



# Housing Land Supply Position Statement

Colchester Borough Council's housing land  
supply position

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# 1. Status 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 2018. The relevant five year housing land supply period therefore covers the period between 1<sup>st</sup> April 2018 and 31<sup>st</sup> March 2023.
- 1.3 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.

# 2. Local Context

- 2.1 Colchester Borough Council has an adopted Local Plan which consists of its Core Strategy (adopted in 2008 and subject to a Focused Review in 2014), Site Allocations DPD (adopted 2010) and Development Policies DPD (adopted 2008 and reviewed 2014). The Tiptree Jam Factory Plan DPD (2013) also forms part of the development plan. In addition there are two adopted Neighbourhood Plans within Colchester Borough in the form of the Myland and Braiswick Neighbourhood Plan and Boxted Neighbourhood Plan, both of which were adopted in 2016.
- 2.2 The adopted Local Plan 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 the period to date has exceeded expectations and the Council has overseen 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 emerging Local Plan sets a housing target of 14,720 over the plan period at an annual rate of 920 dwellings per year. This target has been used to monitor delivery and supply since 2013. In order to meet this housing target, the new Local Plan allocates additional land to supplement sites already identified and committed for residential development.

### 3. National Policy

- 3.1 A core principle of the National Planning Policy Framework (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 paragraph 47 which sets the requirements of local planning authorities to ensure that objectively assessed housing needs are met through the identification of housing development sites.
- 3.2 Paragraph 47 also 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 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.
- 3.3 For sites to be considered deliverable, footnote 11 of the NPPF states they should:
- be available now;
  - offer a suitable location for development now;
  - be achievable with a realistic prospect that housing will be delivered on the site within five years; and
  - development of the site is viable.
- 3.4 Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example if they will not be viable, there is no longer a demand for the type of units permitted or if sites have long term phasing plans.
- 3.5 Planning Practice Guidance (PPG) is clear that planning permission is not a prerequisite for a site being considered deliverable in respect of a five year supply of housing land. For example if there are no significant constraints (e.g. substantial infrastructure requirements, extensive contamination, etc.) to overcome, sites without planning permission can be considered capable of being delivered within the five year period.
- 3.5 Paragraph 48 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. Current national policy also discounts the inclusion of residential garden sites. This is to an extent an arbitrary decision as there is clear evidence of suitable residential garden sites obtaining planning permission and there is no reason to believe that this trend will not continue going forward.

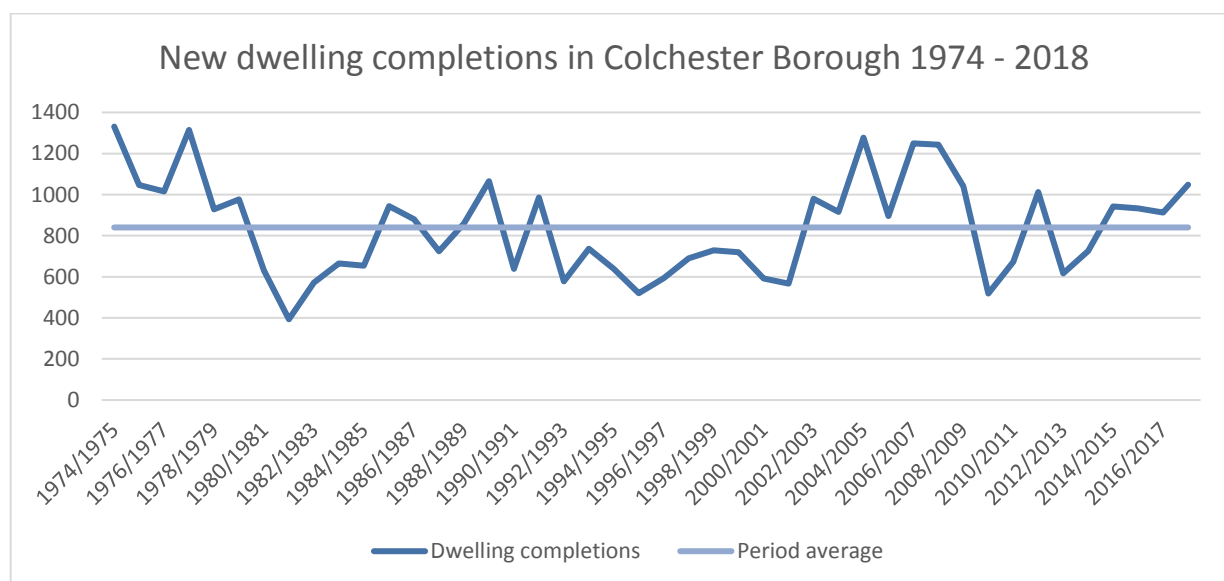
- 3.6 Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites.

## Emerging Policy

- 3.7 On Monday 5th March the Secretary of State for Housing, Communities and Local Government unveiled the new draft National Planning Policy Framework (NPPF), the first review of the original NPPF since its initial publication in 2012. The draft incorporates the changes that have been consulted on following last year's housing white paper and "planning for the right homes in the right places" consultation. The consultation closed on the 10th May 2018, with the Government hoping to adopt a final document before the summer.
- 3.8 Various new policies regarding plan-making are included in the draft NPPF. These include policies already announced including the new method for calculating objectively assessed housing need and the new housing delivery test which will be implemented from November 2018. The presumption in favour of sustainable development, proposed to be paragraph 11 rather than paragraph 14, is updated to state that it will be triggered not just where a local planning authority's relevant policies are out-of-date but also if the housing delivery test indicates that a local planning authority failed to meet the housing requirement over the previous three years.
- 3.9 The housing delivery test could if implemented impose other sanctions on local planning authorities if the results indicate that there has been significant under delivery of housing, such as imposing a 20% buffer on their housing need and implementing an action plan to assess the causes of under-delivery. These changes are envisaged to ensure that local planning authorities not only need to ensure that their five-year supply of housing is up-to-date but also that housing delivery in their area is consistently meeting targets to retain the ability to determine applications in line with their development plans.

## 4. Housing Target for Colchester

- 4.1 Colchester's five year housing land supply requirement is based on an annual housing target of 920. This figure is derived from an objectively assessed housing need study published in 2015 by Peter Brett Associates<sup>1</sup> in full compliance with national guidance. This housing target equates to a requirement to deliver 4,600 new dwellings over a five year period.
- 4.2 As explained in the previous section, 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 does not define persistent under delivery but it is clear this would mean a prolonged period of under delivery; mere fluctuations in annual delivery, for example caused by adverse market conditions, are not sufficient to warrant the imposition of a 20% buffer.
- 4.3 The Council has an excellent record of housing delivery over a prolonged period. Since 1974 it has overseen the delivery of almost 36,000 homes at an average rate of 840 new dwellings per year.



Graph One: Completions in Colchester

- 4.4 Since 2001, the Council has exceeded its housing requirements by 852 dwellings, equivalent to almost an additional year's worth of housing growth, as illustrated in table one.

<sup>1</sup> Peter Brett Associates on behalf of Braintree District Council, Colchester Borough Council, Chelmsford City Council and Tendring District Council, *Objective Assessed Housing Needs Study* (2015) [available from [colchester.gov.uk](http://colchester.gov.uk)].

Year	Annual target	Completions per year	Cumulative target	Cumulative completions	Cumulative completions against target
2001/02	855	566	855	566	<b>-289</b>
2002/03	855	980	1710	1546	<b>-164</b>
2003/04	855	916	2565	2462	<b>-103</b>
2004/05	855	1277	3420	3739	<b>+319</b>
2005/06	855	896	4275	4635	<b>+360</b>
2006/07	830	1250	5105	5885	<b>+780</b>
2007/08	830	1243	5935	7128	<b>+1193</b>
2008/09	830	1028	6765	8156	<b>+1391</b>
2009/10	830	518	7595	8674	<b>+1079</b>
2010/11	830	673	8425	9347	<b>+922</b>
2011/12	830	1012	9255	10359	<b>+1104</b>
2012/13	830	617	10085	10976	<b>+891</b>
2013/14	920	725	11005	11701	<b>+696</b>
2014/15	920	943	11710	12644	<b>+934</b>
2015/16	920	933	12845	13577	<b>+732</b>
2016/17	920	912	13765	14489	<b>+724</b>
2017/18	920	1048	14225	14969	<b>+852</b>

Table One: Cumulative completions since 2001/2002

4.5 As a result of this record of housing delivery, the Council does not consider a persistent under delivery of new housing to have taken place and accordingly a 5% buffer has been applied to the five year housing land supply requirement. This view has been supported by the findings of an appeal decision on the 7<sup>th</sup> of February 2018<sup>2</sup>.

4.6 Table two shows delivery in the period from 2013/14 to which the FOAN of 920 dpa relates. This shows there has been a small shortfall over the period which will be addressed using the Sedgfield method i.e. over the next 5 year period.

Year	Annual target	Completions per year	Cumulative target	Cumulative completions	Cumulative completions against target
2013/14	920	725	920	725	<b>-195</b>
2014/15	920	943	1840	1668	<b>-172</b>
2015/16	920	933	2760	2601	<b>-159</b>
2016/17	920	912	3680	3513	<b>-167</b>
2017/18	920	1048	4600	4562	<b>-39</b>

Table Two: Cumulative completions since 2013/2014

<sup>2</sup> Appeal Ref: APP/A1530/W/17/3178656: Land off Bakers Lane, Braiswick, Colchester, Essex

4.7 The shortfall accrued has diminished over the 5 year period; most significantly over the last monitored year. The shortfall of dwellings has been taken into account within the 5 year supply calculation and is added to the overall need for the 5 year period with a 5% buffer added as set out below:

$$\text{FOAN (4600) + Shortfall (39) = 4639 + 5\% buffer = 4871 = annual target of 974 dwellings}$$

## 5. Windfall Allowance

5.1 Due to historic trends of windfall within the Borough, the Council will be applying a windfall allowance going forward. Although there is no universally used formula to account for the anticipated windfall several considerations have been taken account. The direction of travel highlighted within the consultation draft NPPF is 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
- The Glossary definition in the consultation draft NPPF is proposed to be updated to the following *“Windfall sites: Sites not specifically identified in the development plan.”*

5.2 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. The definition for this purpose will include the historic growth and regeneration areas unless the site was clearly not intended to be subject to the policy; such as a small infill site or an office to residential conversion brought forward through the permitted development rights that came into force since the policies for the regeneration areas and growth areas were adopted.

5.3 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.

5.4 Table three below highlights the level of windfall the Council has seen completed in each of the last 5 years. During the period of 2013/14 through to 2017/18 the Council has had an average of 204 windfall



completions per year. Taking the figure for the most recent three years this figure rises to 260 dwellings per year on average.

Year	Number of dwellings from windfall historically
2013/14	126
2014/15	114
2015/16	328
2016/17	248
2017/18	202

*Table Three: Historic windfall completions*

- 5.5 Table four 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
2018/19	307
2019/20	179
2020/21	224
2021/22	181
2022/23	141

*Table Four: Projected windfall completions (Based on sites that meet the windfall criteria within the 5 year housing trajectory)*

- 5.6 The projected delivery of sites within the trajectory is based upon building control records and a dialogue with the site owners, agents and developers. On this basis, the Council considers that the windfall completions that are anticipated for the first year in the trajectory, 2018/2019, are likely to be similar to the projections as there is little opportunity for sites permissioned this year to be completed prior to the end of 2018/19 though some office to residential conversions could come forward. These are shown as site specific allocations in the five year supply and trajectory and no windfall allowance is included for year one (2018/19).
- 5.7 In recent years the number of windfall completions has increased, probably due to the office to residential conversions that are allowed under permitted development. Taking into account the last three years of windfall completions and the projected windfalls for 2018/19, the predicted levels of windfall going forward is 260 dwellings per year on average. This is a conservative estimate as table four illustrates when taking into account the windfall anticipated for 2018/19.

Year	Windfall Dwellings known to be in the trajectory
2015/16	328
2016/17	248
2017/18	202
2018/19	307
<b>Average Windfall</b>	<b>272</b>

Table Four: Windfall completions (historic and projected)

5.8 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 725 dwellings that are known to meet the windfall definition have been included within the trajectory.

Year	Windfall Predicted	Known Windfall sites anticipated to be completed	Additional unknown windfall that can be applied
2019/20	260	179	81
2020/21	260	224	36
2021/22	260	181	79
2022/23	260	141	119
Total	1040	725	315
<b>Total additional windfall to be applied</b>			<b>315</b>

Table Five: calculation of additional windfall anticipated.

5.9 The Council would expect that beyond the 725 windfall dwellings, on known sites, a further 327 dwellings will come forward within the last four years of the five year supply period from additional windfall that the Council is unaware of currently. This equates to about 60 units per year on average.

## 6. Emerging Allocations

6.1 Footnote 11 of the NPPF identifies that to be considered deliverable, sites 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 5 years and in particular that development of the site is viable.

6.2 Planning Policy Guidance gives guidance on what constitutes a deliverable site for the application of housing policy. In relation to

emerging allocations the first sub-paragraph of Paragraph 031 is pertinent: *“deliverable sites for housing could include those that are allocated for housing in the development plan ... unless there is clear evidence that schemes will not be implemented within 5 years”*

- 6.3 The Court of Appeal delivered judgment in *St Modwen v SSCLG & ERYC* 2017 concerning the meaning of the phrase “deliverable sites” in the context of the requirement in paragraph 47 of the National Planning Policy Framework for a five year housing land supply. Lord Justice Lindblom said that, to be deliverable in this sense, a site has to be capable of being delivered within five years, but it does not need to be certain or probable that the site actually will be delivered within five years. Sites can be included in the five year supply if the likelihood of housing being delivered on them within the five year period is no greater than a realistic prospect; just because a particular site is capable of being delivered within five years, it does not mean that it necessarily will be. In his view, there is a distinction between the identification of deliverable sites for the purpose of showing a supply of specific deliverable sites sufficient to provide five years’ worth of housing against an authority’s requirements and the expected rate of delivery to be reflected in a housing trajectory. The Judge also noted that the NPPF recognises that local planning authorities do not control the housing market.
- 6.4 The High Court case of *Wainhomes (South West) Holdings v SSCLG* 2013 clarified that inclusion of a site in an emerging Local Plan is at least some evidence that the site is deliverable. The Judge, Stewart-Smith J surmised that a site’s deliverability is reliant on the evidence to support the proposed allocation on a site by site basis. The weight to be attached to the quality of the authority’s evidence base is a matter of planning judgment for an inspector.
- 6.5 Evidentially, the inclusion of the sites within the emerging allocations highlights that the Council believes that the sites are deliverable and this will be further robustly critiqued through the Local Plan examination. All emerging sites within the 5 year trajectory are subject to early discussions and there are no known insurmountable constraints that will effect deliverability. Notwithstanding this, though the Council is not reliant upon emerging allocations to illustrate a sufficient 5 year supply they have been included within the calculations.

## 7. Five Year Supply Calculation

7.1 The table below illustrates the 5 year supply calculation for the district during the period between 2018/2019 through to 2022/2023.

<b>Housing Need</b>	
Annualised objectively assessed housing need (OAHN)	920
5 year housing requirement (5x920)	4600
5 year housing requirement plus the shortfall (4600+39)	4639
5 year housing requirement including the shortfall and 5% buffer	4871
<b>Supply</b>	
Permissioned sites, existing allocations and windfall allowance	5045
<b>Total number of years' worth of housing from permissioned sites, existing allocations and windfall allowance</b>	<b>5.18 years</b>
Emerging Allocations	1293
Total Predicted supply for 5 year period (including emerging allocations)	6338
<b>Total number of years' worth of housing supply including emerging allocations</b>	<b>6.51 years</b>

*Table Six: Five year supply calculation*

7.2 The calculation above demonstrates that the Council has a sufficient supply of housing shown within the upcoming 5 year period. A total of 6.51 years' worth of housing is deliverable during this period with 5.18 years' worth of housing expected without the inclusion of emerging allocations.

## 8. Monitoring

- 8.1 This housing land supply 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.
- 8.2 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 adopted and emerging Local Plans. Future sources of information may include the Brownfield Land Register and any future Strategic Land Availability Assessment.
- 8.3 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.
- 8.4 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 on an annual basis to ensure the information is as accurate as possible.
- 8.5 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, taking into account whatever site specific information is available. Such sites are rarely included in the 5 year supply, unless there are exceptional circumstances to justify it.
- 8.6 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.
- 8.7 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 1<sup>st</sup> of April 2018), 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.



Planning status	Date expires	Site location	Easting	Northing	Ward	Brownfield/ Greenfield	Windfall	Site net total	Remaining Dwellings	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
180495	2021/03	1 TRINITY STREET COLCHESTER	590129	228184	Castle	Brownfield	Windfall	11	11			11														
151985	2018/11	320a-326 IPSWICH RD, COLCHESTER	601193	226994	Highwoods	Greenfield	Windfall	2	2			2														
151666	2018/09	REAR OF 310-318 IPSWICH RD, COLCHESTER	601160	226916	Highwoods	Greenfield	Windfall	2	2					2												
152027	STARTED	144 ST ANDREW'S AVENUE, COLCHESTER	601594	225181	Greenstead	Greenfield	Windfall	1	1		1															
100534	STARTED	148 ST ANDREWS AVENUE, COLCHESTER	601653	225175	Greenstead	Greenfield	Windfall	1	1		1															
152303	2018/12	166 ST ANDREW'S AVENUE, COLCHESTER	601674	225100	Greenstead	Greenfield	Windfall	1	1			1														
160224	2019/12	SPORTS GROUND, BROMLEY ROAD, COLCHESTER	602349	226083	Greenstead	Greenfield	Windfall	12	12				12													
162400	STARTED	29 BROMLEY ROAD, COLCHESTER	602370	226034	Greenstead	Greenfield	Windfall	2	2	2																
163051	2020/02	2 LINDEN CLOSE, COLCHESTER	602168	226093	Greenstead	Greenfield	Windfall	1	1				1													
145980	STARTED	2 LEAM CLOSE, COLCHESTER	602597	225130	Greenstead	Greenfield	Windfall	1	1	1																
181309	2021/2022	ELMSTEAD RD/ SWAN CLOSE, COLCHESTER	602198	224434	Greenstead	Greenfield	Not Windfall	31	31					15	16											
163196	2020/12	RISING SUN PH & WAREHOUSES, HYTHE STATION RD, COLCH	601547	224750	Greenstead	Brownfield	Windfall	27	27			27														
170979	2020/06	128 FOREST ROAD, COLCHESTER	601966	224988	Greenstead	Brownfield	Windfall	1	1			1														
151522	2018/09	24 BRADBROOK COTTAGES, ARMOURY RD, WEST BERGHOLT	596792	227955	Lexden & Braiswick	Greenfield	Windfall	1	1		1															
161659	COMPLETED	43 COLCHESTER ROAD, WEST BERGHOLT	596264	227949	Lexden & Braiswick	Greenfield	Windfall	1	1	2																
161997	2019/09	JON JENE, HALSTEAD ROAD, EIGHT ASH GREEN	594373	225581	Lexden & Braiswick	Brownfield	Windfall	3	3									3								
162169	2019/10	MERCERS PLACE, HALSTEAD ROAD, EIGHT ASH GREEN	594704	225421	Lexden & Braiswick	Brownfield	Windfall	4	4		4															
150456	2018/04	FRIARS FARM BARN, DAISY GREEN, EIGHT ASH GREEN	593250	225397	Lexden & Braiswick	Brownfield	Windfall	1	1				1													
132224	COMPLETED	HIGH TREES FARM, LEXDEN ROAD, WEST BERGHOLT	595895	228288	Lexden & Braiswick	Brownfield	Windfall	1	1	1																
150702	COMPLETED	HOMECROFT / PLEAN COTTAGE, CHAPEL LN, WEST BERGHOLT	596141	227296	Lexden & Braiswick	Greenfield	Windfall	3	0	3																
152322	2018/12	LITTLE PORTERS, PORTERS LN, FORDHAM HEATH	593605	226774	Lexden & Braiswick	Brownfield	Windfall	2	2																	
152673	STARTED	POPLAR COTTAGE, SPRING LANE, WEST BERGHOLT	596063	227379	Lexden & Braiswick	Greenfield	Windfall	1	1		1				2											
161181	COMPLETED	LABORNE, CHAPEL LANE, WEST BERGHOLT	596168	227330	Lexden & Braiswick	Brownfield	Windfall	2	0	2																
131538	STARTED	18 CHITTS HILL, COLCHESTER	596034	225482	Lexden & Braiswick	Brownfield	Windfall	14	6	10	4															
160012	COMPLETED	6 FITZWALTER ROAD, COLCHESTER	597813	224975	Lexden & Braiswick	Brownfield	Windfall	1	1	1																
160235	STARTED	19 ST CLARE ROAD, COLCHESTER	597523	224863	Lexden & Braiswick	Greenfield	Windfall	1	1		1															
151495	STARTED	HIGH TREES, ST CLARE DRIVE, COLCHESTER	597417	225121	Lexden & Braiswick	Greenfield	Windfall	3	2	1	2															
162249	2019/11	WHITE HOUSE FARM, WHITEHOUSE LANE, WEST BERGHOLT	595999	227108	Lexden & Braiswick	Brownfield	Windfall	1	1		1															
171450	STARTED	"THE GLEN" SPRING LANE, WEST BERGHOLT	596082	227340	Lexden & Braiswick	Greenfield	Windfall	1	1		1															
171067	STARTED	4 PARK ROAD, COLCHESTER	598235	224874	Lexden & Braiswick	Brownfield	Windfall	1	1		1															
172305	2020/10	3 SPRING LANE WEST BERGHOLT	596050	227490	Lexden & Braiswick	Brownfield	Windfall	3	3					2	1											
171450	2020/09	"THE GLEN" SPRING LANE, WEST BERGHOLT	596082	227340	Lexden & Braiswick	Brownfield	Windfall	1	1				1													
162249	2020/07	WHITEHOUSE FARM, WEST BERGHOLT, CO6 3EW	595999	227108	Lexden & Braiswick	Brownfield	Windfall	1	1				1													
171441	2020/10	1 WOOD LANE, FORDHAM HEATH	593671	226432	Lexden & Braiswick	Greenfield	Windfall	1	1					1												
170878	2020/06	99B LONDON ROAD, COLCHESTER	596107	225055	Lexden & Braiswick	Brownfield	Windfall	1	1					1												
180152	2021/03	FRIARS FARM BARN, DAISY GREEN, EIGHT ASH GREEN	593251	225397	Lexden & Braiswick	Brownfield	Windfall	1	1			1														
173369	2021/02	COOKS HALL ROAD, WEST BERGHOLT	594999	227370	Lexden & Braiswick	Brownfield	Windfall	2	2			2														
161075	STARTED	33-37 LONDON ROAD, MARKS TEY	592069	223763	Marks Tey & Layer	Brownfield	Windfall	32	32		32															
152695	2019/01	COACH HOUSE, 172 LONDON RD, MARKS TEY	591284	223443	Marks Tey & Layer	Brownfield	Windfall	1	1			1														
152626	2019/01	LAND ADJ 172 LONDON RD, MARKS TEY	591254	223408	Marks Tey & Layer	Greenfield	Windfall	1	1			1														
160405	COMPLETED	LAND ADJ 190A OLD LONDON ROAD, MARKS TEY	591166	223330	Marks Tey & Layer	Brownfield	Windfall	2	2	2																
160388	2019/11	APEX LODGE, GREAT TEY ROAD, LITTLE TEY	589518	223525	Marks Tey & Layer	Greenfield	Windfall	1	1		1															
160105	2019/04	18 NORTH LANE, MARKS TEY	591792	224119	Marks Tey & Layer	Brownfield	Windfall	1	1					1												
161283	STARTED	NEW HALL, COPT HALL LANE, GREAT WIGBOROUGH	598121	215220	Marks Tey & Layer	Brownfield	Windfall	1	1		1															
150200	COMPLETED	114 LONDON ROAD, COPFORD	592820	223948	Marks Tey & Layer	Greenfield	Windfall	1	0	1																
150292	COMPLETED	LAND REAR OF LAUREL COTTAGE LAYER BRETON HILL	594482	218438	Marks Tey & Layer	Greenfield	Windfall	1	0	1																
152368	STARTED	15 MALTING GREEN RD, LAYER DE LA HAYE	596949	220053	Marks Tey & Layer	Brownfield	Windfall	1	1		1															
162626	2019/12	FIELDS FARM RD, LAYER DE LA HAYE	597823	219385	Marks Tey & Layer	Brownfield	Windfall	1	1			1														
132631	2017/07	FMR VILLAGE HALL, SCHOOL LANE, GREAT WIGBOROUGH	596695	215282	Marks Tey & Layer	Brownfield	Windfall	2	2						2											
152149	2018/11	GREEN FARM THE STREET, SALCOTT	595113	213555	Marks Tey & Layer	Greenfield	Windfall	1	1			1														
121818	STARTED	GREENFIELD HOUSES, MILL LANE, BIRCH	593981	219138	Marks Tey & Layer	Greenfield	Windfall	1	1		1															
152695	STARTED	LAMB FARM, STOCKHOUSE RD, LAYER MARNEY	592041	217435	Marks Tey & Layer	Greenfield	Windfall	1	1		1															
171251	2018/11	MCCREADIES GARAGE, SMYTHE'S GREEN, LAYER MARNEY	592058	218603	Marks Tey & Layer	Brownfield	Windfall	5	5			2	3													
150589	STARTED	MUSHROOM FARM, MILL LN, LAYER DE LA HAYE	598051	220791	Marks Tey & Layer	Brownfield	Windfall	1	1		1															
130681	COMPLETED	OLD BARN BARROWS, THE STREET, SALCOTT	594965	213654	Marks Tey & Layer	Brownfield	Windfall	1	0	1																
152121	2018/11	PEARTREE COTTAGE, ROSE LN, SALCOTT	594853	213580	Marks Tey & Layer	Greenfield	Windfall	1	1					1												
163146	COMPLETED	SALCOTT COTTAGES, THE STREET, SALCOTT	594784	213694	Marks Tey & Layer	Greenfield	Windfall	1	0	1																
170678	COMPLETED	APEX LODGE, GREAT TEY ROAD, LITTLE TEY	589518	223525	Marks Tey & Layer	Greenfield	Windfall	1	1		1															
172108	2017/09	LAYER MARNEY NURSERY, SMYTHES GREEN, LAYER MARNEY	592002	218562	Marks Tey & Layer	Brownfield	Windfall	4	4																	
171984	2020/09	"BIRCHWOOD" BIRCH STREET, BIRCH, COLCHESTER	594353	218933	Marks Tey & Layer	Brownfield	Windfall	1	1			1						4								
152626	2019/01	L/A 172 OLD LONDON ROAD, MARKS TEY	591272	223417	Marks Tey & Layer	Brownfield	Windfall	1	1		1															
152614	2019/01	172 OLD LONDON ROAD, MARKS TEY (STABLES)	591284	223443	Marks Tey & Layer	Brownfield	Windfall	1	1		1															
171984	2020/07	"BIRCHWOOD" BIRCH STREET, BIRCH, COLCHESTER	594353	218933	Marks Tey & Layer	Greenfield	Windfall	1	1				1													
171345	2020/10	"Green Farm", The Street, Salcott	595127	213555	Marks Tey & Layer	Brownfield	Windfall	1	1				1													
172597	2020/11	ST CHLOE, ABBERTON, LAYER DE LA HAYE	597709	220167	Marks Tey & Layer	Brownfield	Windfall	1	1					1												
170643	2020/05	CHESTNUT FARM, ABBERTON ROAD, LAYER DE LA HAYE	597776	220333	Marks Tey & Layer	Brownfield	Windfall	1	1				1													
172425	2020/11	LONE ASH, ABBERTON ROAD, LAYER-DE-LA-HAYE	598505	220255	Marks Tey & Layer	Brownfield	Windfall	1	1					1												
171511	2020/07	68-70 LONDON ROAD, COPFORD	593032	223978	Marks Tey & Layer	Brownfield	Windfall	1	1					1												
170678	Started	APEX LODGE, GREAT TEY ROAD, LITTLE TEY	589518	223525	Marks Tey & Layer	Brownfield	Windfall	1	1					1												
171190	2020/09	33 LONDON ROAD, MARKS TEY, COLCHESTER	592088	223783	Marks Tey & Layer	Brownfield	Windfall	2	2					1	1											
180174	2021/03	"BUMBLE BEE FARM" LAYER BRETON HILL, LAYER BRETON, COLC	594853	217900	Marks Tey & Layer	Brownfield																				

Planning status	Date expires	Site location	Easting	Northing	Ward	Brownfield/ Greenfield	Windfall	Site net total	Remaining Dwellings	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
163155	2019/09	PLANE HALL FARM, SOUTH GREEN ROAD, FINGRINGHOE	602620	219602	Mersea & Pyefleet	Brownfield	Windfall	1	1		1															
162108	STARTED	BARN AT BROOK HOUSE, BALLAST QUAY RD, FINGRINGHOE	604193	220930	Mersea & Pyefleet	Brownfield	Windfall	1	1		1															
161969	COMPLETED	22 FIRS CHASE, WEST MERSEA	600325	212849	Mersea & Pyefleet	Greenfield	Windfall	1	1	1																
160666	2019/05	6 UPLAND ROAD, WEST MERSEA	601469	213158	Mersea & Pyefleet	Greenfield	Windfall	3	3			1	2													
161523	2019/08	WESTLEIGH, EAST ROAD, EAST MERSEA	605581	214546	Mersea & Pyefleet	Brownfield	Windfall	3	3			3														
171564	2020/08	"FLAT THREE HALL BARN" HIGH STREET, WEST MERSEA	600972	212542	Mersea & Pyefleet	Brownfield	Windfall	1	1		1															
171783	2020/08	"PETE HALL" COLCHESTER ROAD PELDON	600709	217098	Mersea & Pyefleet	Brownfield	Windfall	1	1		1															
145733	COMPLETED	THE LAURELS PYEFLEET VIEW, LANGENHOE	600964	219068	Mersea & Pyefleet	Greenfield	Windfall	1	0	1																
171774	2020/09	19 KINGSMERE CLOSE, WEST MERSEA	601870	213021	Mersea & Pyefleet	Greenfield	Windfall	1	1			1														
173168	2020/06	"OXLEY HOUSE FRUIT FARM" MERSEA ROAD, ABBERTON	600442	219342	Mersea & Pyefleet	Brownfield	Windfall	1	1					1												
170168	2020/04	16 COAST ROAD, WEST MERSEA	600839	212479	Mersea & Pyefleet	Greenfield	Windfall	1	1					1												
171774	2020/09	19 KINGSMERE CLOSE, WEST MERSEA	601870	213021	Mersea & Pyefleet	Brownfield	Windfall	1	1					1												
150600	STARTED	LAND ADJ 89 NAYLAND RD, COLCHESTER	598967	227901	Mie End	Brownfield	Windfall	3	3			3														
144679	COMPLETED	CHURCH FARM HOUSE, CHURCH FARM WAY, COLCHESTER	599073	227609	Mie End	Brownfield	Windfall	1	1	1																
162607	STARTED	EQUITY HOUSE, BERGHOLT RD, COLCHESTER	599177	226471	Mie End	Brownfield	Windfall	67	67		67															
150177	2019/07	CHAPMANS FARM, NAYLAND ROAD, COLCHESTER	598837	228403	Mie End	Brownfield	Windfall	27	27					10	17											
50600 / 15122	COMPLETED	LAND ADJ 89 NAYLAND ROAD, COLCHESTER	598967	227901	Mie End	Brownfield	Windfall	2	0	2																
160920	2019/07	248 MILL ROAD, COLCHESTER	599862	228295	Mie End	Brownfield	Windfall	2	2				2													
162399	2019/12	SOUTH OF CAMBIAN FAIRVIEW, BOXTED ROAD, COLCHESTER	598901	228843	Mie End	Brownfield	Windfall	26	26				13	13												
171307	2020/07	37 MILE END ROAD COLCHESTER	599247	226594	Mie End	Brownfield	Windfall	1	1						1											
160603	2019/06	4 LEECHS LANE, COLCHESTER	598851	227928	Mie End	Brownfield	Windfall	1	1						1											
171248	2020/07	27 THREE CROWNS ROAD, COLCHESTER	599095	226537	Mie End	Brownfield	Windfall	1	1					1												
171307	2020/07	37 MILE END ROAD COLCHESTER	599247	226594	Mie End	Brownfield	Windfall	1	1					1												
171248	2020/07	27 THREE CROWNS ROAD, COLCHESTER	599095	226537	Mie End	Brownfield	Windfall	1	1					1												
160433	STARTED	"CREFFIELD HOUSE" 2A OXFORD ROAD, COLCHESTER	598885	224793	New Town & Christchurch	Brownfield	Windfall	1	1																	
130739	COMPLETED	16 CREFFIELD ROAD, COLCHESTER	598944	224683	New Town & Christchurch	Brownfield	Windfall	1	1	1																
132049	COMPLETED	THE TWIST, 25 MILITARY ROAD, COLCHESTER	600143	224693	New Town & Christchurch	Brownfield	Windfall	1	1	1																
70331 / 17131	2020/03	22-30 SOUTHWAY, COLCHESTER	599401	224848	New Town & Christchurch	Brownfield	Windfall	20	20			10	10													
152705	2019/02	145A-151 MAGDALEN ST, COLCHESTER	600378	224790	New Town & Christchurch	Brownfield	Windfall	6	6			6														
WOPP	2018/04	1-7 WINNOCK ALMS, MILITARY RD, COLCHESTER	600096	224718	New Town & Christchurch	Brownfield	Windfall	10	10					10												
152740	2019/02	26 FAIRFAX ROAD, COLCHESTER	600006	224645	New Town & Christchurch	Brownfield	Windfall	3	3									3								
142693	STARTED	66 BARRACK ST, COLCHESTER	600694	224783	New Town & Christchurch	Brownfield	Windfall	3	3		3															
152466	2019/01	95 MILITARY RD, COLCHESTER	600495	224299	New Town & Christchurch	Greenfield	Windfall	3	3									3								
161889	2020/01	186-187 MAGDALEN STREET, COLCHESTER	600127	224821	New Town & Christchurch	Brownfield	Windfall	1	1			1														
146478	STARTED	UNIT 3, PORT LANE, COLCHESTER	600953	224680	New Town & Christchurch	Brownfield	Windfall	2	2			2														
161107	COMPLETED	LOTT'S YARD, 51 ARTILLERY STREET, COLCHESTER	600776	224563	New Town & Christchurch	Brownfield	Windfall	5	0	5																
131336	STARTED	47 & 49 WICKHAM ROAD, COLCHESTER	598950	224487	New Town & Christchurch	Brownfield	Windfall	1	1			1														
150531	STARTED	7 CAMBRIDGE ROAD, COLCHESTER	598511	224568	New Town & Christchurch	Greenfield	Windfall	1	1		1															
171331	2020/12	PROVIDENCE PLACE, COLCHESTER	600731	224768	New Town & Christchurch	Brownfield	Windfall	4	4					4												
172186	2020/10	8A MAGDALEN STREET	599988	224795	New Town & Christchurch	Brownfield	Windfall	1	1					1												
170818	2020/01	LAND R/O 92-94 MERSEA ROAD	600227	223916	New Town & Christchurch	Greenfield	Windfall	2	2			2														
131556	STARTED	46 DARCY ROAD, COLCHESTER	601120	223267	Old Heath & The Hythe	Greenfield	Windfall	1	1		1															
150492	STARTED	CANNOCK MILL, OLD HEATH ROAD	601076	223785	Old Heath & The Hythe	Brownfield	Windfall	23	23		23															
162165	STARTED	92 HYPHE HILL, COLCHESTER	601428	224657	Old Heath & The Hythe	Brownfield	Windfall	1	1			1														
162395	2019/10	3-4 STANDARD ROAD, COLCHESTER	601026	224661	Old Heath & The Hythe	Brownfield	Windfall	1	1						1											
163060	2020/01	38 ROWHEDGE ROAD, COLCHESTER	602023	222484	Old Heath & The Hythe	Brownfield	Windfall	1	1					1												
163199	COMPLETED	1A CHAPEL STREET & 7 HEAD STREET, ROWHEDGE	603063	221839	Old Heath & The Hythe	Brownfield	Windfall	1	1	1																
171358	COMPLETED	LAND REAR OF 21 ABBOTS ROAD COLCHESTER	601396	223115	Old Heath & The Hythe	Greenfield	Windfall	1	1	1																
171358	2020/07	LAND REAR OF 21 ABBOTS ROAD COLCHESTER	601396	223115	Old Heath & The Hythe	Greenfield	Windfall	1	1				1													
172355	2020/11	19A DARCY ROAD, COLCHESTER	601273	223361	Old Heath & The Hythe	Brownfield	Windfall	1	1					1												
172549	2020/12	13 FINGRINGHOE ROAD, COLCHESTER	601669	222894	Old Heath & The Hythe	Brownfield	Windfall	2	2					2												
173175	2021/02	18 RECTORY ROAD ROWHEDGE	602819	221685	Old Heath & The Hythe	Brownfield	Windfall	1	1																	
145845	STARTED	16 DE VERE ROAD/BAINES CLOSE, COLCHESTER	597052	224397	Prettygate	Greenfield	Windfall	1	1		1															
160524	STARTED	54 KING HAROLD ROAD, COLCHESTER	597222	223691	Prettygate	Brownfield	Windfall	1	1		1															
161501	2019/08	7 NASH CLOSE, COLCHESTER	597499	224181	Prettygate	Greenfield	Windfall	1	1			1														
163213	2020/07	91 KING HAROLD ROAD, COLCHESTER	597186	223933	Prettygate	Brownfield	Windfall	4	4		4															
171303	2020/07	7 NASH CLOSE, COLCHESTER	597499	224181	Prettygate	Greenfield	Windfall	1	1		1															
170999	2020/04	185A SHRUB END ROAD, COLCHESTER	597278	223435	Prettygate	Brownfield	Windfall	1	1				1													
171303	2020/07	7 NASH CLOSE, COLCHESTER	597499	224181	Prettygate	Greenfield	Windfall	1	1					1												
180144	2021/03	78 STRAIGHT ROAD COLCHESTER	596478	224761	Prettygate	Brownfield	Windfall	1	1					1												
180070	2021/03	BACONS LANE, CHAPPEL	589373	227180	Rural North	Brownfield	Windfall	1	1					1												
171207	2020/07	PEARTREE HILL, MOUNT BURES	591483	231999	Rural North	Brownfield	Windfall	1	1					1												
160168	STARTED	HALLFIELDS FM, MANNINGTREE RD, DEDHAM	606090	232910	Rural North	Brownfield	Windfall	1	1		1															
152353	2019/01	CHURCH HALL FARM, CHURCH ROAD, WORMINGFORD	605989	233142	Rural North	Brownfield	Windfall	1	1		1															
163105	2020/01	SPRING HOUSE, LONDON ROAD, GREAT HORKESLEY	596329	229935	Rural North	Brownfield	Windfall	1	1				1													
136190	STARTED	BROOK HOUSE BARN, BROOKHOUSE ROAD, GREAT TEY	588157	225968	Rural North	Brownfield	Windfall	1	1		1															
151397	2019/03	FORRESTERS FARM, LAMBERTS HOUSE, GREAT TEY	587793	227314	Rural North	Brownfield	Windfall	1	1		1															
171029	2020/05	"ORCHARD HOUSE", LAMBERTS LANE, GREAT TEY	587772	227051	Rural North	Brownfield	Windfall	1	1			1														
161334	2019/11	TILE HOUSE, NEW ROAD, ALDHAM	591885	226831	Rural North	Brownfield	Windfall	2	2																	
160467	STARTED	1 CHURCH CORNER, BROOK FARM, ALDHAM	591687	225790	Rural North	Brownfield	Windfall	1	1		1															
180078	2021/02	"ALDHAM HALL FARM" BROOK ROAD ALDHAM	591842	224933	Rural North	Brownfield	Windfall	1	1					1												
173338	2021/02	1 CHURCH CORNER, BROOK ROAD, ALDHAM	591687	225790	Rural North	Brownfield	Windfall	1	1					1	</											





New Local Plan allocations  
Garden Communities

Site location	Easting	Northing	Ward	Brownfield/ Greenfield	Site net total	Remaining Dwellings	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
WEST COLCHESTER/EAST BRAINTREE GARDEN COMMUNITY	589719	223103	Marks Tey & Layer	Greenfield	1250	1250							50	100	100	100	150	150	150	150	150	150
EAST COLCHESTER/WEST TENDRING GARDEN COMMUNITY	603555	225046	Wivenhoe	Greenfield	1250	1250							50	100	100	100	150	150	150	150	150	150
<b>Totals</b>													<b>100</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>300</b>	<b>300</b>	<b>300</b>	<b>300</b>	<b>300</b>	<b>300</b>

Colchester (and Stanway) urban area allocations

Site location	Easting	Northing	Ward	Brownfield/ Greenfield	Site net total	Remaining Dwellings	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
VINEYARD GATE, COLCHESTER	599515	225029	Castle	Brownfield	100	100				50	50											
MILL ROAD, COLCHESTER (EXTRA CARE)	600180	228814	Mile End	Greenfield	260	260						60	50	50	50	50						
RUGBY CLUB, MILL ROAD, COLCHESTER	600180	228814	Mile End	Greenfield	300	300				50	50	50	50	50	50							
LAND NORTH OF BRAISWICK, COLCHESTER	597510	227365	Lexden & Braiswick	Greenfield	70	70					20	25	25									
LAND WEST OF LAKELANDS, STANWAY	594758	223868	Marks Tey & Layer	Greenfield	150	150				30	30	30	30									
LAND NORTH OF LONDON ROAD, STANWAY	593012	224489	Marks Tey & Layer	Greenfield	130	130			25	50	55											
LAND SOUTH OF A12, STANWAY	593755	224682	Marks Tey & Layer	Greenfield	500	500						50	50	50	50	50	50	50	50	50	50	50
DEFENCE SUPPORT GROUP (DSG), FLAGSTAFF ROAD, COLCH	599485	224634	New Town & Christchurch	Brownfield	100	100											25	25	25	25		
IRVINE ROAD, COLCHESTER	598069	224307	New Town & Christchurch	Greenfield	8	8						8										
MIDDLEWICK RANGES, COLCHESTER	600992	222758	Old Heath & The Hythe	Greenfield	1000	1000								80	120	120	120	120	120	120	120	80
PORT LANE, COLCHESTER	601107	224400	Old Heath & The Hythe	Brownfield	130	130												40	50	40		
PLACE FARM, OLD HEATH ROAD, COLCHESTER	601783	223036	Old Heath & The Hythe	Greenfield	30	30						15	15									
LAND SOUTH OF BERECHURCH HALL ROAD, COLCHESTER	598149	222054	Shrub End	Greenfield	150	150			10	70	70											
GOSBECKS PHASE TWO, COLCHESTER	597467	222631	Shrub End	Greenfield	150	150			50	50	50											
ROSEMARY ALMSHOUSES, LONDON RD, STANWAY	593949	224413	Stanway	Greenfield	26	26						13	13									
FORMER SAINSBURY'S SITE, TOLLGATE, STANWAY	595056	224585	Stanway	Brownfield	200	200						40	40	40	40	40						
CHITTS HILL, STANWAY	595626	225622	Stanway	Greenfield	100	100			40	40	20											
<b>Totals</b>									<b>125</b>	<b>340</b>	<b>345</b>	<b>251</b>	<b>273</b>	<b>300</b>	<b>310</b>	<b>260</b>	<b>235</b>	<b>235</b>	<b>245</b>	<b>235</b>	<b>170</b>	<b>80</b>

Other Allocations

Site location	Easting	Northing	Ward	Brownfield/ Greenfield	Site net total	Remaining Dwellings	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
LAND ADJACENT THE FOLLEY, LAYER DE LA HAYE	597337	220276	Marks Tey & Layer	Greenfield	50	50				20	20	10										
LAND EAST OF PELDON ROAD, ABBERTON	600484	218728	Mersea & Pyefleet	Greenfield	5	5						5										
LAND WEST OF PELDON ROAD, ABBERTON	600404	218707	Mersea & Pyefleet	Greenfield	50	50				15	15	15	5									
DAWES LANE, WEST MERSEA	602197	213638	Mersea & Pyefleet	Greenfield	100	100				20	20	20	20	20								
BRIERLEY PADDOCKS, WEST MERSEA	602453	213140	Mersea & Pyefleet	Greenfield	100	100			30	40	30											
ROWHEDGE BUSINESS CENTRE, ROWHEDGE	602697	221916	Old Heath & The Hythe	Greenfield	40	40									20	20						
SWAN GROVE, CHAPPEL	589470	228075	Rural North	Greenfield	30	30						15	15									
PLUMMERS ROAD, FORDHAM	593130	229082	Rural North	Greenfield	20	20				10	10											
SCHOOL LANE, GREAT HORKESLEY	598252	229390	Rural North	Greenfield	13	13					13											
GREAT HORKESLEY MANOR, GREAT HORKESLEY	598252	229390	Rural North	Greenfield	80	80			15	25	25	15										
GREENFIELD DRIVE, GREAT TEY	588835	226048	Rural North	Greenfield	30	30				15	15											
BROOK ROAD, GREAT TEY	589239	225599	Rural North	Greenfield	10	10						5	5									
WICK ROAD, LANGHAM	602736	231122	Rural North	Greenfield	10	10						10										
SCHOOL ROAD (EAST), LANGHAM	602709	231698	Rural North	Greenfield	40	40				20	20											
SCHOOL ROAD (WEST), LANGHAM	602413	231689	Rural North	Greenfield	30	30						15	15									
LAND NORTH OF ELMSTEAD ROAD, WIVENHOE	604197	223522	Wivenhoe	Greenfield	25	25						10	15									
BROADFIELDS, WIVENHOE	604581	223173	Wivenhoe	Greenfield	120	120						30	30	30	30							
CROQUET GARDENS, WIVENHOE	604383	222446	Wivenhoe	Greenfield	25	25			10	15												
COLCHESTER ROAD, WIVENHOE	603950	223053	Wivenhoe	Greenfield	80	80			40	40												
<b>Totals</b>									<b>95</b>	<b>220</b>	<b>168</b>	<b>120</b>	<b>105</b>	<b>50</b>	<b>50</b>	<b>50</b>						

Rural Exception Sites

Site location	Ward	Site net total	Remaining Dwellings	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
LAYER DE LA HAYE	MARKS TEY & LAYER	15	15						15										
FORDHAM	RURAL NORTH	10	10						10										
OTHER VILLAGES	BOROUGH WIDE	25	25						10	10	5								
<b>Totals</b>									<b>35</b>	<b>10</b>	<b>5</b>								

Emerging Neighbourhood Plans

Site location	Ward	Site net total	Remaining Dwellings	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	
WEST BERGHOLT	Lexden & Braiswick	120	120										20	25	25	25	25			
TIPTREE	Tiptree	600	600										75	75	75	75	75	75	75	
<b>Totals</b>													<b>75</b>	<b>95</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>75</b>	<b>75</b>

Housing Need	
Annualised objectively assessed housing need (OAHN)	920
5 year housing requirement (5x920)	4600
5 year housing requirement plus the shortfall (4600+39)	4639
5 year housing requirement including the shortfall and 5% buffer	4871
Annualised housing requirement	974.2

windfall allowance to be applied	N/A	81	36	79	119																
net completions / projected completions	1048	1090	1253	1170	1398	1427	834	741	878	921	825	790	911	840	725	585	455				
strategic target including short fall and 5% buffer	966	974	974	974	974	975															
cumulative strategic target	920	1840	2760	3680	4600	5520	6440	7360	8280	9200	10120	11040	11040	11960	12880	13800					
projected cumulative completions	1090	2343	3513	4911	6338	7172	7913	8791	9712	10537	11327	12238	13078	13803	14388	14843					

5 Year Housing Calculation	
Permissioned sites, existing allocations and windfall allowance	5045 dwellings
Total number of years' worth of housing	5.18 years
Emerging Allocations	1293 dwellings
Total Predicted supply for 5 year period (including emerging allocations)	6.51 years