1, Mersea/Military Road	Taylor Wimpey	New Town		622	622	320	302	0	78	0		20	66	78	78	78	78	56	56	56	56							622	
23	Garrison Site B1a, St Johns Green	Taylor Wimpey	New Town		15	15	15	0	0	15	0		15																15	
27	Garrison Site B1b, Flagstaff Road	Taylor Wimpey	New Town		146	146	146	0	0	49	0			49	49	48													146	
	Garrison Site C2, Napier Road and Circular Road East	Taylor Wimpey	New Town		30		0	0	0	0	30																		30	
79	Garrison Site L:N	Taylor Wimpey	Shrub End		436	436	36	330	70	estimated	0						36	36	70	77	77	70	70						436	
18	Garrison Site O, Berechurch Rd	Taylor Wimpey	Shrub End		284	121	121	0	0	29	81	82	34	29	29	29													284	
30	Mersea Road, Colchester	Vaughan & Blyth	Berechurch		7	7	0	0	0	7	0	7																	7	
43	90 Berechurch Hall Road	?	Berechurch		9	9	9	0	0	9	0		10																10	
100	THE WILLOWS SHOPPING PARADE, MERSEA ROAD	?	Berechurch	COL/02/1970		20	0	20	0	estimated	0																		20	
2	36 to 40 Crouch Street	Bellway	Castle	COL/04/1046	24	24	24	0	0	24	0		24									20							24	
4	Jarmin Road Depot	Knight Dev	Castle	COL/07/0937	116	116	116	0	0	58	0			58	58														116	
5	East Lodge/Central Clinic, East Hill	Knight Dev	Castle		24	24	24	0	0	12	0		12																24	
13	Waterside Place, Rear of Siege House, East Street	Hardings	Castle		24	24	24	0	0	12	0		12	12															24	
44	Westway	Barratts	Castle	COL/02/2122	207	0	0	0	0	36	114	93																	207	
50	MERCURY FLATS, BALKERNE GARDENS	?	Castle	COL/05/1391	18	18	0	0	0	18	0	18																	18	
53	LAND IN CLARENDON WAY (C&R)	Dove Jeffery?	Castle	05/1021	56	56	56	0	0	28	0		28	28															56	
56	FORMER ST MARYS HOSPITAL, POPES LANE	Barratts	Castle	01/578 & 01/1313	286	26	0	0	0	26	241	45																	286	
60	Newstyle Enterprises, Clarendon Way	Higgins	Castle	COL/06/1721	41	19	19	0	0	21	0	22	19																41	
64	101 TO 104 HIGH STREET AND 6 TO 12 MUSEUM STREET	?	Castle	COL/05/0014	19	19	19	0	0	19	0		19																19	
67	Cultural Quarter, St Botolphs	?	Castle			121	121	0	0	30	0		31	30	30	30													121	
72	21 ST PETERS STREET	?	Castle	COL/04/1984	12	12	12	0	0	estimated	0						12												12	
74	Bypass Nurseries, Cowdray Avenue (appeal site)	Persimmon	Castle	COL/05/611	117	117	117	0	0	estimated	0			17	50	50													117	
75	2 QUEEN STREET AND 1 TO 5 CULVER STREET EAST	?	Castle	COL/04/1679/6		10	10	0	0	estimated	0						10												10	
81	GARAGES AND LAND AT EAST BAY MILL	Ryan Developments	Castle	COL/04/1986 & COL/04/283	61	61	20	41	0	estimated	0						20	21	20										61	
86	Cowdray Centre, Cowdray Avenue	F & C	Castle			200	50	100	50	estimated	0						50	50				50	50						200	
92	Vineyard Gate, St Botolphs	?	Castle			40	0	40	0	estimated	0							20	20										40	
99	BRITANNIA WORKS SITE, FRONTING ST JULIAN GROVE	?	Castle			200	0	40	160	estimated	0											40	40	40	40	40			200	
103	Middle Mill, St Peters Street	N Powell Dev	Castle		4	7	0	0	7	estimated	0																		7	
15	11 Maldon Road	Hardings	Christ Church		12	12	12	0	0	12	0		12																12	
17	23 Oxford Road	Hardings	Christ Church		9	9	0	0	0	9	0	9																	9	
49	Salisbury Hotel, 112 Butt Road	Gladstones	Christ Church	COL05/0202	17	17	0	0	0	17	0	17																	17	
16	Darkhouse Lane, Rowhedge	Hardings	East Donyland		18	18	18	0	0	9	0		9	9															18	
70	Rowhedge Port	Mersea Homes & Wharf Dev	East Donyland	CS		275	55	220	0	estimated	0						55	55	55	55	55								275	
10	Tilehouse Farm, Great Horkesley	Mersea Homes	Fordham/Stour	COL/05/1807	160	160	130	0	0	35	0	30	30	30	35	35													160	
31	Darcy Road, Colchester	Vaughan & Blyth	Harbour		7	7	0	0	0	6	0	6																	6	
42	69 Scarletts Road	JDS	Harbour		6	6	6	0	0	6	0		6																6	
45	Albany Laundry, Distillery Lane	Barratts	Harbour	COL/02/1306	200	6	0	0	0	6	211																		211	
87	Bridge House, Hythe Quay	?	Harbour			18	18	0	0	estimated	0						18												18	
89	Gas Works Site, Hythe Quay	?	Harbour			85	0	85	0	estimated	0								30	30	25								85	
90	Garden House, Hythe Quay	?	Harbour			24	0	24	0	estimated	0							24											24	
94	King Edward Quay, East Colchester	None - On market	Harbour			500	0	350	150	estimated	0								50	100	100	100	100	100	50				500	
51	FORMER SNOOKER CLUB, KING COEL ROAD	Wright Dev	Lexden	COL/05/1204	12	12	12	0	0	12	0		4	8															12	
1	Royal London, Mill Road	Bellway & Redrow	Mile End		310	123	123	0	0	35	96	91	62	61															310	
6	Turner Road	Knight Dev	Mile End		9	9	0	0	0	9	0	9																	9	
12	Cuckoo Point	Hardings & JDS	Mile End		173	173	86	87	0	22	0		22	22	21	21		22	22	22	21								173	
46	Flakt Woods, Tufnell Way	Taylor Wimpey & Persimmon	Mile End	COL/03/1019	750	489	489	0	0	116	141	120	116	116	116	116	25		22	22									750	
55	GARAGE AT 111 NAYLAND ROAD	Parkland Dev	Mile End	COL/05/1288	18	0	0	0	0	18	18																		18	
58	LAND SOUTH OF MYLAND RECTORY, MILE END ROAD	Hopkins	Mile End	COL/05/1060	53	0	0	0	0	33	20	33																	53	
59	LAND WEST OF TURNER VILLAGE, TURNER ROAD	Taylor Wimpey	Mile End	COL/04/2100	209	0	0	0	0	40(07) 13(08)	182	27																	209	
61	LAND AT TURNER VILLAGE	Galliford Try	Mile End	COL/02/563 & COL/07/2247	672	467	467	0	0	varies	0		19	68	47	150	183												467	
106	Core Strategy Allocation - North Colchester	Mersea Homes & Countryside	Mile End			2200	0	475	1425	estimated	0										200	275	275	275	275	275	300	300	300	2200
48	Severalls Hospital	None - On market	Myland	COL/01/1624	1500	1500	450	750	300	150 (est)	0				150	150	150	150	150	150	150	150	150	150					1500	
34	Paxman Social Club, Hythe Hill	Persimmon/Westbury	New Town	COL/02/10987	92	56	56	0	0	28	36			28	28														92	
11	Brook Street, Colchester	Mersea Homes	New Town		110	110	110	0	0	38	0		36	36	38														110	
41	Co-Op Education Centre, 6 New Town Rd	?	New Town		6	6	6	0	0	6	0		6																6	
52	5 MILITARY ROAD	J Green Dev	New Town	COL/05/1380	10	10	10	0	0	10	0		10																10	
65	28 Hythe Quay CO2 8JB	Lexden Restorations	New Town		24	24	24	0	0	24	0			24															24	
73	30 BARRACK STREET (Bugle Horn)	Jarvis Dev	New Town	COL/05/1006		11	11	0	0	estimated	0						11												11	
76	LAND ON NORTH SIDE OF MAGDALEN STREET	?	New Town		70	90	18	72	0	estimated	0						18	18	18	18	18								90	
83	CO OPERATIVE SOCIETY LTD, WIMPOLE ROAD	?	New Town	COL/02/1045 expired	24	24	0	New Town	24	0	estimated	0						24											24	
91	Paxmans/Man B&W, Port Lane	?	New Town			37																								

Housing Completions 2007/8 by Ward

Ward	Total Completions 2007 - 2008	Dwellings with Planning Permission Outstanding
Berechurch	145	324
Birch and Winstree	-1	22
Castle	226	525
Christ Church	27	320
Copford and West Stanway	3	312
Dedham and Langham	2	16
East Donyland	0	19
Fordham and Stour	31	137
Great Tey	0	6
Harbour	10	39
Highwoods	8	4
Lexden	27	35
Marks Tey	0	10
Mile End	313	2671
New Town	81	271
Prettygate	-2	10
Pyefleet	-1	25
St. Andrew's	56	477
St. Anne's	24	29
St. John's	2	3
Shrub End	108	1741
Stanway	86	21
Tiptree	35	114
West Bergholt and Eight Ash Green	9	33
West Mersea	41	65
Wivenhoe Cross	0	31
Wivenhoe Quay	13	128
TOTAL	1243	7388

Units expected to be delivered 2008 - 2013

Address	Total No. of units	Units to be built 2008 - 2013	Work Started?	Available?	Suitable?	Achievable
Royal London, Mill Road	123	123	Y	Y	Y	Y
36 to 40 Crouch Street	24	24	Y	Y	Y	Y
University, Salarybrook Meadow	220	220	N	Y	Y	Y
					Flooding mitigation required	
Jarmin Road Depot	116	116	N	Y		Y
East Lodge/Central Clinic, East Hill	24	24	N	Y	Y	Y
Turner Road	9	9	Y	Y	Y	Y
Lakelands	600	400	N	Y	Access	Y
East Road, West Mersea	105	42	Y	Y	Y	Y
Tilehouse Farm, Great Horkesley	160	130	Y	Y	Y	Y
Brook Street, Colchester	110	110	N	Y	Y	Y
Cuckoo Point	173	86	N	Y	Y	Y
Waterside Place	24	24	Y	Y	Y	Y
Maldon Road	12	12	Y	Y	Y	Y
Darkhouse Lane	18	18	N	Y	Y	Y
Garrison Site O, Berechurch Rd	284	121	Y	Y	Y	Y
Garrison Site S1, Berechurch Hall Rd	289	126	Y	Y	Y	Y
Garrison Site J, Circular Rd North	536	314	Y	Y	Y	Y
Garrison Site S2s, Berechurch Hall Rd	146	146	N	Y	Y	Y
Garrison Site B1a, St Johns Green	15	15	N	Y	Y	Y
Garrison Site H, Butt Road	42	42	N	Y	access	Y
Garrison Site K1/2, Butt Road	14	14	N	Y	access	Y
Garrison Site A1, Mersea/Military Road	622	320	N	Jan-09	Y	Y
Garrison L:N, Circular Rd/Butt Rd	436	36	N	Jan-09	Y	Y
Garrison Site S2n, Berechurch Hall Rd	247	200	N	Jan-09	Y	Y
Garrison Site B1b, Flagstaff Road	146	146	N	Jan-09	archaeology	Y
Church Road, Tiptree	22	22	Y	Y	Y	Y
34 Fingringhoe Road, Langenhoe	12	12	Y	Y	Y	Y
Cooks Shipyard	98	87	Y	Y	Y	Y
Newbridge Road, Tiptree	24	6	Y	Y	Y	Y
Royal London Sports Centre, Mill Road	310	123	Y	Y	Y	Y
Stanway Playing Fields, Winstree Road	202	13	Y	Y	Y	Y
Lordswood Road	261	144	Y	Y	Y	Y
Cedrics, The Avenue	19	19	N	Y	Y	Y
Co-Op Education Centre, 6 New Town Rd	6	6	N	Y	Y	Y
69 Scarletts Road	6	6	Y	Y	Y	Y
90 Berechurch Hall Road	9	9	N	Y	Y	Y
Flakt Woods, Tufnell Way	750	489	Y	Y	Y	Y
Severalls Hospital	1500	450	N	Y	Y	Y
Former Snooker Club, King Cole Road	12	12	Y	Y	Y	Y
5 Military Road	10	10	Y	Y	Y	Y
Land Clarendon Road (C&R)	56	56	Y	Y	Y	Y
Newstyle Enterprises, Clarendon Way	41	19	Y	Y	Y	Y
Land at Turner Village	672	467	N	Y	Y	Y
Molar Works, Hythe Quays, Lighthouse Way, The Hythe	240	4	Y	Y	Y	Y
Ballantyne Centre and land at Hawkins Road	155	62	Y	Y	Y	Y
101 - 104 High Street and 6 to 12 Museum Street	19	19	Y	Y	Y	Y
28 Hythe Quay CO2 8JB	24	24	N	Y	Y	Y
Jewsons, Hawkins Road	221	221	Y	Y	Y	Y
Cultural Quarter, St Botolphs	121	121	N	Y	Y	Y
Cowdray Centre, Cowdray Avenue	200	50	N	Y	Y	Y
Rowhedge Port	275	55	N	Y	Y	Y
Petrol Station, Maypole Rd/Barbrook Lane	31	31	N	Y	Y	Y
21 St Peters St	12	12	N	Y	Y	Y
Bypass Nurseries, Cowdray Ave (appeal)	117	117	N	Y	Y	Y
Garages and land East Bay Mill	61	20	N	Y	Y	Y
		56	N (phase 1 complete)	Y	Y	Y
Paxmans former social club, Hythe Hill	92					
Layer Road Football Ground	90	30	N	Y	Y	Y
Betts Factory, Ipswich Road	N/A	40	N	Y	Y	Y
Bridge House, Hythe Quay		18	N	Y	Y	Y
2 Queen St & 1-5 Culver St East		10	N	Y	Y	Y
Paxmans/Man B&W, Port Lane	372	74	N	Y	Y	Y

Totals

10535

5732

Units expected to be delivered 2013 - 18

Address	Total units allocated or with PP	Outstanding or expected numbers	Work Started	Available	Suitable	Achievable	Units to be built 2013-2018
Severalls Hospital	1150	1500	N	Y	Y	Y	750
Rowhedge Port	275	275	N	Y	Y	Y	220
30 Barrack Street (Bugle Horn)	11	11	N	Y	Y	Y	11
North side of Magdalen St	70	90	N	Y	Y	Y	72
Garrison Site J	536	536	Y	Y	Y	Y	222
Garrison Site A1	622	622	N	Jan-09	Y	Y	302
Garrison Site L:N	436	71	N	Jan-09	Y	Y	330
Garages and land East Bay Mill	61	61	N	Y	Y	Y	41
Co-op building Wimpole Rd	24	24	N	Y	Y	Y	24
Layer Road Football Ground	90	90	N	Y	Y	Y	60
Betts Factory, Ipswich Road	N/A	200	N	Y	Y	Y	160
Cowdray Centre, Cowdray Avenue	N/A	200	N	Y	Y	Y	100
Aim Hire, Hawkins Road, East Colchester		64	N	Y	Y	Y	64
Gas Works Site, Hythe Quay		85	N	Y	Y	Y	85
Garden House, Hythe Quay		24	N	Y	Y	Y	24
Paxmans/Man B&W, Port Lane	372	372	N	Y	Y	Y	298
	(application to be determined)						
Vineyard Gate, St Botolphs	40	40	N	Y	Y	Y	40
Cuckoo Point	173	173	N	Y	Y	Y	87
Brittania Car Park, St Botolphs		200	N	2013	Y	Y	40
Hawkins Road, East Colchester		500	N	Part	Flood Mitigation required	Y	350
King Edward Quay, East Colchester		500	N	Part	Flood Mitigation required	Y	350
Garrison Site S2n, Berechurch Hall Rd	247	247	N	Jan-09	Y	Y	47
The Willows Shopping Parade, Mersea Rd		20	N	Y	Y	Y	20
Core Strategy Allocation - North Colchester	2200	2200	N	Y	Y	Y	475
Lakelands	600	600	N	Y	Access	Y	200
Core Strategy Allocation - Stanway	800	800	N	Part	Y	Y	160
Tiptree Core Strategy allocation	140	140	N	Y	Y	Y	140
Totals	7475	10010					4672

Units expected to be delivered 2018 - 2023

Address	Allocation	Likely dwellings	Work Started?	Available?	Suitable?	Achievable?	Dwellings to be built 2018-2023
Railway Sidings, Halstead Rd, Stanway	175	175	N	Unknown	Y	Y	175
Brittania Car Park, St Botolphs		200	N	2013	Y	Y	160
Land between Bourne Rd & Barrington Rd		50	N	Ownership	Y	Y	40
26 Hythe Quay		24	N	Y	Y	Y	24
					Flood mitigation required		
Middle Mill, St Peters Street	4	7	N	Y		Y	7
Cowdray Centre, Cowdray Avenue		200	N	Y	Y	Y	50
Core Strategy Allocation - Stanway	800	800	N	Part	Y	Y	540
Core Strategy Allocation - North Colchester	2200	2200	N	Y	Y	Y	1425
					Flood Mitigation required		
Hawkins Road, East Colchester		500	N	Part		Y	150
					Flood Mitigation required		
King Edward Quay, East Colchester		500	N	Part		Y	150
Severalls Hospital	1150	1500	N	Y	Y	Y	300
Garrison Site L:N	436	436	N	Jan-09	Y	Y	70
Total		6592					3091

Colchester Borough Trajectory 3 - Includes site information

April 2008																													TOTAL	
BUILDING REGS CIVICA REF	BUILT AT MARCH 2007	SITE LOCATION	Ward	2000/1	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	TOTAL		
N/A	N/A	Strategic Site	FAS																									0		
060547	N/A	TILE HOUSE FARM GT. HORKESELEY - HLA WITH P/P	MIL								30	30	30	35	35													160		
051627+ 060500	N/A	ROYAL LONDON, MILL ROAD - HLA WITH P/P	MIL				6	45	0	45	91	62	61															310		
071807	N/A	CUCKOO POINT, SEVERALLS LANE - HLA WITH P/P	MIL									22	22	21	21			22	22	22	21							173		
N/A	N/A	CORE STRATEGY ALLOCATION - NOT PLOTTED ON HLA	MIL																	200	275	275	275	275	300	300	300	2200		
040837	N/A	WINSTREE ROAD, STANWAY - HLA WITH P/P	STY				15	44	48	82	13																	202		
N/A	N/A	CORE STRATEGY ALLOCATION - NOT PLOTTED ON HLA	STY																	50	110	110	110	110	110	100	100	800		
N/A	N/A	CORE STRATEGY ALLOCATION - NOT PLOTTED ON HLA	TIP																									140		
051248	N/A	EAST ROAD, WEST MERSEA - HLA WITH P/P	WMS						1	28	34	28	14					40	50	50								105		
060782	N/A	BALLANTYNE CENTRE, HAWKINS ROAD - HLA WITH P/P	AND							36	57	62																155		
040030	N/A	HYTE QUAYS, LIGHTSHIP WAY - HLA WITH P/P	AND					50	89	97		40	35															311		
N/A	N/A	UNIVERSITY, SALARY BROOK MEADOWS - NOT PLOTTED ON HLA	AND											110	110													220		
N/A	N/A	JEWSONS SITE, HAWKINS ROAD - HLA WITH P/P	AND									55	55	55	56													221		
N/A	N/A	AIR HIRE, HAWKINS ROAD - UCS 2001 ON HLA	AND															32	32									64		
N/A	N/A	HAWKINS ROAD - NOT SPECIFIC ENOUGH TO ID ON GIS?	AND															50	100	100	50	50	50	50	50	50		500		
BUILT	N/A	114 IPSWICH ROAD - HLA WITH P/P	BAW							55																		55		
BUILT	N/A	GROVE ROAD, TIPTREE - HLA WITH P/P	BAW	92	92	59	66																					217		
080169	N/A	ADJACENT ALL SAINTS CHURCH, HALSTEAD ROAD - HLA WITH P/P	BEG									12	3															15		
N/A	N/A	THE WILLOWS SHOPPING PARADE, MERSEA ROAD - HLA WITH P/P	BER																		20							20		
BUILT	N/A	206 MERSEA ROAD - HLA WITH P/P	BER								7																	7		
N/A	N/A	90 BERECHURCH HALL ROAD - HLA WITH P/P	BER										10															10		
N/A	N/A	BERANNIA CAR PARK, ST BOTOLPHS ST. - HLA WITHOUT P/P	CAS																		40	40	40	40	40			200		
N/A	N/A	BT SITE, COWDRAY AVENUE - HLA WITHOUT P/P	CAS																									43		
031969 + 062173	N/A	BYPASS NURSERY, IPSWICH ROAD - HLA WITH P/P	CAS					23	26	29	14	3							43									95		
N/A	N/A	BYPASS NURSERY, COWDRAY AVENUE - HLA WITH P/P	CAS											17	50	50												117		
BUILT	N/A	MERCURY FLATS, BALKERNE GARDENS - HLA WITH P/P	CAS								18																	18		
070620	185	CLARENDON WAY - HLA WITH P/P	CAS			99	64				22	48	28	24														285		
060452	N/A	036 TO 40 CROUCH STREET - HLA WITH P/P	CAS											24														24		
072281	N/A	0 CENTRAL CLINIC BUILDING, EAST LODGE, EAST HILL - HLA WITH P/P	CAS											12	12													24		
N/A	N/A	0 ST BOTOLPHS CULTURAL QUARTER - NOT PLOTTED ON HLA	CAS								31	30	30	30	30													121		
N/A	N/A	0101 TO 104 HIGH STREET / 6 TO 12 MUSEUM STREET - HLA WITH P/P	CAS											19														19		
060548	N/A	0 WATERSIDE PLACE, R/O SIEGE HOUSE, EAST HILL - HLA WITH P/P	CAS									24																24		
N/A	N/A	0 LAND AT EAST BAY MILL - HLA WITH P/P	CAS																									61		
BUILT	286	ST MARYS HOSPITAL SITE - HLA WITH P/P	CAS																									286		
BUILT	36	ST PETERS STREET - HLA WITH P/P	CAS		3	33																						36		
N/A	N/A	021 ST PETERS STREET - HLA WITH P/P	CAS																									12		
BUILT	207	WESTWAY ADJACENT RIVER COLNE - HLA WITH P/P	CAS						60	54	93																	207		
N/A	N/A	N/A JARMIN ROAD FORMER CBC DEPOT - UCS 2001 ON HLA	CAS										58	58														116		
N/A	N/A	N/A COWDRAY CENTRE, COWDRAY AVENUE - NOT PLOTTED ON HLA	CAS															50	50			50	50					200		
050003	N/A	02 QUEEN STREET AND 1 TO 5 CULVER STREET - HLA WITH P/P	CAS															10										10		
N/A	N/A	N/A VINEYARD GATE, ST BOTOLPHS - NOT PLOTTED ON HLA	CAS																									40		
N/A	N/A	0 MIDDLE MILL ALLOCATION IN LOCAL PLAN - HLA WITHOUT P/P	CAS																									7		
BUILT	17	SALISBURY HOTEL, 112 BUTT ROAD - HLA WITH P/P	CHR								17													7				17		
BUILT	9	23 OXFORD ROAD - HLA WITH P/P	CHR								9																	9		
071109	N/A	011 MALDON ROAD - HLA WITH P/P	CHR									12																12		
N/A	N/A	N/A ROWHEDGE PORT AT END OF HIGH ST. - NOT PLOTTED ON HLA	DCN														55	55	55	55	55							275		
N/A	N/A	0 DARKHOUSE LANE, ROWHEDGE - HLA WITH P/P	DCN									9	9															18		
BUILT	211	ALBANY SITE, DISTILLARY LANE - HLA WITH P/P	HAR				85	110	16																			211		
N/A	N/A	0 BRIDGE HOUSE, HYTE QUAY - NOT PLOTTED ON HLA	HAR														18											18		
072225	N/A	069 SCARLETT'S ROAD - HLA WITH P/P	HAR									8																8		
N/A	N/A	0 GARDEN HOUSE, HYTE QUAY - NOT PLOTTED ON HLA	HAR															24										24		
N/A	N/A	N/A GAS WORKS SITE, HYTE QUAY - NOT PLOTTED ON HLA	HAR																30	30	25							85		
N/A	N/A	N/A KING EDWARD QUAY - UCS 2001 ON HLA	HAR																50	100	100	50	50	50	50	50		500		
041406	N/A	530 MYLAND HOSPITAL - HLA WITH P/P	HWD			11	130	223	95	71																		530		
N/A	N/A	N/A BETTS FACTORY, IPSWICH ROAD - NOT PLOTTED ON HLA	JOH															40	40	40	40	40						200		
070829	N/A	0 FORMER SNOOKER CLUB, KING COEL ROAD - HLA WITH P/P	LEX										4	8														12		
BUILT	24	COWIES, BOXTED ROAD - HLA WITH P/P	MIL								24																	24		
050191 + 051197	N/A	261 FLAKT WOODS SITE, BRAISWICK - HLA WITH P/P	MIL							141	120	116	116	116	116	23												748		
N/A	N/A	0 SEVERALLS HOSPITAL - HLA WITH P/P	MIL											150	150	150	150	150	150	150	150	150	150	150				1500		
062080	N/A	8 FORMER OFFICES TURNER ROAD ADJ THE COPSE - HLA WITH P/P	MIL								8	9																17		
BUILT	53	SOUTH OF MYLAND RECTORY - HLA WITH P/P	MIL								20	33																53		
031846	N/A	209 TURNER VILLAGE - HLA WITH P/P	MIL					6	78	98	27	19	68	47	150	183												676		
BUILT	406	WEST OF GENERAL HOSPITAL - HLA WITH P/P	MIL			77	187	126	16																			406		
BUILT	18	GARAGE SITE AT 111 NAYLAND ROAD - HLA WITH P/P	MIL								18																	18		
N/A	N/A	0 LAND REAR OF BROOK STREET - HLA WITH P/P	NEW																									110		
030840	N/A	36 PAXMANS FORMER CLUB, HYTE HILL - HLA WITH P/P	NEW										36	36	38													92		
BUILT	154	REAR OF MAGDALEN STREET - HLA WITH P/P	NEW				10	16	8	2			28	28														154		
062177	N/A	05 MILITARY ROAD - HLA WITH P/P	NEW																									10		
SEVERAL	57	ALLOTMENT GARDENS, BOURNE ROAD - HLA WITH P/P	NEW			6	8	10	18	3	12		2															59		
N/A	N/A	0 ALLOTMENT GARDENS, BOURNE ROAD - UCS 2001 ON HLA	NEW																		10	20	20					50		
N/A	N/A	0 NORTH SIDE OF MAGDALEN STREET - HLA WITHOUT P/P	NEW																									90		
N/A	N/A	0 THE BUGLE HORN PH, 30 BARRACK STREET - HLA WITHOUT P/P	NEW															18	18	18	18							11		
N/A	N/A	N/A PAXMANS MAIN SITE, PORT LANE - NOT PLOTTED ON HLA	NEW																									372		
N/A	N/A	N/A CO OPERATIVE SITE, WIMPOLE ROAD - NOT PLOTTED ON HLA	NEW															74	75	75	74	74						24		
N/A	N/A	0 LAND AT 28 HYTE QUAY - HLA WITH P/P	NEW										24															24		
N/A	N/A	026 HYTE QUAY - NOT PLOTTED ON HLA	NEW																			24								

COLCHESTER BOROUGH HOUSING TRAJECTORY SHOWING GREENFIELD AND PDL SEPARATELY - Includes Sites

