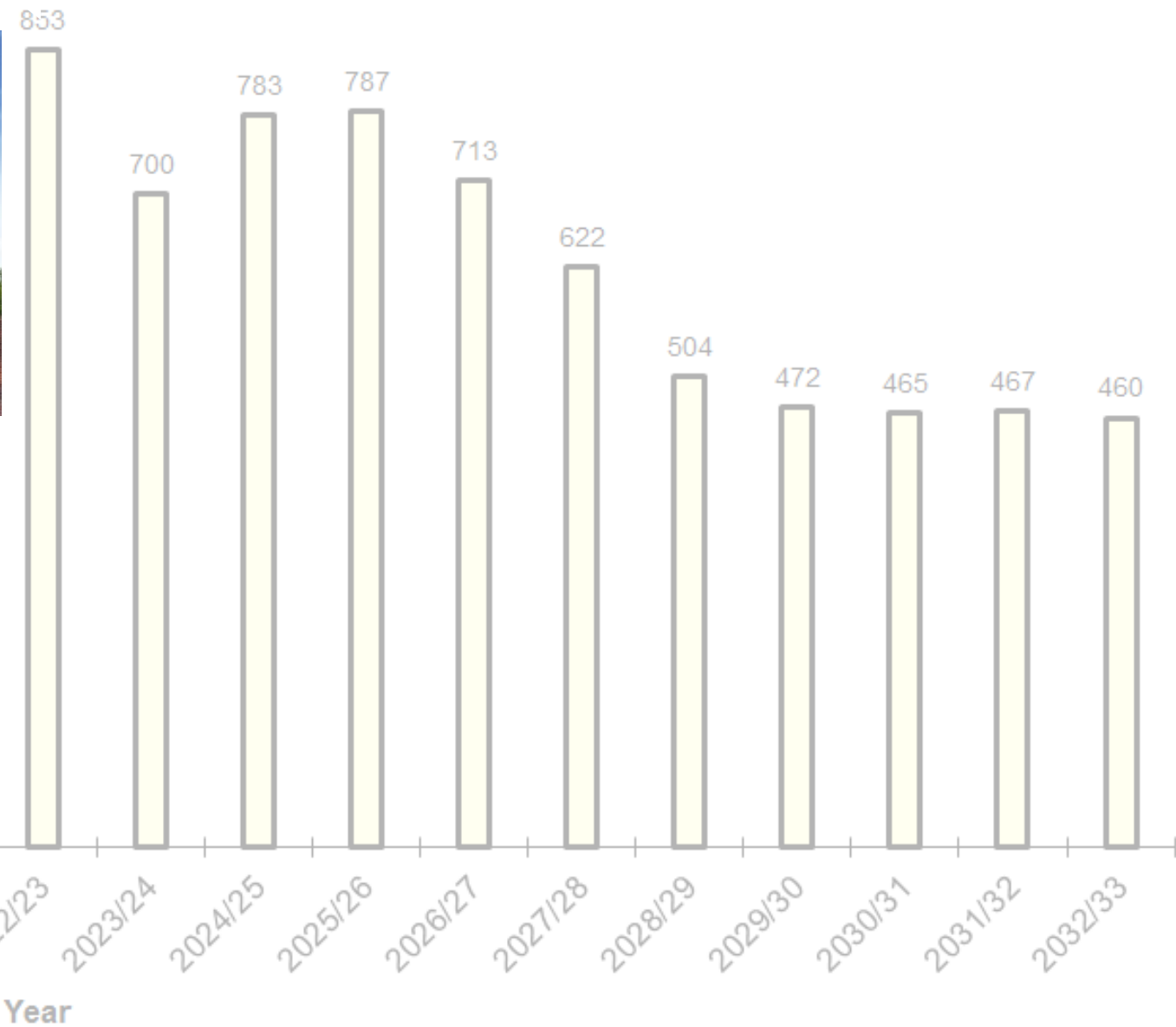


Net Dwellings



2013/14 2014/15 2015/16 2016/17 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

Year



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## Executive Summary

The need to build new homes to meet the future needs of a growing population is one of the biggest planning issues facing most local planning authorities and Tendring is no exception. More than ever before, there is a pressure on local authorities not only to identify sites for housing development but also to ensure that those sites will realistically deliver the number of homes required within a set period to meet objectively assessed needs.

With the introduction of the National Planning Policy Framework (NPPF) in 2012, its 2018 update and ongoing reforms to other elements of the national planning system, Tendring District Council has been engaged in the process of preparing a new Local Plan to guide future development in the district, including new housing. The Local Plan has now reached examination stage – the final stage of the plan-making process before adoption.

A Strategic Housing Land Availability Assessment (hereafter referred to as a 'SHLAA') is an essential part of the 'evidence base' that is needed to inform and underpin decisions on allocating sites for housing in Local Plans. The primary purpose of the SHLAA is to:

- identify sites and broad locations with potential for housing development;
- assess their housing potential; and
- assess their suitability for development and the likelihood of development coming forward.

The assessment has been updated to a 1<sup>st</sup> April 2019 base date in order to reflect the very latest available information on housing developments in the district, including planning decisions and appeal decisions from the 2018/19 financial year which have a significant bearing on the assumptions on housing delivery currently set out in the Local Plan. This assessment therefore includes recommendations for updating the housing policies and housing tables within the Local Plan which could form the basis for modifications to those policies and tables if the Planning Inspector considers these to be necessary.

This assessment identifies that through a combination of dwellings completed since 2013, large sites with planning permission for housing development, small sites and windfall sites and sites specifically allocated in the emerging Local Plan, the objectively assessed requirement to deliver 11,000 homes between 2013 and 2033 can still be met and comfortably exceeded, by around 1,500 homes. The assessment also identifies that the Council can comfortably demonstrate a five-year supply of deliverable housing sites as required by the National Planning Policy Framework (NPPF), when measured against the Council's objectively-assessed housing requirement of 550 dwellings per annum – a figure that has already been examined and found to be sound by the Local Plan Inspector and accepted by Appeal Inspectors in a number of recent planning appeals.

The key conclusions from the SHLAA are summarised as follows:

- 1) Just over 2,800 new homes have been created since 2013 (of which over 900 were built in the 2018/19 financial year alone – the highest level of housebuilding since the 1980s).
- 2) To meet objectively assessed housing needs (OAN) up to 2033, another 8,200 homes are required.
- 3) Large development sites (10 or more homes) with planning permission are expected to deliver around 5,800 of these homes, with the potential for this to be higher if sites come forward faster than currently anticipated.
- 4) Small development sites (9 or fewer homes) with planning permission, or expected to come forward as 'windfall sites' are comfortably expected to contribute a further 1,000 homes.
- 5) The housing and mixed-use development allocations in the Local Plan are expected to deliver around 2,600 homes which represents an over-allocation of around 1,500 homes and flexibility within the housing supply to ensure the requirements are met.
- 6) The above assumes that some sites allocated in the Local Plan might not deliver the number of homes originally anticipated and some revisions to the Local Plan could be made to reflect this.
- 7) The Council can demonstrate a five year supply of deliverable housing sites at 5.4 years.\*

\* Although this assessment demonstrates a supply of 5.4 years when measured against the Local Plan requirement of 550 dpa, February 2019 changes to the NPPF require Councils to apply the government's 'standard method' for calculating housing need for the purposes of decision making where their adopted housing policies are more than five years old. Because the Council's previous Local Plan is more than five years old and the new Local Plan is, at the time of writing, still to be adopted, the standard method applies. Under the standard method, the Council cannot demonstrate a five-year supply; however the Council has proven that the household projections upon which the standard methodology is based contain errors which substantially over-inflate the projected housing need for Tendring – a fact that has been accepted by both the Local Plan Inspector and Appeal Inspectors who agree that the objectively assessed figure of 550 homes a year is based on sound evidence. In a recent appeal decision for land off Edenside, Frinton on Sea, which post-dates the February 2019 NPPF changes, the Inspector agreed with the Council's position in dismissing the appeal. It is possible that the new Local Plan housing policies will be adopted within the 2019/20 financial year and before the next update of the SHLAA. The need to apply the standard method to the calculation of housing supply is considered to be a temporary measure that will be resolved on adoption of the new plan. This SHLAA therefore includes two calculations of housing land supply, one based on the OAN of 550dpa and one based on the government's standard method.

# 1 Introduction

**1.1** The need to build new homes to meet the future needs of a growing population is one of the biggest planning issues facing most local planning authorities and Tendring is no exception. More than ever before, there is a pressure on local authorities not only to identify sites for housing development but also to ensure that those sites will realistically deliver the number of homes required within a set period to meet objectively assessed needs.

**1.2** With the introduction of the National Planning Policy Framework (NPPF) in 2012, its 2018 update and ongoing reforms to other elements of the national planning system, Tendring District Council has been engaged in the process of preparing a new Local Plan to guide future development in the district, including new housing.

**1.3** A Strategic Housing Land Availability Assessment (hereafter referred to as a 'SHLAA') is an essential part of the 'evidence base' that is needed to inform and underpin decisions on allocating sites for housing in Local Plans. The primary purpose of the SHLAA is to:

- identify sites and broad locations with potential for housing development;
- assess their housing potential; and
- assess their suitability for development and the likelihood of development coming forward.

**1.4** It is important to point out that the SHLAA is not a planning document in its own right and does not dictate which areas of land should be allocated for development, but it is one piece of evidence, amongst others, containing information that should be taken into account when preparing the Local Plan itself.

**1.5** The assessment has been undertaken by officers of the Council and will be subjected to scrutiny and input from a number of key technical stakeholders to ensure its robustness and verify its assumptions prior to the examination of the Local Plan. The assessment has a statistical base date of 1st April 2019.

**1.6** The methodology used to undertake the assessment is compliant with the government's 'Planning Practice Guidance', which was originally published in 2014 and has since been updated to accompany the National Planning Policy Framework. Where there is a departure from the guidance the reasons for doing so are set out. In line with the practice guidance, the SHLAA is required, as a minimum, to include the following:

- a list of all sites or broad locations considered, cross-referenced to their locations on maps;
- an assessment of each site or broad location, in terms of its suitability for development, availability and achievability including whether the site/broad location is viable) to determine whether a site is realistically expected to be developed and when;
- contain more detail for those sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidenced and justified reasons;
- the potential type and quantity of development that could be delivered on each site/broad location, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when; and
- an indicative trajectory of anticipated development and consideration of associated risks.

**1.7** The availability of land for housing can change very quickly for a variety of circumstances and so as part of the 'plan, monitor and manage' approach that is key to ensuring plans are flexible and responsive to change, it is the Council's intention, as resources allow, to produce an annual review of the assessment to ensure that the data is always as up-to-date as possible. Between 2016 and 2019, the housing supply position in Tendring changed rapidly with a substantial increase in sites gaining planning permission for housing, both from the Council and on appeal. It may therefore be necessary to review the assessment on a more frequent basis if the position continues to change quickly. The findings of the annual update will be reported as part of the Council's Annual Monitoring Report, which, amongst other things, will include an updated housing trajectory and the latest five-year supply of deliverable sites.



## 2 Background

### National Planning Policy

**2.1** In March 2012 the government published the National Planning Policy Framework (NPPF) aimed at making the planning system much more flexible and streamlined, helping to stimulate and promote economic growth and promoting local decision making and community involvement in the planning process. A new version of the NNPPF was published in 2018 and was updated in 2019. The National Planning Policy Framework requires all local planning authorities to prepare a 'Strategic Housing Land Availability Assessment' ('SHLAA') as a key component of the evidence required to underpin an area's future housing strategy. The primary purpose of the SHLAA is to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified requirement for housing over the plan period.

### The Tendring District Local Plan – 2013-2033 and Beyond: Publication Draft

**2.2** On 9<sup>th</sup> October 2017, the Council submitted its new Local Plan to the Secretary of State to begin the process of examination. Examination hearings commenced in January 2018. The Local Plan has been prepared in partnership with Colchester Borough Council and Braintree District Council and is formed of two sections. Section 1 is common to all three authorities and sets out the overall joint strategy for growth over the three areas, including the housing and employment targets and the promotion of new 'garden communities' to the east and west of Colchester and to the west of Braintree. Section 1 is, at the time of writing, being examined and the Inspector has published his interim findings which importantly confirm that the Council's objectively assessed housing requirement of 550 dwellings per annum is based on sound evidence. The Inspector did however raise concerns about the sustainability and deliverability of the garden communities which have required further work to be carried out before the Section 1 Plan can be confirmed as being sound. The Examination is expected to reconvene in Summer/Autumn 2019 following the completion of this work, with the Inspector's letter expected by the end of 2019. It is anticipated that the examination of Section 2, which includes policies and proposals specific to Tendring, will take place in 2020. Having considered a range of factors including assessments of housing need and employment potential, the Council determined that the requirement for housing would be a minimum dwelling stock increase of 550 dwellings per annum over the 20 year period 2013-2033 (the plan period) – a total of 11,000 homes – a figure endorsed by the Local Plan Inspector. The Local Plan however makes provision for just over 12,000 homes thus incorporating a degree of flexibility. The evidence contained within this assessment demonstrates that the Council can comfortably meet the objectively assessed requirements through the Local Plan with considerable headroom to spare.

### Objectively Assessed Housing Needs Study (November 2016)

**2.3** The National Planning Policy Framework makes it clear that local planning authorities are expected to have a clear understanding of the housing requirements in their area before formulating their future housing strategy and are therefore required to prepare a 'Strategic Housing Market Assessment' ('SHMA'). Tendring District Council worked jointly with Chelmsford City Council, Colchester Borough Council and Braintree District Council to commission Peter Brett Associates (PBA) to assess the housing needs across this 'housing market area' and for each of the authorities involved. The Objectively Assessed Housing Needs Study (the OAHN study) has recommended that the 'objectively assessed need' for housing in the Tendring District would be between 500 and 600 dwellings per annum across a range of dwelling size, tenure and type. Applying the mid-point of 550 dpa for the period 2013 to 2033, this equates to 11,000 homes – which is the requirement set out in the emerging Local Plan. Much of the demand and need for housing in the district is driven by inward migration – particularly in the coastal towns which are popular for retirement and provide cheaper accommodation for people looking to move out of more urbanised areas such as East London, South Essex and Colchester. The figures for Tendring were adjusted to take into account an unusual level of 'unattributable population change' (UPC) arising from errors in either the Census data or the official mid-year population estimates which, in turn, have transferred to the government's official household projections. The Council's housing requirement of 550 dwellings per annum is therefore lower than the government's official household projections, but for good reasons as demonstrated in the OAHN Study. The Council is aware of the government's standard methodology for calculating housing needs which generates a significantly higher number for Tendring, but this does not properly reflect UPC and the Local Plan Inspector has agreed that this is the case – a point which has also been upheld in recent appeal decisions.

### Economic Development Strategy, Employment Land Review and Retail Study

**2.4** In 2018, the Council commissioned consultants Regeneris to update its 2013 Economic Development Strategy aimed at identifying the key measures that would stimulate economic growth in the district and facilitate the creation of new jobs. Amongst the objectives identified in that strategy, one was to facilitate population growth through the construction of new housing to stimulate growth in the service sector economy. Without a significant increase in housing development, the strategy concluded that it would be difficult to retain existing employment opportunities and attract inward investment. The Economic Development Strategy also identified Clacton, Harwich and West Tendring/Colchester as the areas with the greatest potential for economic growth and the areas where significant levels of housing development, alongside other measures, would best support economic growth. The updated version is expected to be completed in 2019.

### Infrastructure Delivery Plan

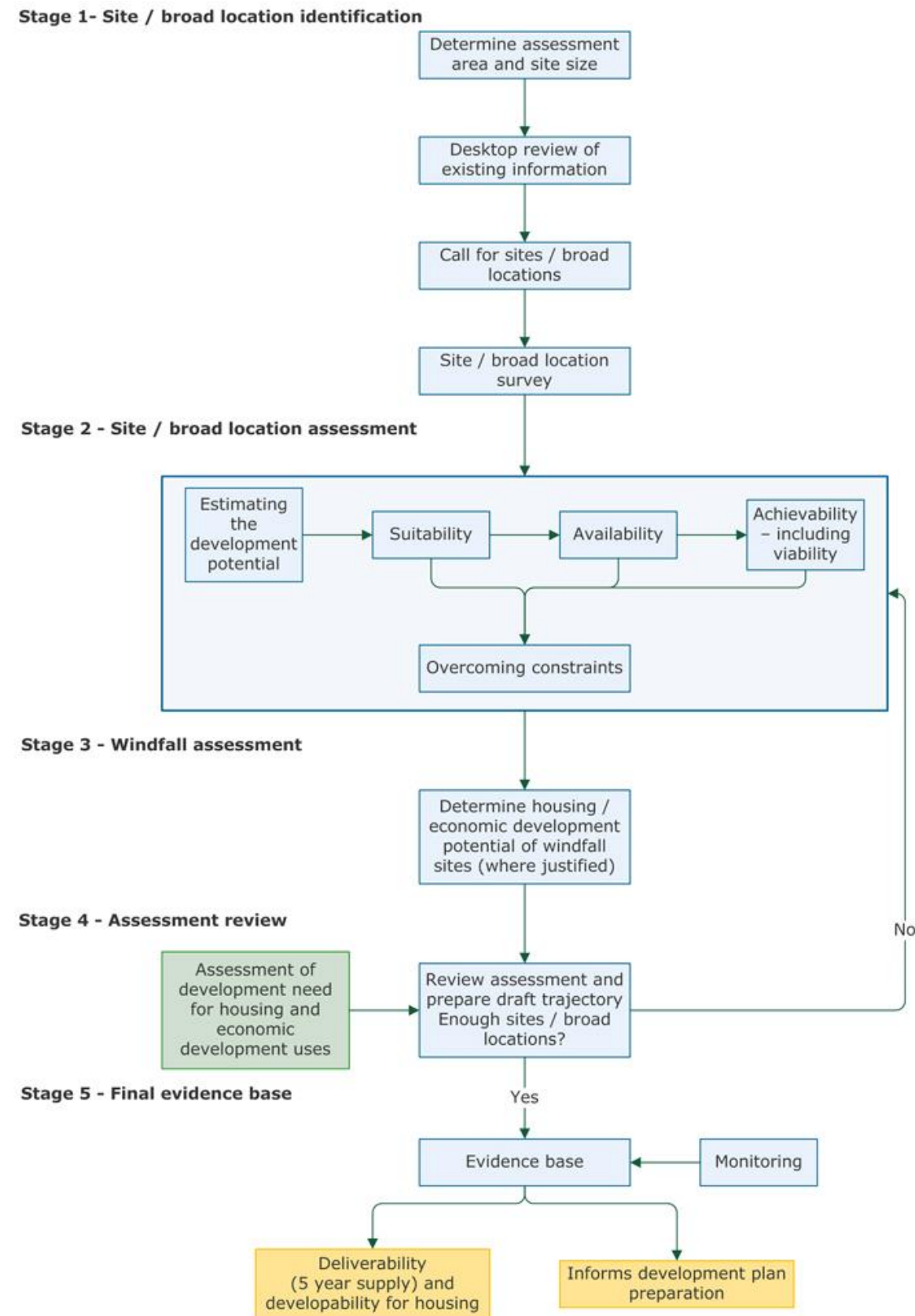
**2.5** In 2018, the Council commissioned consultants Troy Planning + Design and Navigus Planning to update its 2017 Infrastructure Delivery Plan (IDP) which was prepared by to ascertain the infrastructure impacts of the proposed levels of growth in the new Local Plan, identify the level of investment needed to address any impacts and therefore provide the baseline evidence to justify the use of Community Infrastructure Levy (CIL) and/or s106 agreements to secure infrastructure improvements. The findings in the IDP have been taken into account as part of this assessment. The updated version is expected to be completed in 2019.

### Housing Viability Study

**2.6** Viability is a key consideration when assessing the housing potential of sites. Viability can be affected by a range of factors including construction costs, site conditions, property prices, the general housing market, planning policies and requirements for Community Infrastructure Levy (CIL), s106 agreements, affordable housing or specific design standards. In 2018, the Council commissioned Three Dragons and Troy Planning + to update the 2017 Viability Study which tests the economic viability of housing development in different parts of the district looking at different housing densities and infrastructure requirements. This study has also informed the SHLAA assessment. The updated version is expected to be completed in 2019.

### 3 The Methodology

3.1 The following diagram illustrates the methodology contained in the 2014 Practice Guidance to the NPPF that has guided the preparation of this assessment:



## Stage 1: Site / Broad Location Identification

### Determining assessment area and site size

#### Geographic coverage

**3.2** The Practice Guidance states that the area selected for the assessment should ideally be the housing market area, which for Tendring also includes Chelmsford, Colchester and Braintree. It has not been practical for this assessment to be undertaken for the wider housing market area and therefore this assessment covers the Tendring district only. However, it does reflect the joint work that has taken place across Tendring, Colchester and Braintree, including the growth proposed for the garden communities – one of which crosses the Colchester/Tendring border.

#### Minimum site size

**3.3** The Practice Guidance states that local authorities will need to assess a range of different site sizes from small-scale sites to opportunities for large-scale developments such as village and town extensions and new settlements where appropriate. The guidance states that the assessment should consider all sites and broad locations capable of delivering five or more dwellings; however, plan makers may consider alternative site size thresholds. It was considered that the site-size threshold used in this assessment would form the basis for identifying individual sites for specific allocation for housing (or mixed-use development including an element of housing) in the new version of the Local Plan. In determining a site-size threshold that was suitable and appropriate for Tendring a number of factors were taken into account including the need to deliver affordable housing, the dispersed nature of the district and the resources available to carry out a proportionate but meaningful assessment. It was decided to include only housing sites with the potential for 10 or more (net) dwellings in the assessment, which will be consistent with the threshold for allocating specific sites in the new version of the Draft Local Plan. The assessment does however look at the supply of housing on smaller sites through the use of a projection-based trajectory which takes into account historic development rates and the supply of small sites with planning permission.

#### Determining where to search for sites / broad locations

**3.4** In a district as geographically diverse and dispersed as Tendring, it was important to establish some clear parameters to guide the initial search for sites to ensure the survey remained cost-effective and manageable and to avoid any unnecessary speculation from landowners, developers and the general public. Early on in the preparation of a new plan for Tendring, it became clear that a large proportion of the future growth required in Tendring would need to be provided on 'greenfield' land due to the lack of suitable 'brownfield' land in the district. It also became apparent early on that new growth for Tendring was likely to take place in the form of new neighbourhoods/urban extensions around the periphery of existing settlements. Consequently, it was logical to align the search for sites in this assessment with the settlements that are considered to be suitable and sustainable for peripheral expansion in the new Local Plan, informed by the revised settlement hierarchy contained within Policy SPL1. Accordingly, the search for land in this assessment is focused on the following settlements categories: 'Strategic Urban Settlements' (Clacton, Harwich and the Tendring Colchester Border Garden Community), 'Smaller Urban Settlements' (Frinton/Walton, Manningtree, Lawford and Mistley and Brightlingsea), and 'Rural Service Centres' (Alresford, Elmstead Market, Great Bentley, Little Clacton, St. Osyth, Thorpe-le-Soken and Weeley). Sites elsewhere do not form part of this assessment unless they have already obtained planning permission for 10 or more dwellings and are expected to contribute towards housing supply. Recent appeal decisions have supported the Council's approach – in particular an Inspector's decision to dismiss an appeal for 118 dwellings on the edge of Ardleigh, a smaller rural settlement, on the basis that the village provided a limited range of services and facilities and occupants of the new homes would be heavily reliant on private car use.

#### Determining which sources of sites to include

**3.5** Having scoped the possible 'sources of supply' listed in the Practice Guidance, it was decided to use the following categories which were considered to be relevant and appropriate for Tendring:

SOURCE 1: House completions since 1<sup>st</sup> April 2013: i.e. the base data of the OAHN study. 2,854 homes have been created in Tendring in the last six years and these can be deducted from the 11,000 homes required up to 2033.

SOURCE 2: Large sites with planning permission: i.e. sites with the potential to deliver 10 or more (net) dwellings that have either gained planning permission or are the subject of a Planning Committee resolution to grant planning permission on completion of a s106 legal agreement. In the last three years, the supply of land with planning permission has increased rapidly as a result of planning decisions by the Council and the Planning Inspectorate to comply with the government's policy to boost, significantly the supply of housing.

SOURCE 3: Small sites and windfall sites: i.e. sites with potential for 9 or fewer dwellings either with planning permission or likely to come forward as 'windfall' sites over the course of the plan period.

SOURCE 4: Local Plan allocations: i.e. sites allocated in the submitted Local Plan for residential or mixed use development that are yet to received planning permission or a Committee resolution to grant planning permission. The development of these sites is expected to address any residual housing requirement over the period to 2033.

SOURCE 5: Alternative sites: i.e. sites not allocated for development in the Local Plan nor benefitting from planning permission. Many of these are either being promoted by landowners and developers through objections to the Local Plan, subject of undetermined planning applications or planning appeals, or derived from earlier assessments of housing potential undertaken by the Council. Alternative sites have generally been omitted from the Local Plan for reasons explained in this assessment.



## Desktop review of existing information

**3.6** To make the assessment cost-effective and ensure a proportionate approach to survey work, the use of secondary 'desktop' information was valuable in identifying sites to be assessed and informing their detailed assessment. The Planning Practice Guidance suggests some possible data sources, of which a number have informed this assessment. The main sources of information comes from planning applications, appeal decisions, Local Plan representations and earlier sieving exercises undertaken in the earlier stages of preparing the Local Plan.

## Call for sites / broad locations

**3.7** Since 2009, the Council has been inviting landowners, developers and the general public to put forward their ideas and suggestions for sites that could possibly be earmarked for housing (or a mix of uses including housing) to accommodate Tendring's future housing growth. These 'call for sites' exercises have presented the Council with a large number of sites across the district, some of which have the potential to be future housing allocations and so are included in this assessment for more detailed consideration. A number of these sites have either gained planning permission or are now the subject of objections to the Local Plan: Publication Draft and will be considered by the Planning Inspector as part of the examination process.

## Site / broad location survey

### The Survey Team

**3.8** The survey team consisted of Planning Policy Officers from the Council's Planning Department, each of whom were fully briefed on the assessment methodology and trained in how to handle enquiries from members of the public or property owners to minimise unnecessary speculation. To ensure consistency in the approach undertaken and information recorded, officers used a standard approach to ascertain the characteristics and housing potential for each site.

### Recording Site Characteristics

**3.9** All the sites identified in the desktop review were visited to ascertain the characteristics of the site and check the potential constraints that were identified in the desktop review (as well as identifying any further constraints that might not have been identified at the desktop review stage). For each site, the following information was recorded:

- site size, boundaries and location;
- current land use(s) and character;
- surrounding land use(s) and character;
- physical constraints (e.g. access, contamination, steep slopes, potential for flooding, natural features of significance, location of infrastructure / utilities);
- potential environmental constraints;
- where relevant, development progress (e.g. ground works completed, number of homes started, number of homes completed); and
- initial assessment of whether the site is suitable for housing or housing as part of a mixed-use development.

### Recording the site information

**3.10** Each site included in the assessment has a unique reference code that firstly reflects whether the site is classified has planning permission (in which case it is identified by the relevant application number), a Local Plan allocation (identified by the policy number in the Local Plan) or an alternative site (referenced ALT1, ALT2 etc).

## Stage 2: Site / Broad Location Assessment

### Estimating the housing potential of each site

**3.11** Housing potential is a significant factor that not only determines how much land will be required to deliver overall district housing requirements but, at a site specific level, it can heavily influence economic viability and the likelihood of a site being deliverable. Consequently, quantifying the supply involved the generation of indicative capacities for each of the identified sites and broad locations. The potential capacity of sites was estimated using a combination of the following methods:

- existing intelligence (i.e. planning permissions, appeal proposals or estimates provided by third parties as part of their 'call for sites' proposal);
- density multipliers (i.e. where a gross density is used that is based on the size and location of the site); and
- design-based approach (i.e. exploring possible designs and layouts taking into account unique site characteristics and physical constraints to determine the resulting density of the site).

**3.12** This assessment includes a number of sites being promoted for development by 'third parties' (i.e. landowners, developers or agents). Some promoters, in their submissions, have provided their own estimates of the capacity of their sites but it is clear that different promoters have used different approaches to calculate their estimates. Some have applied a broad density across the whole site area (with many relying on the now abolished national minimum density to calculate site capacity) whilst others have used more sophisticated methods. In calculating the housing potential of the sites promoted by third parties, the site capacities suggested by the site promoters were taken into consideration but in many cases the final figure included in this assessment may differ from that originally promoted.

**3.13** The Practice Guidance advises that the process of calculating site capacities should be guided by local policy on housing densities. Therefore, in accordance with the policies in the 2012 Draft Local Plan, indicative densities have been influenced by a number of factors, including the site's accessibility to local services, housing and private amenity space standards, the required mix of housing, the character of development in the immediate area, and on-site infrastructure requirements that will need to be incorporated into the layout of the development (including green infrastructure, highways and any community facilities). The general approach for sites within existing urban areas has been to apply a density multiplier of 30 dwellings per hectare. Because one of the Council's top priorities is to deliver a lower density of development that provides spacious, more aspirational, properties with larger gardens and wider streets, the general approach to calculating potential density on a large, typical greenfield site is to apply a density multiplier of 25 dwellings per hectare to 90% of the developable site area (to allow for the provision of open spaces and other infrastructure) around the district's larger urban settlements (Clacton, Colchester Fringe, Harwich and Frinton/Walton) and a density multiplier of 20 dwellings per hectare around the smaller urban areas of Manningtree, Lawford and Mistley, Brightlingsea and the villages.

### **Assessing when and whether sites are likely to be developed**

**3.14** One of the main outputs of this assessment is to provide a judgement on the 'deliverability' and 'developability' of the sites being assessed over the plan period. The NPPF says that for a site to be 'deliverable', it 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. The NPPF, in its glossary, explains that 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). It also says that where a site has outline planning permission for major development, 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.

**3.15** For a site to be considered 'developable', the NPPF says sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

**3.16** In order to determine whether a particular site is deliverable, developable or not currently developable, the assessment looks at:

- a) suitability;
- b) availability; and
- c) achievability.

#### **a) Suitability**

**3.17** A site is deemed suitable if it offers a suitable location for development and would contribute towards the creation of sustainable, mixed communities, either now or in the future. The suitability of a site was assessed by considering whether there were any policy restrictions (looking at both the Council's 2007 adopted Local Plan and the 2017 publication version and national planning policy), physical problems or limitations, potential impacts and environmental conditions. Sites allocated for housing or a mix of uses that includes housing in the existing adopted Local Plan (or the emerging Draft Local Plan) or with planning permission for housing have generally been considered suitable for housing unless circumstances have changed that might suggest housing is no longer suitable. In this assessment, the following factors were considered for each site:

- Policy constraints;
- Physical limitations or problems – such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;
- Potential impacts – including the effect upon landscapes including landscape features, nature and heritage conservation;
- Appropriateness and likely market attractiveness for the type of development proposed;
- Contribution to regeneration priority areas; and
- Environmental/amenity impacts experienced by would be occupiers and neighbouring areas.

#### **b) Availability**

**3.18** A site is considered available where the Council was confident, on the best information available, that there were no legal or ownership problems likely to hinder or delay development. Under this section, the assessment looked at the following factors for all identified sites:

- Ownership;
- Ransom Strips;
- Operational Requirements;
- Restrictive Covenants; and
- Development Options.

### c) Achievability

**3.19** A site is considered achievable for development where there is a reasonable prospect that housing will be developed on the site at a particular point in time – which is essentially a judgement about the economic viability of a site and the capacity of the developer to complete and let or sell the development over a certain period. Under this section, the assessment looks at the following factors for all identified sites:

- The Housing Market;
- Development Costs;
- Economic Viability; and
- Delivery Factors.

### d) Overcoming Constraints

**3.20** Where the assessment has identified particular constraints to development through sections a, b and c above, a judgement has been made as to what action would be needed to remove them and when they could be overcome. It could be, for example, that a site that has no obvious safe access point may require the acquisition of some adjoining land, which as a consequence may affect the overall viability of a scheme. It could be that landscape improvements, relocation of biodiversity or land remediation may be required or a mixed development solution to overcome local deficiencies in certain services. For each site, the Council's observations have been recorded in the final conclusions, listing any measures required to overcome identified constraints.

#### Judgement as to when and whether sites are likely to be developed

**3.21** For each site, based on the intelligence gathered and the assessment undertaken in accordance with the above steps, a judgement as to the likelihood of development and the possible timing of that development has been made. In terms of assessing the potential timing of development, this assessment recognises four time periods:

- 2019-2024 – the 'five-year' period (1-5) in which Councils are required to identify specific deliverable sites to meet objectively assessed requirements plus an appropriate buffer;
- 2024-2029 – years 6-10 of the plan period for the new version of the Local Plan – for which Councils are required to identify specific housing sites or broad areas;
- 2029-2033 – years 11-14 of the (remaining) plan period – for which Councils are expected to identify specific sites or broad areas, where possible.

### Stage 3: Windfall Assessment

#### Determining the housing potential of windfall (where justified)

**3.22** The assessment of specific sites focuses on locations in and around the district's Urban Settlements, Strategic Rural Service Centre and Rural Service and only sites with potential for 10 or more dwellings. However, in reality, a significant number of new homes will also come forward on currently unidentified smaller sites of 9 or fewer and unidentified sites in some of the district's 'Smaller Rural Settlements' and there are also a large number of long-term empty homes in the district that will come back into use as the economy strengthens and the housing market picks up. Whilst it is not possible or practical to identify and assess every potential windfall, there is strong evidence to suggest that they will make an important contribution toward housing supply in the district, particularly over the next 5 years.

### Stage 4: Assessment Review

#### Presenting the findings of the assessment

**3.23** For each site included in the assessment, a standard schedule has been filled in containing the following headings:

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
The unique code for the site.	The site address including postcode.	The Ordnance Survey grid reference for each site (usually the mid-point of the site).	Site area in hectares (in most cases this will be an approximate value)	Estimated number dwellings capable of being achieved based on a density estimate or other intelligence about the site.	An indication of whether the site was in the Local Plan, had planning permission, was included in a master plan, submitted by a third party etc.	Any observations on physical constraints affecting the site.	Any observations on environmental constraints affecting the site.	Any observations on infrastructure constraints affecting the site.	Any intelligence on ownership issues that might affect the availability of the site.	Any observations on factors that might affect the economic viability of a site and whether it is achievable, or not.	✓, ? or X	✓, ? or X	If a site is achievable an estimate of when development might take place is given.	Any final observations about the deliverability of the site.

**3.24** In concluding whether a site is 'suitable' and 'available' and 'achievable', a ✓ indicates 'yes', a ? indicates some uncertainty and a X indicates 'no'. The results of these assessments are included in Appendices 1 to 6 to this report. For each site there is then a 'trajectory' indicating the estimated number of dwellings that could realistically be built in each financial year between 2019/20 and 2032/33. This follows the format below.

Site Ref	Site name	Total capacity			YR1 2019/ 20	YR2 2020/ 21	YR3 2021/ 22	YR4 2022/ 23	YR5 2023/ 24	YR6 2024/ 25	YR7 2025/ 26	YR8 2026/ 27	YR9 2027/ 28	YR10 2028/ 29	YR11 2029/ 30	YR12 2030/ 31	YR13 2031/ 32	YR14 2032 -33	Next plan	Notes
<b>MANNINGTREE/LAWFORD/MISTLEY</b>																				
Site 1	Summarised version of the full address.	10			2	2	2													Delivery in years 1-5
Site 2	Summarised version of the full address.	20			OUT	RM	DC/C	4	4	4	4	4								Delivery in years 6-10
Site 3	Summarised version of the full address.	30											6	6	6	6	6	6		Delivery in years 11-16
Site 4	Summarised version of the full address.	40											8	8	8	8	8	8		Delivery in years 11-16
Site 5	Summarised version of the full address	50																	50	Delivery likely to be longer term or not at all.

**3.25** Homes estimated to be delivered between 2019/20 and 2023/24 are shown in green as there is strong evidence to suggest development will take place in the short term. Amber indicates homes expected in years 6 onwards. The pre-development stages involved in the planning process are also indicated for most sites with the following key.

- LPA Local Plan adoption
- OUT Outline consent
- FUL Full consent
- RM Reserved matters approval
- HCC High Court challenge
- DC Discharge of conditions
- C Commencement of development

### Stage 5: Final Evidence Base

**3.26** The findings of this assessment will help to inform the examination of the Local Plan and future reviews, which will contain specific housing allocations to deliver the amount of new housing required over a the remainder of the plan-period to meet the objectively assessed housing need for the district. This specific version of the SHLAA will inform potential modifications to Section 2 of the Local Plan designed to ensure the plan is up to date and reflects various Council and appeal decisions that have been made since the publication of the plan in 2017. It is also important an annual update is carried out to ensure the Council continuously has a 5-year housing supply, in accordance with the National Planning Policy Framework, and to have enough land identified in the event of an undersupply. In accordance with the practice guidance, this Assessment will be reviewed and updated on an annual basis (as part of the Council's Annual Monitoring Report) in order to monitor the district's housing supply and the delivery and effectiveness of the new Local Plan. This will include a judgement as to whether sites will come forward as anticipated and whether further sites need to be sought or original assumptions made about sites as part of this assessment, need to be revisited, in the event of an undersupply.



## 4 Assessment Conclusions

4.1 The following table outlines the main conclusions of the SHLAA assessment.

Source of housing supply	2013-2019 (6 years)	Years 1-5 2019-2024 (5 years)	Years 6-10 2024-2029 (5 years)	Years 11-14 2029-2033 (4 years)	TOTAL	Notes
<b>Objectively Assessed Need</b>						
Housing requirement	2,854 (actual)	3,835	2,156	2,155	<b>11,000</b>	550 homes a year is the recommended OAN for Tendring within the 2016 OAN Study. The Council's submitted Local Plan reflects this requirement by planning for a minimum 11,000 homes over the 20-year period 2013-2033. The requirement within years 1-5 (the five-year supply) is greater than years 6-10 and years 11-14 because, it includes provision for the 2013-2019 under-supply plus a 20% buffer.
<b>SOURCE 1: COMPLETIONS SINCE 2013</b>						
Supply of homes	2,854	-	-	-	<b>2,854</b>	House completions since April 2013 have already delivered just over 2,800 homes and have therefore reduced the residual housing requirement for the period up to 2033 to around 8,200. To meet its objectively assessed housing needs over the plan period to 2033 and therefore meet the requirements of the NPPF, the Council must identify sufficient land, through the Local Plan, to deliver this residual requirement.
Residual requirement	-	<b>3,835</b>	<b>2,156</b>	<b>2,155</b>	<b>8,146</b>	
<b>SOURCE 2: Large Sites with planning permission</b>						
Supply of homes	-	3,578	1,782	380	<b>5,740</b>	Deliverable large sites with planning permission for housing and mixed-use development are expected to contribute around 5,800 homes, thus addressing more than two-thirds of the residual housing requirement up to 2033. The majority of this development is expected in years 1-5 but will not address the five-year requirement in full. Large site with planning permissions will also deliver a fair number of homes in years 6-10 but the supply drops off in years 11-16 as these sites are completed.
Residual requirement	-	<b>257</b>	<b>374</b>	<b>1,775</b>	<b>2,406</b>	
<b>SOURCE 3: Small sites and windfalls</b>						
Supply of homes	-	568	324	124	<b>1,016</b>	Small sites and other windfall sites are expected to contribute around 1,000 homes in the period to 2033 thus reducing the residual housing requirement to just under 1,400. These sites will address the residual five-year requirement. The supply of small sites and windfall sites is expected to dry out over the plan period, so their contribution to years 6-10 and 11-16 will reduce significantly.
Residual requirement	-	<b>(311)</b>	<b>50</b>	<b>1,651</b>	<b>1,390</b>	
<b>SOURCE 4: Housing allocations in the emerging Local Plan</b>						
Supply of homes	-	50	1,459	1,360	<b>2,869</b>	Based on the up to date assessment contained in this document, the sites specifically identified in the submitted Local Plan for housing or mixed-use development are expected to contribute approximately 2,600 homes in the period to 2033 thus addressing the residual requirement over the plan period with almost 1,500 homes to spare.
Total Surplus/Deficit	-	<b>+361</b>	<b>+1,409</b>	<b>(291)</b>	<b>+1,479</b>	

4.2 The results of the SHLAA assessment show that it is realistic to comfortably address the full objectively assessed need for housing through the deliverable supply of sites, including an allowance for small sites and windfalls. Sufficient land can be identified to address the five-year requirement which, including historic shortfall since 2013 and a 20% buffer. Over the full plan period, there is a potential surplus of land and the Local Plan identifies sufficient land to deliver an oversupply of nearly 1,500 homes.

4.3 The SHLAA demonstrates that around 2,800 of the 11,000 homes needed up to 2033 have already been built. Large sites with planning permission and small sites (mostly benefitting from planning permission) can together deliver around 6,800 homes leaving around 1,400 homes to be planned for through allocations in the Local Plan. The publication draft identifies more than enough deliverable land to meet this residual requirement which would indicate that the plan is sound in respect of housing supply.

4.4 The following tables analyse the housing potential by settlement and by sources of supply.

Source of supply	Supply from large site planning permissions and small site/windfalls				Supply from Local Plan allocations				Grand Total	% increase in settlement dwelling stock (approx.)	% of total dwellings planned for	Average rate of housing completions 2019-2033 per annum
	Years 1-5	Years 6-10	Years 11-14	Total	Years 1-5	Years 6-10	Years 11-16	Total				
Clacton	746	563	240	1,549	0	560	620	1,180	<b>2,729</b>	9%	28.4%	195
Harwich	231	350	80	661	0	48	0	48	<b>709</b>	7%	7.4%	51
Frinton and Walton	544	203	0	747	0	87	0	87	<b>834</b>	8%	8.7%	58
Manningtree, Lawford and Mistley	515	383	60	958	0	0	0	0	<b>958</b>	24%	10.0%	68
Brightlingsea	117	0	0	117	0	0	0	0	<b>117</b>	3%	1.2%	8
Colchester Fringe (and Garden Community)	204	25	0	229	50	600	600	1,250	<b>1,479</b>	N/a	15.8%	99
Alesford	240	0	0	240	0	0	0	0	<b>240</b>	30%	2.6%	17
Elmstead Market	164	20	0	184	0	0	0	0	<b>184</b>	21%	2.0%	13
Great Bentley	260	0	0	260	0	0	0	0	<b>260</b>	37%	2.8%	19
Little Clacton	34	98	0	132	0	0	0	0	<b>132</b>	13%	1.4%	10
St. Osyth	135	126	0	261	0	0	0	0	<b>261</b>	26%	2.8%	19
Thorpe le Soken	163	0	0	163	0	0	0	0	<b>163</b>	23%	1.7%	12
Weeley	4	0	0	4	0	164	140	304	<b>308</b>	62%	3.3%	22
Smaller Rural Settlements	221	14	0	235	0	0	0	0	<b>235</b>	N/a	2.6%	18
Small Sites/Windfall	568	324	124	1,016	-	-	-	0	<b>1,016</b>	N/a	10.9%	73
<b>TOTALS</b>	<b>4,146</b>	<b>2,106</b>	<b>504</b>	<b>6,756</b>	<b>50</b>	<b>1,459</b>	<b>1,360</b>	<b>2,869</b>	<b>9,625</b>		<b>100%</b>	<b>688</b>

4.5 Through a combination of large sites with planning permission, small sites/windfalls and allocations in the emerging Local Plan, the residual requirement of 8,146 dwellings can be comfortably met. In line with the settlement hierarchy in the Local Plan, the strategic urban settlements of Clacton and Harwich, the Colchester Fringe/Tendring Colchester Borders Garden Community and the smaller urban settlements of Frinton/Walton, Manningtree/Lawford/Mistley and Brightlingsea are expected to accommodate the majority of new development.

#### Clacton

4.6 Clacton, being the district's largest settlement, would deliver over 2,700 homes, some 28% of the district requirement and a 9% increase on the town's existing dwelling stock. Proposals in the Local Plan include new primary schools at the Rouses Farm, Hartley Gardens and Oakwood Park developments to meet the increasing needs. Secondary school provision can be addressed through expansion at existing campuses. The large scale allocations also propose medical centres which would be subject to NHS approval in line with its emerging strategy for primary healthcare provision. In terms of transport infrastructure, the Hartley Gardens scheme includes a link road around the north-west of the town and the Council's transport modelling identifies improvements to key road junctions, including at St. John's Roundabout. Growth in Clacton is expected to take place at a fairly steady rate throughout the plan period averaging around 200 dwellings per annum. Since 2001, the average rate of house completions in the Clacton area has been around 170 a year, fluctuating between 100 and 300, so the anticipated increase in the rate of growth to 200 a year is reasonably achievable in the plan period to 2033. The emphasis on economic growth in the Clacton area is supporting existing businesses to expand, improving the retail and leisure offer through developments in the town centre, at Brook Park West and at Clacton Factory Shopping Village. Investing in tourism, regenerating Jaywick Sands and supporting innovation in the care and assisted living sectors are also key elements of the economic strategy.

#### Harwich

4.7 Harwich and Dovercourt, with a weaker housing market and more physical and environmental constraints is expected to deliver 700 homes up to 2033 which is around 7% of the district requirement and a 7% increase on the town's existing dwelling stock. This level of development can be accommodated without the need for any new schools or surgeries or any significant highways infrastructure. The growth is expected to take place mainly in the middle part of the plan period but the average rate over the next 15 years would be around 50 homes a year. The average since 2001 has been around 60 a year fluctuating significantly between 30 and 200. There is a strong emphasis on delivering new inward investment and employment opportunities in the Harwich area to drive economic growth including those linked to the renewable energy sector.

#### Colchester Fringe/Garden Community

4.8 The development immediately on the Colchester Fringe at the Avellana Place and Bromley Road developments are expected to deliver 230 homes within the next five years whereas the development at the Tendring Colchester Borders Garden Community is anticipated to deliver homes in years onwards, to the end of the plan period and beyond. The 1,250 included in the SHLAA would represent a 50:50 share of the total 2,500 anticipated for the Garden Community up to 2033 being allocated to Tendring's requirement. With the Local Plan over-allocating by some 1,500 homes, there is significant flexibility incorporated into the plan to guard against any delays or under-supply in the Garden Communities project. Close links to the growth at the University of Essex and promoting technological innovation are key strands of the economic strategy to deliver jobs alongside housing in this location. This location is expected to deliver around 16% of the district's total planned growth but with significant longer-term potential beyond 2033. .

## **Smaller Urban Settlements**

**4.9** Frinton and Walton, including Kirby Cross, are expected to deliver over 800 homes of which the vast majority have already obtained planning permission or are under construction. Development in Walton on the Naze is to be supported by the new investment in retail and tourism. An average rate of development around 60 homes a year over the plan period is broadly in line with the rates of 30 to 90 completions a year achieved since 2001. The Manningtree, Lawford and Mistley area is expected to accommodate nearly 1,000 homes which represents a considerable increase in the settlement's housing stock and reflects the area's popularity, its attractive environment and its good mainline rail links. The developments have already obtained planning permission or are under construction and they are mostly expected to deliver in years 1-10. The average rate of development over the plan period would be around 70 completions a year and historic rates of development would suggest this is achievable. The level of development proposed for Brightlingsea is significantly lower at just over 100 homes on one site, but this reflects the town's environmental sensitivities and its limited transport infrastructure with no rail services and one road in and one road out.

## **Rural Service Centres**

**4.10** The rural service settlements including Alresford, Elmstead Market, Great Bentley, Little Clacton, St. Osyth, Thorpe and Weeley would each accommodate something in the region of 130 to 300 dwellings. However, it should be noted that the percentage increases in dwelling stock for these locations are considerably higher than in the urban settlements. Many of the developments were allowed on appeal at a time when the Council was unable to demonstrate a five-year supply of deliverable housing sites and the government's presumption in favour of sustainable development had to apply. The higher levels of development proposed in Alresford, Great Bentley and Weeley reflect their locations on the transport network, particularly with branch line rail services. The majority of development in St. Osyth is associated with St. Osyth Priory and is enabling development to fund its restoration. With higher property values in these villages, the majority of the development is anticipated in years 1-5. There is a concern about too much development being accommodated by these settlements and resulting in an overly disproportionate level of growth taking place, but as the most sustainable rural locations for development, a modest proportion of total housing (around 1,500 homes and 17% of the district requirement) is planned for villages in this tier of the settlement hierarchy.

## **Smaller Rural Settlements**

**4.11** Smaller rural settlements are expected to accommodate a relatively small proportion of the district's overall growth which reflects their limited access to jobs, shops, services and facilities at just around 250 dwellings.

## **Alternative sites and alternative OAN requirements**

**4.12** There are a number of objections to the submitted Local Plan which will be addressed through the examination process – many of which relate to housing supply and the objectively assessed housing needs. Some argue that the housing requirement should be higher and that additional land should be allocated in the Local Plan to address this. The SHLAA has assessed a number of 'alternative sites' that are not currently allocated in the Local Plan to test their suitability, availability and likely deliverability. This issue has already been debated as part of the examination of Section 1 of the Local Plan and the Inspector's has concluded that the OAN of 550 homes a year is based upon sound evidence – so there should not be a need to consider including additional sites in the Local Plan for housing, particularly as it over-allocates by around 1,500 homes. The assessment of alternative sites does however indicate where it might be possible to deliver additional housing if, whatever reason, that is deemed necessary.

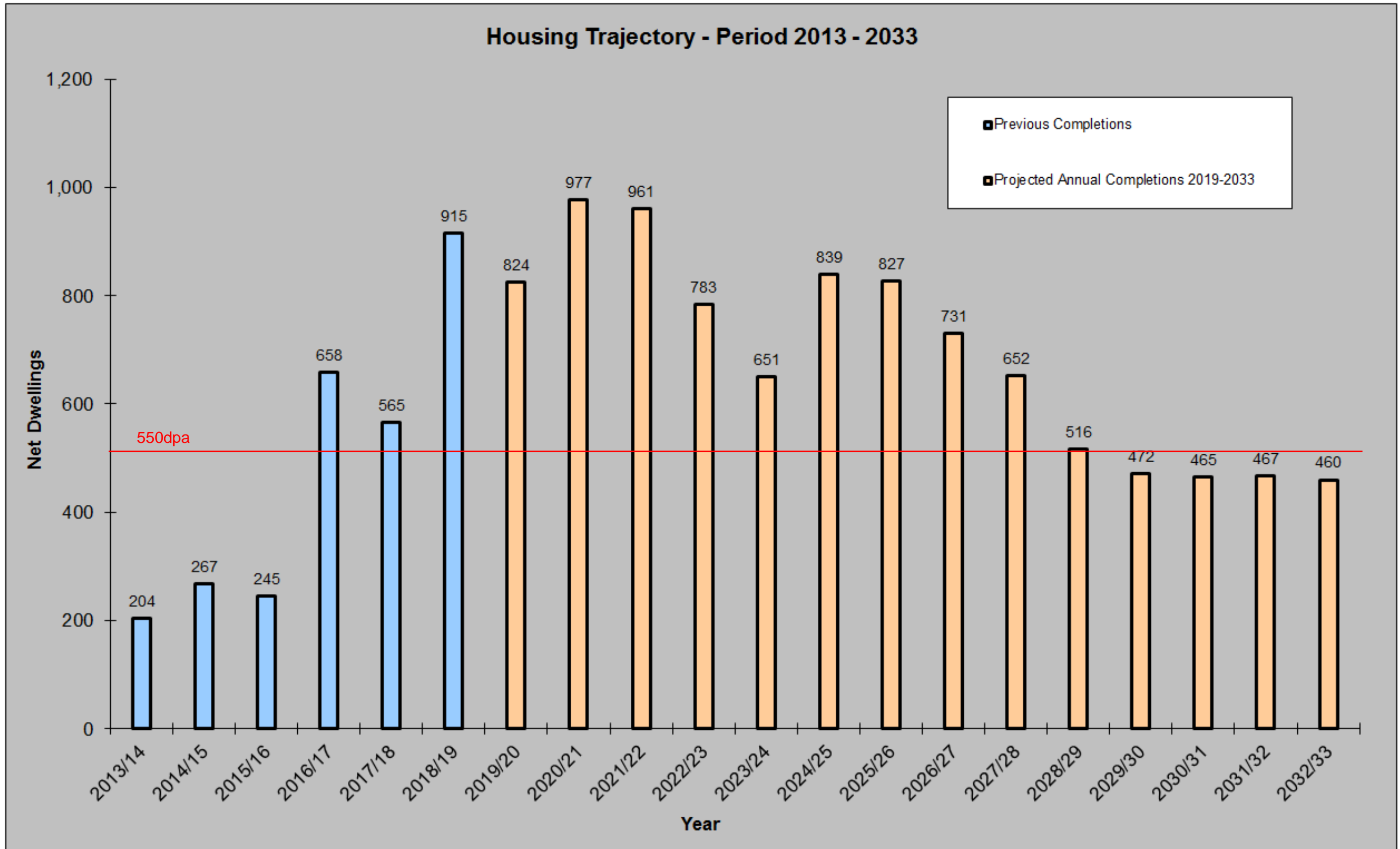
**4.12** If additional homes were required, the assessment of alternative sites shows that more than 1,300 new homes could be delivered on sites that already fall within the settlement development boundary as defined in Section 2 of the emerging Local Plan. This includes a number of sites that are the subject of current planning applications which may or may not receive planning permission in 2019/20. A further 1,000 homes could be achieved on sites around the edge of existing urban settlement but some of those sites are environmentally sensitive. Sites around the district's larger villages (rural service centres) could deliver a further 1,000 homes but development in these locations could raise serious concerns about sustainability and the character of those rural communities. Finally, just over 1,700 homes could be built on sites within the designated 'strategic green gaps' – but to do so would seriously undermine the objective to maintain separation between certain settlements and to protect their countryside setting and character.

## **Summary of conclusions**

**4.13** This assessment confirms that the policies and proposals in the submitted Local Plan when combined with site with planning permission on large and small sites, and windfall sites, can reasonably ensure than 11,000 homes are delivered in Tendring in the period 2013-2033 in line with the recommendations in the OAN Study, as endorsed as sound by the Local Plan Inspector. The Local Plan over-allocates by around 1,500 homes which helps to guard against any under-delivery on certain sites or potential delay on larger strategic schemes including the Tendring Colchester Borders Garden Community or Hartley Gardens. The Council is also able to demonstrate a five year supply of deliverable housing sites against its Local Plan housing requirements (but not against the government's standard methodology for calculating housing need).

## 5 Housing Trajectory

5.1 The chart below is a trajectory showing both past rates of housing completions since 2013 and future projections based on the assessments of individual sites and realistic estimates of windfall potential for the years 2019 to 2033.





## 6 Implications for Policy LP1 in the emerging Local Plan

**6.1** Policy LP1 and corresponding tables LP1 and LP2 in the Local Plan Publication Draft were drafted in 2017 and pre-dated many of the planning decisions and the latest evidence on deliverability contained within the SHLAA assessment. In undertaking this assessment and having considered the various representations made to the Local Plan's housing policies and proposals during the 2017 consultation exercise, it has become clear that the figures and assumptions contained within Policy LP1 and its corresponding tables might benefit from modifications to bring them in line with the latest evidence. For example, the Policy identifies 1,374 completions since 2013 which can now be updated to 2,854. Similarly, the contribution expected from large sites with planning consent represented 4,779 dwellings in 2017 but this can now be updated to 5,750.

**6.2** Because the Local Plan has already been submitted and is in the process of examination, modifications to any of its policies or proposals are at the discretion of the Planning Inspector and can only be suggested to the Inspector by the Council as ways of addressing particular objections to the Local Plan or updating the plan to ensure it is as 'sound' as possible. If the Inspector agrees that modifications to the plan are required, any modifications considered to be 'major' or 'main' modifications would be the subject of a final round of public consultation before the Council can proceed to formally adopt the Local Plan.

**6.3** The updated evidence within this assessment suggests that some modifications to the housing section of the Local Plan would ensure they better reflect the reality of what housing is expected to be delivered within the plan period, and when. The suggested modifications arising from this new evidence are set out below.

### Supporting Text

**6.4** It is considered that the introductory paragraphs 5.01 through 5.1.9 do not require any changes as a result of the latest evidence in this assessment. Paragraph 5.1.10 of the plan could be modified as it includes figures that can now be updated, as follows (deletions shown as struck through and additions underlined):

**5.1.10** The Council assesses annual housing completions against the annualised housing target of 550 homes each year. As of ~~March 2017~~ April 2019, ~~four~~ six years of completions data is available. Table LP1 identifies housing completions of ~~1,374~~ 2,854 between 2013/14 and ~~2016/17~~ 2018/19. This leaves a requirement for the Local Plan to establish a supply of at least ~~9,626~~ 8,146 homes. 'At least' is an important factor because the housing strategy is more sound if it provides some flexibility for choice and range in its supply to accommodate external factors such as the market failure of a particular developer which could slower overall completion rates.

### Table LP1

**6.5** Table LP1, which effectively sets out the 'residual' number of homes required to meet objectively assessed housing needs taking actual completions since 2013 into account can be updated to reflect the net dwelling stock increases of 565 and 915 in 2017/18 and 2018/9 respectively.

**Table LP1: Housing Requirement for the period 1/4/13 – 31/3/33**

<b>A – Annual Net Dwellings Required – Reported Years from Base Date</b>	
2013/14 to 2032/33	550 x 20
<b>Total</b>	<b>11,000</b>
<b>B – Net Completions – Reported Years from Base Date</b>	
2013/14	204
2014/15	267
2015/16	245
2016/17	658
<u>2017/18</u>	<u>565</u>
<u>2018/19</u>	<u>915</u>
<b>Total</b>	<b>1,374 <u>2,854</u></b>
<b>C – Shortfall – Reported Years from Base Date</b>	
<b>Total</b>	<b>826 <u>446</u></b>
<b>D – Net dwellings from Base Date still required</b>	
<b>Total</b>	<b>9,626 <u>8,146</u></b>

**Table LP2**

6.6 Table LP2 in the Local Plan sets out a broad trajectory to indicate how many homes, and from what sources of supply, will be delivered during the plan period in years 1-5, 6-10 and 11-14. The table sets out the expected contribution from large sites with planning permission, small sites and windfall sites and each of the individual sites that are specifically allocated for housing or housing and mixed-use development in the Local Plan by category i.e. Strategic Mixed-Use Allocations (SAMU), Strategic Housing Allocations (SAH) and Medium Sized Allocations (MSA). The evidence contained within this SHLAA assessment indicates that some of the figures in Table LP2 need to be updated and that certain of the site allocations might not deliver the number of homes originally thought at the time the Local Plan was published in 2017. Some of the modifications set out below effectively mean the 'deallocation' of certain sites from the Local Plan, renaming sites or adjusting the figures.

Table LP2 makes provision for the homes required as established through the OAN. The supply consists of large sites (10 or more homes) with planning permission or a resolution to grant planning permission, an allowance for small sites (of 9 or fewer homes) based on past trends and sites for 10 or more homes allocated in the Local Plan. Policy HP4 applies to MSA8.

**Table LP2 – Local Plan Housing Allocations**

Site	Total housing numbers	2018/19 2019/20 to 2022/23 2023/24	2023/24 2024/25 to 2027/28 2028/29	2028/29 2029/30 to 2032/33	And Beyond	Reference
Sites of 10 or more Homes with Planning Permission (with/without s106)	4,796 6,207	3,933 3,578	746 1,782	400 380	17 467	
Sites of 9 or less homes/windfall	1,399 1,016	864 568	364 324	174 124	0	
<del>EDME Maltings</del>	150	0	0	150	0	SAMU1
<del>Hartley Gardens Village, Clacton</del>	1,700	0	300 150	300 300	1,100 1,250	SAMU2
<del>Oakwood Park, Clacton</del>	750 918	0	300 320	300 320	250 278	SAMU3
<del>Rouses Farm</del>	850	0	300	300	250	SAMU4
<del>Land South of Council Offices Barleyfields, Weeley</del>	280	0	200 140	80 140	0	SAMU5
<del>Greenfield Farm</del>	164	0	100	64	0	SAH1
<del>Land West of Low Road</del>	300	0	100	100	100	SAH2
<del>Robinson Road</del>	100	0	100	0	0	SAH3
<del>Tendring Colchester Borders Garden Community</del>	3,500-4,500	0 50	500 600	750 600	2,250-3,250	SP7
<del>Land at Weeley Council Offices</del>	24	0	0 24	24 0	0	MSA1
<del>Land off Gotswold Road</del>	12	0	12	0	0	MSA2
<del>Orchard Works site rear of London Road</del>	20	0	20	0	0	MSA3
<del>Land rear of 522-524 St. Johns Road</del>	43	0	43	0	0	MSA4
<del>Station Gateway development</del>	60	0	0	60	0	MSA5
<del>Former Tendring 100 Waterworks Site, Clacton</del>	90	0	90	0	0	MSA6
<del>Mayflower Primary School</del>	15	0	15	0	0	MSA7
<del>Land at adjoining Harwich and Parkeston Football club, Dovercourt</del>	89 48	0	0 48	89 0	0	MSA8
<del>Old Town Hall site</del>	15	0	15	0	0	MSA9
<del>Southcliffe Trailer Park</del>	15	0	15	0	0	MSA10
<del>Station Yard/Avon Works, Walton</del>	40	0	40	0	0	MSA11
<del>Land at the Farm, Kirby Road, Walton</del>	47	0	0 47	47 0	0	MSA12
<del>Montana Roundabout</del>	35	0	35	0	0	MSA14
TOTALS	14,494-15,494 13,860-14,860	4,797 4,196	3,339 3,565	2,491 1,864	3867-4,867 4,245-5,245	
Total in Plan Period	10,627 9,625					

Notes:

- EDME Maltings (SAMU1) is not proposed for deallocation as a mixed-use development, but given uncertainties over timeframes for redevelopment it is suggested that it be deleted from Table LP2 and that the indicative 150 dwellings are not relied upon to address Tendring's objectively assessed housing requirements.

- Land off Cotswold Road (MSA2), Station Gateway Development (MSA5), Mayflower Primary School (MSA7), Old Town Hall site (MSA9) and Southcliffe Trailer Park (MSA10) are no longer expected to contribute towards housing supply within the plan period and it is suggested that these sites could be deallocated from the Local Plan.
- Rouses Farm, Clacton (SAMU4) has a Planning Committee resolution to grant outline planning permission (17/01229/OUT) for 950 dwellings subject to the completion of a s106 legal agreement, which at 1<sup>st</sup> April 2019 was imminent. This site will now form part of the committed supply and no longer requires a specific Local Plan allocation or specific mention in Table LP2.
- The following sites have all obtained planning permission and no longer require a specific Local Plan allocation nor a specific reference within Table LP2:
  - Greenfield Farm, Dovercourt (SAH1) - 17/01909/OUT – 42 dwellings.
  - Land West of Low Road, Dovercourt (SAH2) - 17/02169/OUT – 300 dwellings.
  - Robinson Road, Brightlingsea (SAH3) - 17/01318/FUL – 115 dwellings.
  - Orchard Works site rear of London Road, Clacton (MSA3) – 14 dwellings.
  - Land rear of 522-524 St. John's Road, Clacton (MSA4) – 17/01964/OUT – 11 dwellings.
  - Montana Roundabout, Little Clacton (MSA14) – 17/00790/FUL – 30 dwellings.
- The figures for land at Harwich and Parkeston Football club (MSA8) are suggested for modification to reflect the fact that the relocation of the football club and a comprehensive development across the wider site is now considered unlikely. It is suggested that the allocation be reduced to cover only the Council owned land adjoining the football club and that the reference to the site in the preamble to Table LP2 be deleted.

6.7 The suggested modifications to Table 2 indicate that the overall assumptions about housing growth in the Local Plan as published are still broadly accurate but that the latest evidence suggests more development will take place in years 6-10 with less in years 11-15. Overall, the table demonstrates that no additional allocations are required to deliver 9,635 homes against the residual requirement of 8,146.

## Policy LP1

6.8 Policy LP1 in the Local Plan sets out how the objectively assessed housing needs for the district will be met over the plan period in line with the requirements of the National Planning Policy Framework. In rolling forward the housing figures to an April 2019 base date and reviewing the assumptions about housing delivery through this SHLAA assessment, it is suggested that modifications to the policy could be made to ensure it reflects the most up to date evidence. The suggested modifications are set out below.

### Policy LP 1

#### HOUSING SUPPLY

The Council will work with the development industry and other partners to deliver a minimum new homes increase of 11,000 (net) between 1 April 2013 and 31 March 2033 to support economic growth and meet objectively assessed requirements for future housing in the District. This supply of new homes will be delivered from the following sources:

<b>Supply Source to March 2033</b>	<b>Totals</b>
Net Dwelling Completions <del>2013-2017</del> <u>2013-2019</u>	1,374 <u>2,854</u>
Large Sites with Planning Consents (with/without signed S106 agreements)	4,779 <u>5,740</u>
Small Sites with Planning Consents (with Trend Based Completions)	1,399 <u>1,016</u>
Strategic Allocations – Mixed Use (SAMU Policies)	2,230 <u>1,370</u>
Strategic Allocations – Housing (SAH Policies)	464
Medium Sized Allocations (MSA Policies)	505 <u>249</u>
Tendring Colchester Borders Garden Community	1,250
<b>Totals</b>	<b>12,001 <u>12,479</u></b>

**This Policy contributes towards achieving Objectives 1 and 6 of this Local Plan.**

**6.9** The suggested modifications above show that the Council is in a stronger position in 2019 than in 2017 to demonstrate that the objectively assessed housing need for Tendring will be met over the plan period. Even with the suggested deallocation of some of the MSA sites from the Local Plan, there is a substantial over-allocation of 1,489 which is 18% over and above the residual requirement (2019-2033) of 8,146. This provides a significant level of flexibility to guard against non-delivery, for whatever reason, on certain sites.

**6.10** With only three uncommitted 'SAMU' sites now expected to contribute to housing supply, all SAH sites gaining planning permission, there may be some merit in reconsidering the way in which Table LP1 is presented. It would be entirely up to the Local Plan Inspector whether such a modification were acceptable, but below is an alternative way of presenting Table LP1 in a way that identifies specific strategic site allocations and how much development they are expected to contribute.

**Policy LP 1 [Alternative format]**

**HOUSING SUPPLY**

The Council will work with the development industry and other partners to deliver a minimum new homes increase of 11,000 (net) between 1 April 2013 and 31 March 2033 to support economic growth and meet objectively assessed requirements for future housing in the District. This supply of new homes will be delivered from the following sources:

<b>Supply Source to March 2033</b>	<b>Totals</b>
Net Dwelling Completions 2013-2019	2,854
Large Sites with Planning Consents (with/without signed S106 agreements)	5,740
Small Sites with Planning Consents (with Trend Based Completions)	1,016
Development at Hartley Gardens, Clacton (Policy SAMU2)	450
Development at Oakwood Park, Clacton (Policy SAMU3)	640
Development at Barleyfields. Weeley (Policy SAMU5)	280
Medium Sized Allocations (MSA Policies)	249
Tendring Colchester Borders Garden Community	1,250
<b>Totals</b>	<b>12,479</b>

**This Policy contributes towards achieving Objectives 1 and 6 of this Local Plan.**



## 7 Five-Year Housing Supply Position

7.1 The following table sets out the Council's five-year housing supply position at 1<sup>st</sup> April 2019 and is based on the evidence and information contained within this assessment. It contains two calculations, one using the objectively assessed housing requirement of 550 dwellings per annum and a 20% buffer; and one using the government's standard method for calculating housing need which uses a figure of 863 dwellings per annum. The housing requirement of 550 dpa has been examined by the Local Plan Inspector and accepted as being based upon sound evidence and has also been accepted by Appeal Inspectors when determining appeals. However, following February 2019 amendments to the NPPF, the Council must use the standard method for the purposes of decision making until such time that the new Local Plan is adopted – which could be in 2019/20 and before the next update to the SHLAA. The table below does however demonstrate the significant difference between the calculations using the Local Plan figure (which has been confirmed as sound by the local Plan Inspector) and the standard method, which is based on national population projections (which, for Tendring, have been demonstrated to be flawed and over-inflated as a result of unattributable population change – as also confirmed by the Local Plan Inspector and agreed in recent appeals). The application of the standard method is therefore considered to be a temporary measure which will be resolved once the strategic housing policies in the new plan are adopted.

Five Year Requirement and Supply	Local Plan OAN of 550 homes a year	Standard Methodology of 863 homes a year	Notes
<b>Requirement 2019/20 – 2023/24</b>	2,750 (550 x 5)	4,315 (863 x 5)	OAN for Tendring has been examined by the Local Plan Inspector and has confirmed as being soundly based. However, under 2019 changes to the NPPF, until the Local Plan is adopted, the government's standard method of calculating housing need has to be applied.
<b>Shortfall 2013/14 – 2018/19</b>	446	N/a	This is based on the actual net dwelling stock increase of 2,854 achieved in the period 2013-2019 against the total requirement of 3,300 (550dpa over 6 years). Under the standard method, there is no need to include shortfall within the five-year requirement.
<b>Sub-Total</b>	3,196	4,315	Requirement + Shortfall. (Shortfall not applicable to the calculation using the standard method).
<b>Plus 20% buffer</b>	639	863	20% buffer required where there has been significant under-delivery. Using the standard method, delivery over the last three years has been less than 85% of the requirement (see table below) and therefore a 20% buffer applies.
<b>Total Requirement</b>	3,835	5,178	Sub-Total + 20% buffer.
<b>Supply from large site commitments</b>	3,578	3,578	Taken from the trajectory data in Appendix 4.
<b>Supply from emerging allocations</b>	0	0	Taken from the trajectory data in Appendix 4. (Excludes the 50 units anticipated at the Tendring Colchester Garden Community as they do not currently meet the NPPF definition of deliverable).
<b>Supply from small windfall sites</b>	568	568	Taken from the projected small site completions over years 2019/20 to 2023/24 in Appendix 2 Assessment of Small Sites and Windfalls.
<b>Total supply of Homes – Units</b>	4,146	4,146	Supply from large site commitments = supply from emerging allocations + supply from small windfall sites.
<b>Total five- year supply of Homes - %</b>	108%	80%	$\frac{\text{Total supply of Homes}}{\text{Total Requirement}} \times 100$
<b>Total supply of Homes – Years</b>	<b>5.4</b>	<b>4.0</b>	Total five-year supply of Homes % x 5 (years)

7.2 The following table sets out the Council's performance against the government's **Housing Delivery Test** – which is important in determining what 'buffer' (5% or 20%) applies to the calculation of housing supply. Until updated figures are published by the government in November 2019, the test looks at the last three-years of housing delivery **2015/16 to 2017/18**. For that period, the government's published figures required that 1,877 homes were required during that period.

Past three year requirement and delivery	Local Plan OAN of 550 homes a year	Published figures	Notes
<b>Requirement 2015/16-2017/18</b> (the last three years)	1,650	1,877	The government's published figures required 616, 638 and 623 dwellings in each of the three years 2015/16 to 2017/18 – a total requirement of 1,877. $\frac{\text{Total supply of Homes}}{\text{Total Requirement}} \times 100$
<b>Actual net increase in dwellings 2015/16-2017/18</b>	1,468	1,468	Comprised of 658, 565 and 915 net completions in 2016/17, 17/18 and 18/19 respectively.
<b>Housing delivery test percentage</b>	<b>89%</b>	<b>78%</b>	Applying the OAN of 550dpa, the Council achieved 89% of its housing requirement over the last three years. Applying the standard method, delivery has been 78%. As it is under 95%, the Council will have to prepare an action plan to assess the causes of under-delivery and identify actions to increase delivery in future years. Because it is also under 85%, the Council must apply a 20% buffer, as it has done above, to the calculation of housing supply.

**7.3** Current performance against the Housing Delivery Test clearly requires the Council to apply a 20% buffer at present. However, when new figures are published in November 2019 which roll the three-year deliver period forward to include the 2018/19 financial year, the strong performance in that year (915 net completions) can be taken into account. When that happens, it is expected that performance against the Local Plan figure of 550dpa will increase to around 130% of the requirement thus requiring only a 5% buffer to apply when applying 550dpa. There should also be a significant improvement in delivery against the government's published figures.

**7.4** For plan-making purposes, utilising the objectively assessed housing requirement of 550 dwellings per annum, the Council can demonstrate a comfortable 5.4 years supply of deliverable housing sites. For decision-making purposes, which currently requires the Council to use the government's standard method of calculating housing need, the Council cannot demonstrate a five-year housing supply and the figure 4.0 years. Using the OAN figure, the Council can demonstrate a surplus of almost 500 dwellings, whereas under the standard method there is a shortfall of more than 800. The significant discrepancy between the two sets of numbers demonstrates very clearly the issues with UPC that over-inflate the population projections for Tendring. Until the Local Plan figure of 550dpa is formally adopted following the completion of the Local Plan examination, the Council will be required to measure housing supply using the standard methodology and whilst there remains a shortfall against the five-year housing requirement using that method, the Council will need to apply, as a material consideration, the 'tilted balance' in the presumption in favour of sustainable development set out in the NPPF i.e. it will be expected to approve planning permission for housing developments, whether they are in the Local Plan or not, unless the adverse impacts would significant and demonstrably outweigh the benefits or if policies the NPPF specifically prevents such developments.

**7.5** There is a possibility that the Local Plan figure of 550dpa could be formally adopted by the Council before the SHLAA assessment is updated and rolled-forward to an April 2020 base date. If that happens, the Council will be able to revert to calculating its five-year housing supply against the adopted OAN figure and not the figure generated using the standard method.

**7.6** In a recent appeal decision APP/P1560/W/18/3196412 – Land west of Edenside, Bloomfield Avenue, Frinton on Sea, the Planning Inspector had to consider the discrepancy between the Council's objectively assessed housing needs figure and the housing need calculated under the government's standard method (as at the time of the Public Inquiry which concluded in February 2019). In his decision, Inspector Nick Fagan concluded the following:

*“27. As set out above, the Council accepts that it cannot demonstrate a 5YHLS, according to the standard method by which local housing need must be calculated for the purposes of this appeal. This is because it must deliver 857 dwellings per annum (dpa) and it only has the supply to meet, by its best case, 4.04YHLS. The appellant considers that it only has a 3.25YHLS. The absence of a 5YHLS means that the tilted balance applies.*

*28. However, the Council disputes that this figure represents the true housing need of the District because the 2014 population and household formation projections are seriously flawed for Tendring as a result of acknowledged issues of Unattributable Population Change (UPC). UPC is the term given to the fact that the accumulated annual mid-year estimates (MYEs) of population in Tendring between 2001 and 2011 suggested the population would grow by 9,793 people, but the 2001 Census showed that it had in fact fallen by 740 people. In other words, these MYEs had suggested 10,533 more people in the District than the Census showed there to be. These figures are undisputed by the appellant, as is the principle cause of the errors in the MYEs, namely that 55% of the UPC error was attributable to over-estimates of internal migration. Tendring is one of three local authority areas where UPC has made a huge difference in population growth (+1500% in Tendring).*

*29. The Council states that the true housing requirement is 541dpa, although it accepts that figure has been derived through a different methodology and has not been tested by the eLP examining Inspector, nor has it been subject to a determination by any other Inspector.*

*30. The examining Inspector has found that a housing requirement figure of 550dpa is sound in principle for the duration of the eLP period (2013-2033) based on the extent of UPC in Tendring.<sup>6</sup> The Council acknowledges that this figure was developed through the former NPPF, which adopted a different methodology including how the backlog is accounted for and in terms of the uplift for affordability. The Inspector may modify his views in the light of further evidence, although the eLP housing requirement falls to be examined under the previous NPPF and PPG guidance rather than the standard method in the new guidance.*

*31. But the Council maintains that the requirement is 541dpa (not 857dpa) because the effect of UPC is continuing. This is because the standard method uses the official 2014-based official projections, which take a base period of 2009-2014 and roll forward the trends in that period into the future. I agree with the Council that because the base period included two inter-Censal years, which were affected by UPC, the resultant projection itself is likely to be affected by those errors. If these errors in the MYEs continued after 2011 then the effect of the infection of the 2014-based projections by UPC is greater. I also agree with the Council that the 2016-based household projections imply an even greater population in Tendring than the 2014-based projections, which suggests to me that the UPC errors have not been fixed, contrary to the appellant's evidence.*

*32. The appellant did not substantively challenge the Council's evidence in this regard; indeed it chose not to cross-examine Ms Howick, the Council's witness, whose above evidence consequently went unchallenged. No substantive evidence was produced by Mr Tiley, the appellant's witness, to confirm that the errors in future population and household arising from UPC are not continuing.*

*33. In particular his assertion that the Office for National Statistics (ONS) has addressed the problems of UPC via its Migration Statistics Improvement Programme<sup>7</sup> is speculative because it simply repeats the aim of the Programme to address past anomalies in migration estimates. There is no evidence produced to confirm that it has actually done so nationally, let alone addressed the future situation in Tendring, where UPC has had such a huge effect in the past. The eLP examining Inspector and the Inspectors in the recent Great Bentley and Ardleigh decisions<sup>8</sup> have all concluded that the UPC errors have not been eradicated and are therefore continuing. No appeal decisions have concluded the contrary.*

*34. This is not the place to rule on whether the figure of 541dpa is the true housing requirement for Tendring. That is for the eLP examination. The examination Inspector may decide to consider that figure and how the Council arrived at it, rather than stick to the original figure of 550dpa, which he had previously found sound. It is also possible that additional evidence showing that UPC has been satisfactorily addressed will be presented to the eLP examination. But given that the appellant has provided no substantive evidence in this appeal that the UPC errors have been addressed, it currently appears that the figure of 857dpa is a considerable over-estimate of the true extent of the District's housing need.*

*35. In summary, the parties agree that there is no 5YHLS because the revised NPPF and PPG state that the standard method must be used for planning decisions. An alternative method can only be used in plan examinations. Whether or not the Council can demonstrate a 5+YHLS based on a figure of 541 or 550dpa is therefore irrelevant.*

*36. But I agree that the continuing errors in the population projections arising from UPC raise significant questions about the validity of the local housing need figure of 857dpa. I consider it likely that this figure is an overestimate of the true housing need in the District. It also seems likely that the figure of 550dpa will be the basis on which the first five years of the new Local Plan will be calculated, given that the examining Inspector has already found this figure sound because the eLP's housing requirement is to be assessed under the previous NPPF/PPG versions.*

*37. Whilst this does negate the lack of a 5YHLS it does reflect the primacy of the plan-led approach in determining this appeal unless material considerations indicate otherwise, albeit in terms of the tilted balance.”*

**7.7** The Inspector went on to dismiss the appeal – giving primacy to the plan-led approach and upholding the Council's position.

# Appendix 1: Assessment of Large Site Commitments

## Assessment of Clacton sites with planning permission (or a Committee resolution to grant permission)

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
17/0122 9/OUT	'Rouses Farm' Land adjacent and to The rear of 755 and 757 St Johns Road Clacton On Sea Essex CO16 8BJ	614803 (E) 215534 (N)	42.19ha	950 as per the outline planning application.	<b>RESOLUTION TO APPROVE</b>  Committee resolution (30 <sup>th</sup> May 2018) to grant outline planning permission, subject to the completion of a s106 legal agreement. S106 negotiations are well advanced and have been informed by viability testing.  Site is currently allocated for development in the emerging Local Plan (Policy SAMU4) but is now considered to be a 'commitment' following resolution to grant planning permission.	No irresolvable issues.	No irresolvable issues.	No irresolvable issues. The site includes provision for a new primary school.	Controlled by Persimmon Homes.	Viability being independently tested as part of the planning application and adjustments to the s106 planning obligations are being made to address any viability issues.	✓	✓	2021 onwards  Assumptions: Outline consent granted June 2019. Reserved matters approval (in phases) from 2019/20. Discharge of conditions and commencement on site 2020/21. First completions from 2021/22.	The trajectory assumes 30 completions per annum in the period 2021 to 2025 as the first phase of development takes place at the northern end of the site. Completions are expected to increase to 60 per annum from 2025 as a second outlet at the southern end of the site from Jaywick Lane is opened. For the plan period to 2033, the trajectory assumes 600 of the 950 dwellings will be completed. This is considered to be conservative estimate and the developers have suggested that a higher rate of completion might be achievable – albeit with an earlier start date.
12/0126 2/OUT	'Oakwood Park' (Phase 1) Land East of Thorpe Road Clacton On Sea Essex CO15 4TL	618291 (E) 218185 (N)	13.34ha	250 dwellings as per the outline consent as part of a mixed- use development including business units.	<b>OUTLINE CONSENT</b>  Outline planning permission granted in November 2015.  Reserved matters application 18/01800/DETAIL under consideration and expected to be determined in Spring 2019.	Access to site secured through the construction of a roundabout on Thorpe Road, in line with a separate consent. No other overriding physical constraints.	Land not affected by any designations. Ecological mitigation, landscaping and SuDS secured through planning conditions.	S106 agreement to deliver £350k for primary school places. Access roundabout has already been constructed. No other infrastructure issues.	Controlled by Persimmon Homes.	Viability independently tested at planning application stage and s106 contributions were adjusted accordingly, with a clause that allows for viability to be reviewed in the future. S106 agreement currently provides for 16 affordable homes to be transferred into the Council's housing stock.	✓	✓	2020-2027  Assumptions: Reserved matters approval and discharge of conditions 2019/20. Commencement in early 2020/21 with first completions in mid 2020/21.	This site adjoins a wider area of land allocated in the emerging Local Plan (Oakwood Park, Policy SAMU3). Developers are understood to be working together to ensure the overall development can be achieved in a complementary and comprehensive manner. Trajectory for Phase 1 advised by Persimmon Homes as part of their planning statement in support of the reserved matters application and projects full build-out over a 5 year period.
16/0125 0/OUT	'Brook Park West' Land West of A133 Roundabout Clacton On Sea Essex	616639 (E) 217076 (N)	15.89ha	200 dwellings as per the outline consent as part of a mixed- use development including retail, hotel, pub, restaurants, business uses and an extension to the Pickers Ditch walkway.	<b>OUTLINE CONSENT</b>  Outline planning permission granted in June 2017.  Retail and leisure phase has full consent and development has commenced with the completion of a Lidl food store, a McDonalds drive-thru and advanced construction on a Marstons pub/restaurant and hotel.  No reserved matters approval or applications pending on the residential phase.	Fourth arm onto existing roundabout needed to secure access, this has now been constructed. No other overriding physical constraints.	Land not affected by any designations. Ecological mitigation, landscaping and SuDS secured through planning conditions.	S106 agreement to deliver £250k for early years and childcare provision, £730k for primary school places and £69k for health provision. Access to the new homes would be via the spine road to be built as part of the commercial development.	Land controlled by development company with deals in place for the retail, pub and restaurant units. Discussions with housebuilders understood to be at an advanced stage and sale of the site is imminent.	Viability independently tested at planning application stage. No viability issues indicated. S106 agreement currently provides for 18 affordable homes to be transferred into the Council's housing stock.	✓	✓	2021-2027  Assumptions: Commercial phase built 2019/20. Reserved matters approval 2019/20. Discharge of conditions 2020/21. Commencement in early 2021/22 with first completions in mid 2021/22.	The residential element of this mixed-use development is dependent on access via the commercial phase and is therefore expected to form a later phase of the overall development programme. The submitted phasing plan (as required by planning condition) confirms that residential will form the final phase. Developer has confirmed their provisional agreement with the indicative trajectory which reflects their discussions with housebuilders.
15/0135 1/OUT	Land Northwest of Sladburys Lane Clacton On Sea Essex CO15 6NU	618940 (E) 216638 (N)	8.56ha	132 dwellings as per the outline consent.	<b>OUTLINE CONSENT</b>  Outline planning permission granted, on appeal, in October 2017.  No reserved matters approval or applications submitted.	Access required via new roundabout onto Sladbury's Lane. Overhead power lines to be grounded.	Southern part of site within fluvial flood zone and must be retained as open space with SuDS features.	S106 agreement to deliver £483k for primary school places and £32k for health provision. Access to the new homes would be via a new roundabout to be built on Sladbury's Lane.	Land understood not to be controlled by a developer or housebuilder. Understood that a housebuilder was close to purchasing the site but pulled out over concerns about viability and Brexit.	No viability issues raised during application or appeal process. It is however understood that a housebuilder pulled out of purchasing the site owing to uncertainties over viability and Brexit. Site to go back onto the market. Might be a need to re-visit the s106 obligations if sale does not progress.	✓	✓	Delivery uncertain with the landowners expressing concerns about viability. Development assumed from 2024/25 and not deliverable within five years.	Development allowed on appeal but not yet controlled by a developer or housebuilder. The site forms part of a wider area of land that is being promoted through objections to the Local Plan for a larger development. Cautious estimate of 30 dwellings per annum, reflecting discussions at the Public Inquiry for this development and subsequent concerns over the viability of the scheme expressed by housebuilders. Delivery post 2024/25 assumed unless the site progresses to sale.



SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
17/0082 5/OUT	Land North of 782 to 828 St Johns Road Clacton On Sea Essex CO16 8BS	614155 (E) 216077 (N)	3.0 ha	84 dwellings as per the outline consent. Development involves the demolition of two existing properties so the net increase would be 82 dwellings.	<b>RESOLUTION TO APPROVE</b>  Committee resolution to grant outline planning permission, subject to the completion of a s106 legal agreement. Application withdrawn in April 2019.  New application (18/00379/OUT) for 14 dwellings on part of the site approved in December 2018.	Demolition of property required to achieve access.	Land not affected by any designations. Ecological mitigation, landscaping and SuDS secured through planning conditions.	No significant issues subject to the completion of a satisfactory legal agreement.	Submission of current application for 14 homes on part of the site (at the entrance) indicates that there are ownership issues that may prevent delivery of the larger scheme.	Costs involved in demolition of property to achieve access. Delivery subject to prevailing housing market conditions.	✓	?	Delivery uncertain.	Application withdrawn in April 2019 despite a Committee resolution to grant permission. Submission and approval of a proposal for 14 dwellings on part of the site and an application for new holiday units indicates that the larger scheme of 84 is not likely to be delivered. See entry for 820 St. John's Road below.
16/0042 1/FUL	Chicken Farm Thorpe Road Little Clacton Clacton On Sea Essex CO16 9RZ	618037 (E) 218873 (N)	4.01ha	81 dwellings as per the full consent. Development involves the demolition of an existing property so the net increase would be 80 dwellings – predominantly bungalows aimed at older and retired people.	<b>DETAILED CONSENT</b>  Full permission granted in June 2017.  Pre-commencement conditions not yet discharged.	Existing bungalow to be demolished and access to be widened and formalised.	Potential bats on site that will require Natural England license for removal.	No overriding or irresolvable issues.	Land controlled by development company although it is expected to be sold on to a housebuilder in 2019/20.	Viability independently tested at planning application stage and s106 contributions were adjusted accordingly.	✓	✓	2020-2023  Assumptions: Discharge of and commencement in 2019/20 with first completions in 2020/21.	This site adjoins a wider area of land allocated in the emerging Local Plan (Oakwood Park, Policy SAMU3). Site is currently in an isolated location away from the existing established built up area, but will eventually be connected through the adjoining development. Rate of 25-30 dwelling completions per annum advised by development company.
16/0152 0/FUL	82 Jaywick Lane Clacton On Sea Essex CO16 8BB	615119 (E) 215600 (N)	1.79ha	69 dwellings as per the full consent. The scheme comprises 21 bungalows and 48 supported living apartments but involves the demolition of an existing property so the net increase would be 68. 10 dwellings were completed between 2017 and 2019.	<b>UNDER CONSTRUCTION</b>  Development under construction with 10 completions having taken place prior to 1 <sup>st</sup> April 2019. Further infrastructure works being undertaken to facilitate the next phase of development.	No issues.	No issues.	No issues.	No issues.	Development progressing well with no viability issues.	✓	✓	2019-2021  Assumptions: 10 more bungalows completed in 2019/20, supported living apartments completed in 2020/21.	Development under construction but is subject of a planning condition that allows no more than 15 bungalows to be occupied before the supported living complex has been completed. This is reflected in the development trajectory. Adjoining land is subject of an allocation in the emerging Local Plan and an outline planning application for up to 950 homes (see Rouses Farm development above).
14/0093 1/FUL	'Gainsford Gardens' Land off Gainsford Avenue Clacton On Sea Essex	619074 (E) 216006 (N)	5.76ha	1 dwellings remaining of the 65 approved under the full consent.	<b>UNDER CONSTRUCTION</b>  Development under construction with 64 completions having taken place prior to 1 <sup>st</sup> April 2019.	No issues.	No issues.	No issues.	Development being implemented by Scott Residential Limited.	Development nearing completion with no viability issues.	✓	✓	2019/20  Just one more dwelling to be completed (the current show home/site office).	Final dwellings to be completed imminently.
16/0191 6/FUL	Coppins Court Coppins Road Clacton On Sea Essex	617061 (E) 215686 (N)	0.87ha	60 independent living units as per the full consent.	<b>DETAILED CONSENT</b>  Full permission granted in February 2017.  Pre-commencement conditions not yet discharged.	Existing building to be demolished to make way for development. Site clearance has begun.	Site surrounded by protected trees which will be retained within the scheme.	No overriding or irresolvable issues.	Site transferred from NHS to Essex Housing (part of Essex County Council) which specialise in independent living accommodation in Essex.	No viability issues raised during application process.	✓	✓	2019/20.  Assumptions: Discharge of conditions and commencement in early 2019/20. Completion of whole complex by end of 2019/20.	High demand for independent living accommodation in the Clacton area and Essex Housing is working proactively to deliver a scheme in the town.
16/0210 7/FUL	Bramcote Thorpe Road Clacton On Sea Essex CO16 9SA	618068 (E) 218285 (N)	2.26ha	49 dwellings as per the full consent. Development involves the demolition of an existing property so the net increase would be 48 dwellings – predominantly bungalows. 8 dwellings were completed in 2018/19.	<b>UNDER CONSTRUCTION</b>  Development under construction with 8 completions having taken place prior to 1 <sup>st</sup> April 2019.	No issues.	No issues.	No issues.	No issues.	No issues.	✓	✓	2019-2021  Anticipated two-year build programme for the remaining 40 dwellings.	This site adjoins a wider area of land allocated in the emerging Local Plan (Oakwood Park, Policy SAMU3). This is the first of the residential developments proposed for this area of Clacton to be delivered. The development is progressing well.



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06/0025 5/FUL	Royal Hotel 1 Marine Parade East Clacton-on-Sea Essex CO15 1PT	617652 (E) 214624 (N)	0.36ha	32 dwellings of the 46 approved under the full consent as part of a mixed development of hotel, residential and commercial units.	<b>DEVELOPMENT STALLED</b>  Development included conversion of part of the existing hotel to residential and a new extension to the building that would also include residential units. The 14 flats within the existing building have been created but the remainder of the site has been used as a car park.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Land adjoining the hotel is being used as a privately operated car park.	The stalling of the development and use of the land as a car park would indicate that there are viability issues.	✓	✓	Site is being resurfaced for use as a car park so development of dwellings is not likely to take place.	The 32 dwellings are not expected to be developed and the land in question is being resurfaced for continued use as a car park.
15/0057 8/FUL	Sandles Inn 26 Rosemary Road Clacton On Sea Essex CO15 1NZ	617692 (E) 214818 (N)	0.16ha	23 dwellings as per the Committee resolution to grant planning permission for a mixed development including commercial at ground floor.	<b>RESOLUTION TO APPROVE</b>  Committee resolution to grant full planning permission, subject to the completion of a s106 legal agreement. No s106 agreement has been forthcoming.	Former hotel building has been demolished and the site is cleared.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Site controlled by property developer. East West Design and Build Ltd.	Assumed that there are viability issues with the site given its location, the costs of demolition and the fact that no s106 agreement has been forthcoming.	✓	✓	No indications that the owners intend to carry out the development. Assumed (for now) therefore that the scheme will not complete within the plan period to 2033.	Uncertain as to whether the development will take place.
16/0092 1/FUL	23 - 27 Brooklands Jaywick Essex CO15 2JS	614111 (E) 212764 (N)	0.06ha	15 flats as per the full consent.	<b>DETAILED CONSENT</b>  Full planning permission granted in January 2017.  Pre-commencement conditions not yet discharged.	Flood risk issues require that no living accommodation be provided on ground floor. Site already cleared and ready for development.	Flood risk issues require that no living accommodation be provided on ground floor.	No overriding or irresolvable issues.	Land controlled by single owner who is keen to redevelop the site, as a means to assist the wider regeneration of Jaywick.	Low property values in the Jaywick area at present, but conditions improving as regeneration takes place in the area. High development costs involved in ensuring flood-resilient design.	✓	✓	2020/2021  Assumptions: Discharge of conditions and commencement in 2019/20 with construction in 2020/21.	Prime location on Brooklands seafront. Council is actively supportive of this development and others like it.
18/0066 2/FUL	Elm Farm Little Clacton Road Clacton On Sea Essex CO16 8DZ	615581 (E) 216810 (N)	0.80ha	14 dwellings as per the outline consent.	<b>DETAILED CONSENT</b>  Outline planning permission granted, on appeal, in May 2017. Full application (18/00662/FUL) for 14 bungalows approved in October 2018.	Demolition of existing agricultural structures under way.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Land controlled by single owner who is keen to redevelop the site and who is actively involved in promoting the wider Hartley Gardens scheme through the Local Plan.	No viability issues raised during application or appeal process.	✓	✓	2020/2021  Assumptions: Discharge of remaining conditions and commencement in 2019/20. Completions in 2020/21.	Site lies immediately north of Clacton's most recent large-scale residential development and the surrounding land forms part of the proposed Hartley Gardens development in the emerging Local Plan.
15/0089 9/FUL	Land Between 691 and 717 St Johns Road Clacton On Sea Essex CO16 8BJ	614839 (E) 215894 (N)	0.83ha	14 as per the full consent.	<b>DETAILED CONSENT</b>  Full planning permission granted in January 2016.  Variation to plans approved in September 2017.  Pre-commencement conditions not yet discharged but site preparation underway.	No overriding or irresolvable issues.	Important trees to be retained as part of the development.	No overriding or irresolvable issues.	Land controlled by Burfoot Construction Ltd.	No viability issues raised during application process.	✓	✓	2020/2021  Assumptions: Discharge of conditions and commencement in 2019/20 with construction also in 2019/20.	A planning application to deliver a further 14 dwellings on land immediately south, using access via this site, has been refused by the Council and dismissed on appeal (see 17/00670/FUL) for not providing for affordable housing. Site already being prepared for development.
17/0132 8/FUL	Orchard Works, r/o London Road, Clacton-on-Sea, Essex CO15 3SY.	617236 (E) 216282 (N)	0.38ha	14 based on the current planning application.	<b>DETAILED CONSENT</b>  Permission for 14 dwellings granted in July 2018. Site was allocated in the emerging Local Plan (MSA3).	No irresolvable issues.	No irresolvable issues.	No irresolvable issues.	No irresolvable issues. Site has been cleared in anticipation of development. Site controlled by local developer Krishna Kandiah.	Viability tested at application stage and no issues remain.	✓	✓	2020/21  Assumes discharge of conditions and commencement in 2019/20 with development taking place in 2020/21.	Full consent has been granted for 14 dwellings, the site is cleared ready for development and early delivery is anticipated.
14/0137 5/FUL	3 Marine Parade East (Former Liquor Lounge) Clacton on Sea Essex C115 1PT	617689 (E) 214639 (N)	0.10ha	14 dwellings as part of a mixed-use scheme including restaurant/bar at ground level.	<b>UNDER CONSTRUCTION</b>  Site has been cleared and conditions discharged for landscaping and materials.	No irresolvable issues.	No irresolvable issues.	No irresolvable issues.	No irresolvable issues. Site has been cleared in anticipation of development. Site controlled by local developer Krishna Kandiah.	No viability issues raised during application process.	✓	✓	2020/21  Assumes discharge of conditions and commencement in 2019/20 with development taking place in 2020/21.	Prime seafront site close to the town centre and the town's seafront attractions. Full consent has been granted for 14 dwellings, the site is cleared ready for development delivery is anticipated shortly.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
18/0037 9/OUT	820 St Johns Road Clacton On Sea Essex CO16 8BS	614132 (E) 215922 (N)	0.70ha	14 dwellings (13 net following replacement of existing dwelling).	<b>OUTLINE CONSENT</b> Outline planning permission granted in December 2018.  Reserved matters application for part of the development (11 dwellings – 18/02113/DETAIL) submitted in December 2018 and approved in April 2019.	Demolition of property required to achieve access.	Land not affected by any designations. Ecological mitigation, landscaping and SuDS secured through planning conditions.	No significant issues subject to the completion of a satisfactory legal agreement.	No irresolvable issues. Reserved matters application submitted by Lane Homes Construction Ltd.	Costs involved in demolition of property to achieve access. Delivery subject to prevailing housing market conditions.	✓	✓	Delivery uncertain.	Submission and approval of a proposal for 14 dwellings on part of the site indicates that the larger scheme of 84 units on land between 782 and 828 St. John's Road (17/00825/OUT) is not likely to be delivered. April 2019 approval of reserved matters for 11 dwellings confirms the deliverability of the site.
16/0092 0/FUL	32-37 Brooklands Jaywick Essex CO15 2JS	614192 (E) 212774 (N)	0.05ha	13 flats as per the full consent.	<b>DETAILED CONSENT</b> Full planning permission granted in January 2017.  Pre-commencement conditions not yet discharged.	Flood risk issues require that no living accommodation be provided on ground floor. Site already cleared and ready for development.	Flood risk issues require that no living accommodation be provided on ground floor.	No overriding or irresolvable issues.	Land controlled by single owner who is keen to redevelop the site, as a means to assist the wider regeneration of Jaywick.	Low property values in the Jaywick area at present, but conditions improving as regeneration takes place in the area. High development costs involved in ensuring flood-resilient design.	✓	✓	2021/2022  Assumptions: Discharge of conditions and commencement in 2020/21 with construction in 2021/22.	Prime location on Brooklands seafront. Council is actively supportive of this development and others like it. Same landowner as land at 23-27 Brooklands for 15 flats. Anticipated that the larger development will take place first.
17/0196 4/OUT	Land at 522 St. John's Road, Clacton-on-Sea, Essex CO16 8DY.	615303 (E) 216180 (N)	1.23ha	12 dwellings (11 net – following demolition of existing property).	<b>OUTLINE CONSENT</b> Forms part of a site allocated for housing in both the adopted and the emerging Local Plan (MSA4).	Access dependent on either demolition of existing properties or access via a ransom strip on the adjoining development.	No irresolvable issues.	No irresolvable issues.	If a point of access onto St. John's Road is required – this might require the acquisition and demolition of existing adjoining properties to create a suitable access point (As is proposed in the current proposal).	Cost of creating a suitable access onto St. John's Road might affect viability. No viability issues raised in relation to current application proposal, but the site has been on the market for several months with no sale completed.	✓	✓	Delivery uncertain. Development assumed from 2024/25 and not deliverable within five years. .	The current proposal for 12 units (11 net) on the curtilage of just one part of the two-property site allocated in the emerging Local Plan suggests that there has been no agreement between the two owners and a comprehensive scheme across both parcels of land is unlikely. Planning agent advises that site is yet to be sold to a housebuilder.
17/0103 0/FUL & 17/0103 2/FUL	Land adjacent Lotus Way Tamarisk Way Jaywick Essex CO15 2HZ	614701 (E) 212920 (N)	1.14ha	10 starter homes as per the full consents.	<b>UNDER CONSTRUCTION</b> Development under construction.	Flood risk issues require that no living accommodation be provided on ground floor.	Flood risk issues require that no living accommodation be provided on ground floor.	No overriding or irresolvable issues.	Land controlled by the Council who is actively seeking to build in the Jaywick area as part of its plans for regeneration.	Low property values in the Jaywick area at present, but conditions improving as regeneration takes place in the area. High development costs involved in ensuring flood-resilient design.	✓	✓	2019/20  Council-led development with construction already under way.	Council-led scheme in a prominent location as a first phase of development aimed at regenerating the Jaywick area.
11/0086 5/FUL	143-145 Kings Parade, Holland-on-Sea, Essex CO15 5JL.	620314 (E) 216222 (N)	0.18ha	10 apartments as per the full consent.	<b>UNDER CONSTRUCTION</b> Development under construction.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Site controlled by a property developer.	No issues.	✓	✓	Development well under construction and expected to complete in 2019/20.	Relatively small development of flats in a popular location.

#### Assessment of Harwich sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
17/0216 8/OUT	Land West of Low Road Dovercourt Essex CO12 3TR	623253 (E) 230175 (N)	14.12	300 as per the outline planning permission.	<b>OUTLINE CONSENT</b> Outline planning permission granted in March 2019.  Site is currently allocated for development in the emerging Local Plan (Policy SAH2) but is now considered to be a 'commitment' following the grant planning permission.	No irresolvable issues.	No irresolvable issues.	No irresolvable issues.	Land controlled by developer North East Essex Builders who have a good track record of delivery in the Tendring area.	Dependent on prevailing housing market conditions.	✓	✓	2020-2028  Assumes reserved matters approval in and discharge of conditions in 2019/20 and first completions in the second half of 2020/21.	Developer has advised the Council of an 8 year build programme which is reflected in the trajectory. This also reflects the Harwich housing market which is weaker than in western parts of the district where a 300-unit scheme would deliver much quicker.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
14/0143 1/OUT	'Harwich Valley' Land East of Pond Hall Farm Stour Close Harwich Essex	621818 (E) 230414 (N)	28.83ha	297 dwellings as per the outline consent as part of a mixed-use development including retail, hotel, restaurants, cinema and business uses.	<b>OUTLINE CONSENT</b>  Outline planning permission granted in June 2016.  Retail and leisure phase has full consent.  No reserved matters approval or applications submitted on the residential phase.	New roundabout onto the A120 required for access. Site lies on a steep incline around the Harwich Valley slopes and residential will need to take place on the higher land to the south. Access via adjoining housing in Stour Close prevented within approved scheme.	Northern parts of the site are within the flood zone and development will be restricted to lower-risk commercial uses.	Access via a new roundabout onto the A120 required. Access via Stour Close not permitted under existing permission.	Land controlled by development company.	Viability independently tested at planning application stage. S106 obligations adjusted accordingly. Concerns that the overall package of development is no longer viable. Funding of the infrastructure dependent on securing an anchor food store, but the changing nature of retail and the move towards smaller-format stores leaves viability uncertain.	✓	✓	Delivery uncertain. It is likely that development will take place in some form during the plan period, but there is currently insufficient evidence to demonstrate when or how this will come forward. As concluded in recent appeal decisions, site not considered 'deliverable' for purposes of 5-year supply calculation.	The residential element of this mixed-use development is dependent on access via the commercial phase and is therefore expected to form a later phase of the overall development programme. If it is determined that a different mix of development is required to ensure viability, this could cause some delay as a new outline planning application or full application would be required. No dwelling completions within years 1-5 are deemed likely until these matters are resolved. Developer intends to commence development before permission expires.
17/0190 9/OUT	Land at Greenfield Farm Main Road Harwich Essex CO12 4LT	623345 (E) 230929 (N)	2.23ha	42 dwellings as per the current application.	<b>OUTLINE CONSENT</b>  Outline planning permission granted in December 2018.  Site forms part of an area allocated for 164 dwellings in the emerging Local Plan (Policy SAH1) but is now considered to be a 'commitment' following resolution to grant planning permission.	Limit to how many dwellings can be accessed via Main Road. Brings into question the deliverability of the wider site without alternative access point.	No irresolvable or overriding issues subject to achieving suitable landscaping and ecological mitigation.	No irresolvable issues subject to making necessary contributions to education and health through s106.	Part of site actively promoted by the landowner through current application. Landowner intentions for the remaining land uncertain.	Dependent on ability to gain access to the site and prevailing housing market conditions.	✓	✓	Delivery uncertain as land has been on the market for several months with no news of a sale. Development assumed from 2024/25 and not deliverable within five years.	The current planning application indicates that no more than 42 homes can be delivered via Main Road and that if the full 164 dwellings indicated in the Local Plan is to be achieved, alternative access points either via the adjoining Harwich Valley development or direct from the A120 would be required. Neither options are considered likely within the plan period and consideration could be given to reducing the scale of this allocation in the Local Plan to reflect the proposal in the current application.
17/0165 8/FUL	Plot 2 Stanton Euro Park Land to The North of Williamsburg Avenue Harwich Essex CO12 4EN	624434 (E) 231784 (N)	1.08ha	50 dwellings as per the full consent.	<b>DETAILED CONSENT</b>  Full planning permission granted in December 2018 for 50 dwellings following an earlier consent for 38 dwellings.	Site forms part of a previously stalled scheme and is serviced and partly under construction in line with previous consents.	Site lies within the flood zone and the development has been designed to incorporate flood resilience into its construction.	No overriding or irresolvable issues.	Site controlled by Verve Gain who have acquired the site from previous owners.	Viability independently tested at planning application stage. S106 contributions adjusted to counter viability issues.	✓	✓	2020-2023  Assumptions: Discharge of conditions early 2019/20. Commencement of development in late 2019/20 with first completions in early 2020/21. Two or three year build programme.	Development forms part of the wider Stanton Europark development of retail, residential employment and hotel provision that has taken place in gradual phases.
15/0154 9/OUT	Sato UK Limited Valley Road Dovercourt Harwich Essex CO12 4RR	622700 (E) 230700 (N)	2.42ha	38 dwellings as per the outline consent which also proposes the construction of a new factory.	<b>OUTLINE CONSENT</b>  Outline planning permission granted in May 2016.  Variations to the plans approved in September 2017. Fresh outline application 18/02109/OUT received in December 2018 with the aim of extending the life of the residential consent.  New factory has been constructed, leaving the old factory available for redevelopment.	Redevelopment of old factory required, following the construction of the new factory on adjoining land.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	All land controlled by the existing business SATO.	Viability independently tested at planning application stage. S106 contributions adjusted to counter viability issues.	✓	✓	Delivery uncertain. Previous consent was allowed to lapse and new application under consideration. Development assumed from 2024/25 and not deliverable within five years.	Delivery of new housing wholly dependent on the time it takes for the new factory to come into full operation and for the existing factory on the site to be vacated and demolished. Current application seeks to extend the life of the planning permission which lapsed in May 2019.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
18/0035 0/COU NOT	Custom House Main Road Harwich Essex CO12 3PG	625235 (E) 231480 (N)	0.48ha	37 flats as per the submitted details.	<b>UNDER CONSTRUCTION</b> Planning permission not required for this development under current permitted development rules. Planning permission granted separately for the necessary external alterations.	No overriding or irremovable issues.	No overriding or irremovable issues.	No overriding or irremovable issues.	No overriding or irremovable issues.	No overriding or irremovable issues.	✓	✗	Assumed completion in 2019/20.	Development underway and expected to complete in the short term.
17/0133 8/FUL	Cliff Hotel 22 Marine Parade Dovercourt Harwich Essex CO12 3RE	625516 (E) 231287 (N)	0.25 ha	20 dwellings as part of a mixed scheme including a new 61-room hotel and a commercial unit.	<b>RESOLUTION TO APPROVE</b> Planning Committee resolution in October 2017 to grant planning permission subject to the completion a s106 legal agreement.	Existing hotel demolished to make way for the new development.	No overriding or irremovable issues.	No overriding or irremovable issues.	No overriding or irremovable issues.	Costs involved in the demolition of existing hotel and preparation of site for development.	✓	✓	Delivery uncertain with no hotel operator formally signed up to deliver the new facility.	Existing hotel closed due to viability issues. Development proposal includes a modern hotel facility as well as residential and ground floor restaurant. Demolition of the original hotel undertaken. Lack of certainty over new hotel operator.
17/0181 1/OUT	Michaelstowe Farm Ramsey Road Ramsey Essex CO12 5EW	622155 (E) 230507 (N)	0.74ha	14 dwellings as per the outline consent.	<b>OUTLINE CONSENT</b> Outline planning permission granted in January 2018.  Reserved matters application 19/00144/DETAIL submitted in January 2019 and in the process of being determined.	No overriding or irremovable issues.	No overriding or irremovable issues.	No overriding or irremovable issues.	No overriding or irremovable issues.	No issues raised during determination of application.	✓	✓	Assumptions: Reserved matters approved 2019/20, discharge of conditions and commencement 2020/21 and construction in 2021/22.	Part of a wider area of land being promoted for inclusion in the Local Plan by the landowners. Reserved matters in the process of being determined – indicating an intention to deliver the scheme.
16/0212 8/OUT	Brickfield Site Land rear of Edward Street and Una Road Parkeston Essex CO12 4PS	623407 (E) 231983 (N)	1.89ha	12 dwellings as approved under the outline consent.	<b>OUTLINE CONSENT</b> Outline planning permission granted in June 2017.  Reserved matters application 19/00406/DETAIL under consideration in relation to an earlier outline consent (15/01792/OUT) for 30 dwellings.	Topography makes middle part of the site difficult to develop and has resulted in several changes to the proposed layout and housing numbers. Site accessed by existing residential streets with tight on-street parking.	Site overgrown and offering some habitats for ecology. Mitigation strategy required to preserve and enhance the site's ecological value. This is secured through planning conditions.	No overriding or irremovable issues.	Development proposed by a development company. The land has changed hands since earlier unimplemented consents.	Most recent application for 12 units not bound by a s106 agreement and expected to be viable and deliverable subject to prevailing housing market conditions.	✓	✓	2023/24 Recent appeal decisions have raised questions over the deliverability of dwellings on this site within next five years.	The wider site has a long history of planning consents, but no development has taken place. The constraints affecting the site have led to only the northern part being the subject of an application for just 12 dwellings with a greater prospect of it being delivered. Given the current reserved matters application for 30 units, it may be that the larger scheme prevails – although this will be kept under review.

#### Assessment of Frinton and Walton sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
15/0123 4/OUT 17/0189 5/DETAIL 17/0214 5/DETAIL	'Finches Park' Land East of Halstead Road Kirby Cross Frinton On Sea Essex CO13 0LR	622300 (E) 221220 (N)	18.91ha	228 dwellings remaining of the 240 approved under the outline consent.	<b>UNDER CONSTRUCTION</b> Development under construction with 12 completions having taken place up to 1 <sup>st</sup> April 2019. Reserved matters have been approved in phases. Phase 1 (49 units) 17/01895/DETAIL and Phase 2 (28 units) 17/02145/DETAIL approved in March 2018. Phase 3 (91 units) 18/00898/DETAIL currently under consideration.	No overriding physical constraints.	Site forms part of strategic green gap designated between Kirby Cross and Kirby le Soken. Development required to include open space at its northern end to retain some gap whilst addressing ecological and SuDS issues.	S106 agreement to deliver £300k for early years and childcare, £876k for primary school places, £887k for secondary school places and £93k for health provision. Off-site junction works required to signalise and reconfigure nearby junctions.	Site acquired and being constructed by developers Linden Homes.	No viability issues raised during application or appeal process.	✓	✓	2019-2027  8-year build programme at an average rate of 30 completions per annum.	Linden Homes have commenced development. They advise a development rate of 30 completions per annum for the remainder of the build period, based on actual sales.



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15/0171 4/FUL	'Hamford Park' Martello Caravan Park Kirby Road Walton On The Naze Essex CO14 8QP	625045 (E) 221948 (N)	8.80ha	120 dwellings remaining of the 216 approved under the detailed consent.	<b>UNDER CONSTRUCTION</b>  Development under construction with 96 completions having taken place up to 1 <sup>st</sup> April 2019.	Part of the site needed to be raised to address flood risk concerns and part of the land is in the flood zone. Access spine road already constructed under separate consent.	Proximity to Hamford Water and the potential for recreational disturbance to the internationally important wildlife was a consideration at application stage. Inclusion of large area of open space to the north aims to minimise such issues.	S106 agreement to deliver £263k for early years and childcare, £768k for primary school places and £65k for health provision. Junctions already constructed.	Site under the control of Taylor Wimpey who are implementing the scheme with a partner registered provider.	Viability independently tested at planning application stage and s106 contributions were adjusted accordingly. Development has commenced which indicates that the scheme is viable. Development being built out at a rate reflecting sales.	✓	✓	2019-2023  Assumptions: Development at an average rate of 30 completions per annum with the potential to achieve higher rates in response to market demand.	This housing development forms part of a wider package of developments on the Martello site which includes retail and extra-care provision. Implementation of the retail phase in 2018/19 is expected to have increase market interest in the Walton area and could improve market conditions for the delivery of the housing scheme. Good location for town centre shops and services and the beach and backwaters. Rate of development anticipated around 30 completions but with the potential to achieve higher rates of completion depending on prevailing housing market demand and the popularity of the location.
16/0003 1/OUT	Turpins Farm Elm Tree Avenue Kirby Le Soken Essex CO13 0DA	623590 (E) 221594 (N)	11.73ha	210 dwellings as per the outline consent.	<b>OUTLINE CONSENT</b>  Outline planning permission granted in March 2017.  No reserved matters approval or applications submitted.	No overriding physical constraints.	Land to the north particularly sensitive in landscape terms as it forms part of the coastal slopes around Hamford Water. Scheme required to provide open space at its northern end to provide appropriate transition.	S106 agreement to deliver £162k for early years and childcare, £767k for primary school places, £777k for secondary school places and £63k for health provision.	Single landowner in advanced discussions with a housebuilder. Landowner also promoting development on land off Edenside and Bloomfield Avenue which is subject to a separate appeal.	No viability issues raised during application process. It is understood that a housebuilder was interested in purchasing the site, but pulled out over Brexit uncertainties.	✓	✓	2020-2026  Assumptions: Reserved matters approval 2019/20. Discharge of conditions 2020/21. Commencement and first completions in 2021/22.	Site has very good access to local shops, schools and community facilities and is in an attractive location with views over Hamford Water. New homes in this location are expected to sell well and an average rate of 40 dwelling completions per annum is estimated for this site. Housebuilder were interested in purchasing the site but pulled out over Brexit uncertainties.
15/0171 0/OUT	171 Thorpe Road and Land to rear of 121-183 Thorpe Road and 4-20 Chapel Lane Kirby Cross Frinton On Sea Essex CO13 0NH	620776 (E) 221065 (N)	4.99ha	105 dwellings based on the current reserved matters application in the process of determination.	<b>OUTLINE CONSENT</b>  Outline planning permission granted, on appeal in September 2016.  Reserved matters application 18/01728/DETAIL submitted in October 2018 and awaiting determination.	Existing property needs to be demolished to secure access. Row of important trees through the centre of the site need to be retained.	Important trees need to be retained within the development and development must respect the setting of nearby listed buildings.	S106 agreement to deliver £354k for primary school places and £33k for health provision.	Land controlled by a development company but currently used for agricultural and paddocks. Site currently being marketed.	No viability issues raised during application or appeal process.	✓	✓	2021-2025  Assumptions: Reserved matters approval 2019/20 following sale to a housebuilder. Discharge of conditions and commencement 2020/21 with first completions in 2021/22.	Land lies to the rear of existing properties and located further from facilities and services than other available development sites. Development on other larger sites in the area expected to come forward earlier. Developer has advised on the build rate included in the trajectory.
17/0198 8/FUL	Land to The East of Kirby Road Great Holland Essex CO13 0HL	621854 (E) 220602 (W)	0.89ha	41 over-55s dwellings as per the planning application proposal.	<b>RESOLUTION TO APPROVE</b>  Planning Committee resolution in October 2018 to grant planning permission subject to the completion a s106 legal agreement.	No overriding physical constraints.	No irresolvable or overriding issues.	No irresolvable or overriding issues.	Development by Beaumont Retirement Living.	No viability issues raised during application process.	✓	✓	2021/22  Assumptions, s106 resolved in 2019/20, discharge of conditions and commencement in 2020/21 and construction in 2021/22.	Part of a wider complex of care home and extra-care development.
16/0144 6/DETA IL	'Orchard Gardens' Rear of 32 - 52 Frinton Road Kirby Cross Frinton On Sea Essex CO13 0LE	622080 (E) 220935 (N)	1.51ha	11 dwellings remaining of the 28 approved under the detailed consent (following demolition of two existing properties).	<b>UNDER CONSTRUCTION</b>  Development under construction with 15 (net) completions achieved up to 1 <sup>st</sup> April 2019.	No issues.	No issues.	S106 agreement to secure £14k for early years and childcare and £42k for primary school places.	Developers Roman Homes implementing the scheme.	Viability independently tested at planning application stage and s106 contributions were adjusted accordingly.	✓	✓	Development will be completed in 2019/20.	Bungalows are a popular form of development in the Kirby Cross area, development is well advanced and expected to complete in 2019/20.
17/0211 8/OUT	Former Martello Caravan Park Kirby Road Walton On The Naze Essex CO14 8QP	625045 (E) 221948 (N)	0.24ha	10 dwellings as per the outline planning permission.	<b>OUTLINE CONSENT</b>  Full planning permission granted in August 2017 for a 16 unit extra-care facility. Following lack of funding, outline permission for four terrace houses and six detached bungalows approved, as an alternative, in October 2018.	Access through the Martello site has been secured through a separate consent.	Development has needed to respect the setting of the Martello Tower on the site.	No overriding or irresolvable issues.	Land subject of proposal from Aspire Homes.	No viability issues raised during application process.	✓	✓	2020/21  Assumes reserved matters approval and discharge of conditions in 2019/20 and development in 2020/21/	Forms part of the wider Martello development including housing, retail and extra-care accommodation.



SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
17/0108 0/FUL	The Ernest Luff Home 2 Luff Way Walton On The Naze Essex CO14 8SW	623970 (E) 221301 (N)	0.28ha	12 almshouse-type dwellings as per the full consent.	<b>UNDER CONSTRUCTION</b>  Site being prepared ready for development.	Requires demolition of part of existing care home which has closed and is surplus to requirements.	No irresolvable or overriding issues.	No irresolvable or overriding issues.	Application submitted by development company beech Hill Property Development with full drawings. Care Home operators have declared the site surplus to requirements.	No viability issues raised during application process.	✓	✓	Development will be completed in 2019/20.	Good location for alms houses with access to nearby shops and services.
16/0053 8/FUL	88 - 90 Pole Barn Lane Frinton On Sea Essex CO13 9NG	624009 (E) 220422 (N)	0.12ha	10 apartments as per the full planning consent.	<b>UNDER CONSTRUCTION</b>  Site in the early stages of construction.	No irresolvable or overriding issues.	No irresolvable or overriding issues.	No irresolvable or overriding issues.	No issues.	No viability issues raised during application process.	✓	✓	Development will be completed in 2019/20.	Completions expected in the short term.

### Assessment of Manningtree/Lawford/Mistley sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
15/008 76/OUT  17/015 27/DET AIL	'Lawford Green' Land East of Bromley Road Lawford Essex CO11 2HS	609826 (E) 230704 (N)	22.70ha	360 dwellings as per the outline consent which includes provision for a community building, school car park and open spaces.	<b>UNDER CONSTRUCTION</b>  Development under construction first dwellings already at an advanced stage.	No overriding or irresolvable issues.	No irresolvable or overriding issues. Mitigation plan includes the retention and expansion of wildlife corridors around and within the scheme.	S106 agreement to deliver community building, camp site and land for early years and childcare provision and/or equivalent financial contribution. Also £1.3m for primary school places, £1.3m for secondary school places, £108k for health provision and £45k contribution to traffic calming measures at Manningtree station crossing.	Land controlled by Rose Builders.	No viability issues raised during application process.	✓	✓	2019-2031 Assumed rate of 30 completions per annum as advised by the developers themselves.	Development expected to achieve high rate of completions in response to strong market demand, as evidenced by the success of Summers Park. Average of 30 completions per annum advised by developer with the potential for higher rates.
15/007 61/OUT  17/005 35/DET AIL	Long Road Land to The South of Long Road and to West of Clacton Road Mistley Essex CO11 2HN	610381 (E) 230877 (N)	23.59ha	300 dwellings as per the outline consent which also includes 2 hectares of employment land.	<b>DETAILED CONSENT (part)</b>  Outline planning permission granted in July 2016.  Application to vary parameters plans approved in June 2018 and reserved matters application for first phase of development (96 units) approved in August 2018.  Separate outline application to increase dwelling numbers to 485 refused by the Council and now subject of appeal.	No overriding or irresolvable issues.	Exposed site which is sensitive in landscape terms. Changes to parameter plans to reduced landscaped area rejected by the Council for this reason. No other irresolvable or overriding environmental issues.	S106 agreement to deliver £374k for early years and childcare provision, £1.1m for primary school places, £1.1m for secondary school places, £90k for health provision and a £16k contribution to traffic calming measures at Manningtree station crossing.	Land controlled by Tendring Farms Ltd who are linked to developers City & Country.	No viability issues raised during application process. However, developer has submitted a planning application seeking to increase the number of homes from 300 to 485 with a view to marketing later phases of development to other volume housebuilders.	✓	✓	2020-2028  Assumptions: Resolution of current appeal: 2019/20. Discharge of conditions 2019/20. Commencement and first completions 2020/21.	The developer's intentions to secure permission for a scheme of up to 485 dwellings would indicate that delays are likely whilst the appeal is determined. If appeal for 485 units is successful, trajectory can be updated to reflect the change. Development expected to achieve high rate of completions in response to strong market demand, as evidenced by the success of Summers Park. A conservative average of around 40 completions per annum is estimated.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
17/009 43/DET AIL	'River Reach' Land South of Harwich Road Mistley Essex CO11 2DN	612633 (E) 231365 (N)	8.76ha	100 dwellings remaining of the 135 approved under the detailed consent. The development includes land for allotments and a flexible building that could be used as either affordable housing or a medical facility.	<b>UNDER CONSTRUCTION</b>  Development under construction with 35 completions achieved up to 1 <sup>st</sup> April 2019.	No overriding or irremovable issues.	No overriding or irremovable issues. Development includes comprehensive landscaping scheme to minimise impact on the exposed countryside.	S106 agreement to deliver £41k contribution towards health facilities.	Land controlled by Hopkins Homes.	No viability issues raised during application process.	✓	✓	2019-2022 Three years to complete the remainder of the scheme.	Development now under construction. Construction rate of 40 per annum assumed as this end of Mistley is further from main services and facilities than other sites around Lawford and the western end of Mistley. Potential for development rates to be higher in response to market demand.
15/018 10/OUT	Land North of Stourview Avenue Mistley Essex	612653 (E) 231602 (N)	4.63ha	70 dwellings as per the outline consent.	<b>OUTLINE CONSENT</b>  Outline planning permission granted in May 2017.  New outline application for 72 dwellings under consideration.	Access to be secured via Council-owned land to avoid direct access through the existing housing estate.	Site sensitive in ecological and, less so, landscape terms but the ecological and landscaping arrangements will keep harm to a minimum and bring about ecological gain.	S106 agreement to deliver £255k for primary school places, £269k for secondary school places and £21k for health provision.	Land controlled by Rose Builders.	No viability issues raised during application process but it is understood that the cost of acquiring access, s106 obligations and the likely sales value of property in this specific location do have potential viability implications.	✓	✓	2024-2027 Assumptions: New outline permission granted 2019/20. Reserved matters approval 2022/23. Discharge of conditions and commencement 2023/24 with first completions in 2024/25.	Developers likely to prioritise development at Lawford Green as a more viable development in the shorter term. Lower average anticipated rate of construction of 30 per annum reflects these concerns. Recent appeal decisions have raised questions over the deliverability of dwellings on this site within next five years. Trajectory currently assumes no completions in years 1-5.
17/000 04/OUT	Land to The rear of New Road Mistley Essex CO11 2AG	610896 (E) 231348 (N)	2.97 ha	67 as per the outline consent.	<b>OUTLINE CONSENT</b>  Outline planning permission granted, on appeal, in February 2018.  Application to vary layout plan refused by the Council in April 2019.	No overriding or irremovable issues.	No overriding or irremovable issues.	No overriding or irremovable issues.	Land controlled by CALA homes.	No viability issues raised during application or appeal process.	✓	✓	2020-2020 Assumptions: Reserved matters approval 2019/20. Discharge of conditions and commencement 2019/20 with first completions in 2019/20/.	Housebuilder has submitted revised layout plans for 67 dwellings with a view to commencing development as soon as is practical. They have advised the rate of development assumed in the trajectory.
12/004 27/FUL	Thorn Quay Warehouse, High Street, Mistley, Essex CO11 1HE.	611727 (E) 231811 (N)	0.24ha	45 dwellings as per full consent which involves the demolition of existing warehouse and construction of a new building comprising dwellings, quay level warehouse floorspace, office floorspace and car parking provision.	<b>UNDER CONSTRUCTION</b>  Warehouse has been demolished in preparation for development. Site forms part of the EDME holdings subject of a mixed-use development allocation in the emerging Local Plan (Policy SAMU1).	Need to ensure the operational requirements of existing businesses is not compromised. Part of site is within Flood Zone and so development needs to be flood resilient.	Site immediately next to the Stour Estuary which is the subject of a number of environmental designations.	No irremovable or overriding issues.	Land forms part of the holdings of EDME maltings which also operates from the southern side of the High Street. EDME is promoting a longer-term plan to relocate the business and redevelop the existing site for mixed-use development.	High costs involved in demolishing existing warehouse – but this has now taken place. Viability independently tested at planning application stage and s106 agreement adjusted accordingly to allow viability to be reviewed.	✓	✓	Site now prepared for development. Assumed construction in 2020/21 following discharge of all necessary conditions.	Warehouse now demolished and development is expected to take place in 2020/21.
15/017 87/FUL	Site to South of Pound Corner Harwich Road Mistley Essex CO11 2DA	612287 (E) 231383 (N)	4.04ha	16 dwellings remaining of the 25 approved under the detailed consent.	<b>UNDER CONSTRUCTION</b>  Development under construction with 9 dwellings completed up to 1 <sup>st</sup> April 2019.	No irremovable or overriding issues.	No irremovable or overriding issues.	No irremovable or overriding issues.	Site controlled by Futureay Homes.	No viability issues raised during application process.	✓	✓	Completion in 2019/20 anticipated.	Development under construction.

### Assessment of Brightlingsea sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
15/013 28/FUL	'Harbourside' Waterside Marina Former James and Stone Shipyard Brightlingsea Essex CO7 0AP	608510 (E) 216261 (N)	0.58ha	51 dwellings of the 199 originally approved as part of this major waterside development. Scheme nearly complete with only two units outstanding.	<b>UNDER CONSTRUCTION</b>  Development stalled after previous developer went into administration. Remaining phases of development now under construction and nearly complete.	No issues.	No issues.	No issues.	No issues.	Viability independently tested at planning application stage and s106 contributions were adjusted accordingly.	✓	✓	Remaining units will be completed in 2019/20.	Development under construction and nearing completion.
17/013 18/FUL	'Colne Gardens Phase 2' Land at Robinson Road Brightlingsea Essex	609342 (E) 217087 (N)	5.29 ha	115 as per the full consent.	<b>DETAILED CONSENT</b>  Full planning permission granted in August 2021 following the completion of a s106 legal agreement. This site had been allocated for development in the emerging Local Plan (Policy SAH3).	No overriding or irresolvable issues.	Proximity to protected: Colne Estuary; SSSI; coastal protection belt issues.	No irresolvable issues subject to suitable s106 agreement being put in place (which has now been secured).	Land controlled by Hopkins Homes who have completed the development on land immediately west.	No viability issues raised during application process.	✓	✓	2019-2022	This is a second phase of development from Hopkins Homes and a rate of 40 completions a year is anticipated – reflecting the success of the earlier phase.

### Assessment of Colchester Fringe sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
17/008 59/OUT	Land to the south of Bromley Road Ardleigh Colchester Essex CO7 7SE	603135 (E) 226075 (N)	7.47ha	145 dwellings as per the outline planning consent.	<b>OUTLINE CONSENT</b>  Outline planning permission granted, on appeal, in September 2018.	No overriding or irresolvable issues.	Close proximity to Salary Brook.	No overriding or irresolvable issues.	Land under option to Gladman Developments Ltd who are in advanced discussions with a housebuilder.	No viability issues raised during application or appeal process.	✓	✓	2021-2024  Assumptions: Transfer to housebuilder and reserved matters approval 2019/20, discharge of conditions and commencement 2020/21 with first completions in 2021/22. Four build programme.	Development on the Colchester/Tendring border refused over concerns that it might prejudice the garden community proposed for that location. The appeal Inspector did not agree and permission was granted in September 2018. Strong market area where high completion rates are achievable. Housebuilder in advanced stage of acquiring the site and a reserved matters application is imminent. Trajectory based on Gladman Homes own assertions, within their appeal evidence, that the site is deliverable.
17/014 77/DET AIL	'Avellana Place Phase 2' Land North of Former Betts Factory Ipswich Road Colchester Essex CO4 4HE	601765 (E) 228210 (N)	6.99ha	84 remaining of the 120 dwellings approved under the detailed scheme.	<b>UNDER CONSTRUCTION</b>  Development under construction with 36 completions up to 1 <sup>st</sup> April 2019.	No overriding or irresolvable issues.	No overriding or irresolvable issues. Development to provide a s106 contribution towards the management of neighbouring Bullock Wood.	S106 agreement to secure £438k for primary school places, £443k for secondary school places, £15k for health provision.	Development being built by Bellway Homes who were the developer for Phase 1.	No viability issues raised during application process. Phase 1 development completed in 2017/18 and development expected to proceed with phase 2.	✓	✓	2019-22 2-3 years to complete the remainder of the scheme.	Second phase of popular development on the former Betts Factory site extending onto less-constrained greenfield land. Following completion of first phase, development of second phase expected to progress quickly with average rate of 40 completions per annum considered conservative – although reflective of the completions achieved so far in 2018/19.
15/002 41/FUL	Westpark Ipswich Road Colchester Essex CO4 9HB	601741 (E) 228549 (N)	0.39ha	14 dwellings as per the full consent.	<b>DETAILED CONSENT</b>  Full planning permission granted in August 2016.  Later application for a 'drive-thru' restaurant refused in March 2018 but allowed on appeal.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No issues.	The unsuccessful proposal for a KFC drive-thru restaurant may suggest that a residential scheme is not considered viable.	✓	✓	Deliverability uncertain in light of alternative development proposal.	Residential consent was granted following earlier proposal for a drive-thru takeaway which was dismissed on appeal. A new drive-thru proposal has however now been allowed on appeal. It suggests that there is no immediate intention to develop the consented homes on the site.

## Assessment of Alresford sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
17/005 65/DET AIL	'Staunton Gate' Land South of Cockaynes Lane Alresford Essex CO7 8BZ	606329 (E) 221655 (N)	6.56ha	111 dwellings remaining of the 144 (met) approved under the detailed planning consent.	<b>UNDER CONSTRUCTION</b> Development under construction with 33 (net) completions up to 1 <sup>st</sup> April 2019.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	S106 agreement to secure £160k for early years and childcare provision, £468k for primary school places, £22k for school transport and £43k for health provision.	Site being built by Taylor Wimpey.	No viability issues raised during application or appeal process. Development well under-way.	✓	✓	2019-2021 Taylor Wimpey project completion of scheme in two years with 84 completions in 2019/20 and 27 in 2020/21.	Development is well advanced and Taylor Wimpey have advised of a two-year build programme for the remaining 111 units.
18/003 67/FUL	Land North of Cockaynes Lane Alresford Essex CO7 8BT	606395 (E) 221890 (N)	3.85ha	84 dwellings as per the current planning application which has a Committee resolution to approve.	<b>RESOLUTION TO APPROVE</b> Original Outline planning permission granted, on appeal, in December 2016. New full planning application (18/00367/FUL) for 84 dwellings has obtained a Planning Committee resolution to approve, subject to a s106 legal agreement.	Complex access arrangements in Cockaynes Lane with possible requirement for third party land.	Need to retain as much as possible of the rural character of Cockaynes Lane through appropriate landscaping.	S106 agreement will secure contributions towards necessary educational and health infrastructure.	Land controlled by Taylor Wimpey.	No viability issues raised during application or appeal process. The progress of development south of Cockaynes Lane suggests that this location is viable.	✓	✓	2021-2024 Assumptions: Taylor Wimpey projected completions are 36 in 2021/22, 40 in 2022/23 and 8 in 2023/24.	Site acquired by Taylor Wimpey to form a second phase of the wider Cockaynes Lane development and to secure a complimentary highway access solution. The new 84-dwelling proposal has provisional approval from the Council subject to the completion of a new s106 agreement.
17/006 58/DET AIL	Land South of St Andrews Close Alresford Essex CO7 8BL	606762 (E) 221074 (N)	2.56ha	45 dwellings as per the outline planning consent.	<b>DETAILED CONSENT</b> Outline planning permission granted in May 2016. Reserved matters approved in January 2018.	No overriding or irresolvable issues.	No overriding or irresolvable issues subject to ecological mitigation programme being implemented.	S106 agreement to secure £28k for early years and childcare provision and £7k for school transport.	Land controlled by Bennet Homes.	No viability issues raised during application process.	✓	✓	2019-2021 Assumptions: Discharge of conditions and commencement of development 2018/19. First completions in 2019/20.	Development likely to proceed following completion of Bennett Homes' current development at Abbey Gardens in Thorpe le Soken.

## Assessment of Elmstead Market sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
16/017 97/OUT	Land adjacent Market Field School Road Elmstead Essex	606303 (E) 224251 (N)	4.39 ha	62 dwellings as per the outline consent.	<b>OUTLINE CONSENT</b> Planning permission for 62 dwellings granted on appeal in February 2018. No reserved matters approval or applications submitted.	No irresolvable outstanding issues	No overriding or irresolvable issues.	S106 agreement to secure £227k for primary school places and £230k for secondary school places.	Land controlled by Hills Residential.	No issues were raised at application or appeal stage.	✓	✓	2020-2024. Assumptions: Hills Residential projected completions are 8 in 2020/21, 20 in 2021/22, 20 in 2022/23 and 14 in 2023/24.	Development by Hills Residential most likely to follow their other scheme in Tye Road which has detailed consent. Average rate of development anticipated around 20 completions per annum to reflect the rate that this developer builds. Hills Residential has advised the Council on its trajectory for this site.
18/018 63/DET AIL	Charity Field Land South of Colchester Road Elmstead Essex CO7 7ET	606034 (E) 224401 (N)	6.10ha	50 dwellings as per the outline consent which also provides for a community hall, allotments and open space. .	<b>DETAILED CONSENT</b> Outline planning permission granted, on appeal, in November 2016. Reserved matters approved in February 2019.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	S106 agreement to secure £162k for primary school places, £7k school transport and a new Community Hall.	Site controlled by Go Homes.	No viability issues raised during application or appeal process.	✓	✓	2020-2022. Discharge of conditions and commencement in 2019/20. Completion of dwellings over two years.	Development provides for a community hall and s106 requires this to be delivered halfway through the development. A rate of 25 completions over two years is suggested, but the actual completions are likely to be higher based on Go Homes' rapid completion of a development on land off Clacton Road, Elmstead.
16/002 19/OUT	Land to The East of Tye Road Elmstead Colchester Essex CO7 7BB	605640 (E) 224766 (N)	2.40ha	32 dwellings as per the outline consent.	<b>OUTLINE CONSENT</b> Outline planning permission granted, on appeal, in April 2017. Reserved matters application 18/01307/DETAIL expected to be approved in April 2019.	Two access options for pedestrians along Tye Road being explored through reserved matters proposal. On option has a more detrimental impact on trees.	No overriding or irresolvable issues.	S106 agreement requires unfettered vehicular access to the adjoining development site and £117k for primary school places.	Site controlled by Hills Residential but pedestrian and vehicular access options may require use of highway or third party land.	There may be some costs involved in securing access if third party land is required.	✓	✓	2019/2021. Assumptions: Hills Residential projected completions are 14 in 2019/20 and 18 in 2020/21.	With approval of reserved matters, development expected in April 2019, development is expected to commence in mid-2019/20 according to the trajectory provided by the developer.



SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
14/01238/OUT	Agricultural Field to The North of Meadow Close Elmstead Essex CO7 7HR	605823 (E) 224654 (N)	1.05ha	20 dwellings as per the outline consent which also provides for a pedestrian crossing across the A133.	<b>OUTLINE CONSENT</b>  Outline planning permission granted in April 2016.  Reserved matters application 18/01810/DETAIL currently under consideration.	No overriding or irresolvable issues. Some concern amongst residents about access via Meadow Close with a preference that the development take access via the adjoining Tye Road site.	No overriding or irresolvable issues.	S106 agreement to secure £70k for the creation of a pedestrian crossing on the A133, £40k for improvements to bus stops. Includes clauses to enable viability to be tested in the future to see if additional contributions towards affordable housing should be paid.	Site controlled by South East Developments Limited who have submitted the reserved matters application.	Viability independently tested at planning application stage and s106 contributions were adjusted accordingly.	✓	✓	2021/22  Assumptions: Reserved matters approval in 2019/20, discharge of conditions and commencement in 2020/21 and completion in 2021/22.	It is expected that the Hills Residential development east of Tye Road will be developed first. The Tye Road scheme requires that developer to provide unfettered access to the Meadow Close site. Reserved matters approval expected in 2019.
14/01292/OUT	Land to The West of Church Road Elmstead Market Essex CO7 7AR	606224 (E) 224518 (N)	3.19ha	20 dwellings as per the outline consent which also provides for a community hall, open space and allotments.	<b>OUTLINE CONSENT</b>  Outline planning permission granted in December 2016.  New full planning application 18/01884/FUL for 41 dwellings currently under consideration.	No irresolvable issues – but Church Road would need improving.	No irresolvable issues.	S106 agreement to secure £65k for primary school places, £3k school transport and a new Community Hall. Includes clauses to enable viability to be tested in the future to see if additional contributions towards affordable housing should be paid.	Site has transferred to a new owner, Newell Homes, who are exploring options for the development of the site – as demonstrated by the new application for 41 units.	Viability independently tested at planning application stage and s106 contributions were adjusted accordingly. However, likely to be some viability concerns arising from the cost of Community Hall secured through the s106 agreement. The developer has subsequently submitted a proposal for 41 dwellings.	✓	✓	2024/25  With the current uncertainty over the future of the current planning permission, it is assumed that no development will take place in years 1-5. It is however expected that a development of either 20 or 41 units will take place within the Local Plan period.	Development provides for a community hall and s106 requires this to be delivered as part of the development. However the development at Charity Field also provides for a community centre and there is uncertainty over which scheme will prevail. The new development will take place in years 1-5. It is however expected that a development of either 20 or 41 units will take place within the Local Plan period.

#### Assessment of Great Bentley sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
14/01750/OUT	Land at Station Field Plough Road Great Bentley Essex CO7 8LG	611403 (E) 221331 (N)	9.97ha	150 dwellings as per the outline consent which also provides for employment land.	<b>OUTLINE CONSENT</b>  Outline planning permission granted, on appeal, in September 2016.  Reserved matters application 18/01981/DETAIL under consideration.	No more than 50 dwellings can be constructed until either the unmanned railway crossing north of the site is closed and the footpath diverted, or a new footbridge is constructed over the railway.	No overriding or irresolvable issues.	S106 agreement to secure £83k for early years and childcare provision, £487k for primary school places, £25k for school transport and £45k for health provision. The s106 also requires suitable resolution to the railway crossing issue.	Site controlled by housebuilder Cala Homes.	No viability issues raised during application or appeal process.	✓	✓	2020-2024.  Assumptions: Reserved matters approval and discharge of conditions 2019/20. Projection for 40 completions in each of 2020/21, 2021/22 and 2022/23 and the final 30 in 2023/24.	Developer's submitted phasing plan suggests 135 completions between June 2019 and August 2023. The trajectory makes a more conservative estimate given the need to approve reserved matters and discharge remaining conditions. A conservative estimate of 40 completions per annum gives 120 completions in years 2 to 4 with the remaining 30 in year 5.
16/01912/DETAIL	Land at Admirals Farm Heckfords Road Great Bentley Essex CO7 8RS	611387 (E) 222165 (N)	5.45ha	50 dwellings as per the detailed consent.	<b>DETAILED CONSENT</b>  Outline planning permission granted in September 2016.  Reserved matters approved in May 2017.  Developer advises that start is imminent.	A footpath along Heckfords Road needs to be created in order for the development to proceed to occupation.	No overriding or irresolvable issues.	S106 agreement to secure £31k for early years and childcare provision, £182k for primary school places, £8 for school transport and £15k for health provision.	Land controlled by Hills Residential.	No viability issues raised during application process.	✓	✓	2019-2023.  Assumptions: Hills Residential projection of 20 completions in 2020/21, 20 in 2021/22 and 10 in 2022/23.	Planning condition requires safety improvements of Heckfords Road junction with A133 unless other developers provide this first. Development expected to follow on from the Go Homes scheme west of Heckfords Road. 20 completions a year estimated – based on advice from the developer.



SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
17/0175 9/DETAIL	'Bentley Gate' Land West of Heckfords Road Great Bentley Essex CO7 8RR	610982 (E) 222215 (N)	2.43ha	35 dwellings remaining of the 49 with detailed consent.	<b>UNDER CONSTRUCTION</b>  Development under construction with 14 units already completed up to 1 <sup>st</sup> April 2019.	A footpath along Heckfords Road needs to be created in order for the development to proceed to occupation.	No overriding or irresolvable issues.	S106 agreement to secure £182k for primary school places, £42 for school transport and £15k for health provision.	Site being developed by Go Homes.	No viability issues raised during application or appeal process. Development now well under way.	✓	✓	2019/20.  At current rate of development, the whole scheme is set to be completed by the end of 2019/20.	Planning condition requires safety improvements of Heckfords Road junction with A133. Go Homes have been successful in delivering new homes at Elmstead Market and are keen to progress this development. This is the first of the major residential schemes in Great Bentley to be delivered. The scheme is expected to complete by the end of 2019/20.
16/0199 9/OUT	'Admirals Farm Phase 2' Land East of Heckfords Road Great Bentley Essex CO7 8RS	611387 (E) 222165 (N)	2.17 ha	25 dwellings as per the outline consent which also proposes a doctors surgery.	<b>OUTLINE CONSENT</b>  Outline planning permission granted, on appeal, in November 2017.  No reserved matters approval or applications submitted.	Additional housing to be accessed via the first phase of development at Admirals Farm.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Land controlled by Hills Residential.	No viability issues raised during application or appeal process.	✓	✓	Development to follow on from Admirals Farm Phase 1 scheme and likely to deliver from 2022/23.	Development tallowed on appeal. Whilst the application proposes a doctors surgery, there are no clauses in the s106 which requires it to actually be built.

### Assessment of Little Clacton sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
15/0155 0/OUT	Land at The Street Little Clacton Essex CO16 9LT	616305 (E) 219465 (N)	6.52ha	98 dwellings as per the outline consent.	<b>OUTLINE CONSENT</b>  Outline planning permission granted, on appeal, in January 2017.  Reserved matters application 19/00093/DETAIL for first 18 dwellings under consideration.	No overriding or irresolvable issues.	Comprehensive drainage and ecological scheme to be implemented as part of the development.	S106 agreement to secure £340k primary school places and £30k health provision.	Land promoted by the landowner. First phase reserved matters application submitted by South East Developments Ltd.	No viability issues raised during application or appeal process.	✓	✓	Assumptions: Reserved matters approval of phase 1 in 2019/20 and other phases in 2020/21. Given uncertainty over the legal covenant, development from 2024 predicted.	Land promoted by the landowner with first phase applied for by a housebuilder. Understood that the covenant from Essex County Council (which affects part of the land) requires a payment for the land which is going through a legal process. Taking a cautious approach, no completions are expected in years 1-5. However, there is a strong possibility that development could come forward earlier – albeit in phases.
17/0079 0/FUL	Land to rear of 59 & 61 London Road Little Clacton Essex CO16 9RB	616717 (E) 218254 (N)	1.45 ha	30 bungalows, as per the detailed planning permission.	<b>DETAILED CONSENT</b>  Full planning permission granted in February 2019. Site forms large part of the Local Plan allocation MSA14 (Montana Roundabout) and the site is now considered to be a commitment.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Land controlled by local developer Krishna Kandiah.	Viability issues raised during the planning application process and independent viability assessment was undertaken. S106 obligations reduced accordingly.	✓	✓	Assumptions: Discharge of conditions and commencement in 2019/20 and development completed over two years 2020/21 and 2021/22.	As this site represents a large portion of the Montana Roundabout site allocated as site MSA14 in the emerging Local Plan, it is questionable if that allocation should remain listed in Table LP2 of the Local Plan. The remainder of the area allocated under MSA14 is under separate ownership and there are questions over the impact of development on a protected tree and the creation of a separate access point.
16/0042 7/OUT	24 The Street Little Clacton On Sea Essex CO16 9LD	616657 (E) 218938 (N)	0.52ha	10 dwellings as per the outline consent.	<b>OUTLINE CONSENT</b>  Outline planning permission granted in January 2017.  No reserved matters approval or applications submitted.	Development will share access with the existing garage for which new junction arrangements will be implemented.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Land controlled by the owners of the adjoining car sales business.	No viability issues raised during application process.	✓	✓	Delivery of development very uncertain.	Development requires improvements to access to adequately serve both the homes and the existing garage. Uncertain if permission will be implemented.
16/0100 1/FUL	Stone Hall 55 London Road Little Clacton On Sea Essex CO16 9RB	616656 (E) 218325 (N)	0.70ha	4 dwellings remaining from the 10 with permission.	<b>UNDER CONSTRUCTION</b>  Development under construction with 6 completions up to 1 <sup>st</sup> April 2019.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Development by M&D Building Services Ltd.	No viability issues raised during application process.	✓	✓	Development expected to complete in 2019/20.	Development well advanced and nearing completion.

### Assessment of St. Osyth sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
11/0033 3/OUT	'Wellwick Field' The Priory Estate St Osyth Clacton On Sea Essex CO16 8NY	612142 (E) 215737 (N)	16.30ha	190 dwellings as per the outline consent.	<b>OUTLINE CONSENT</b>  Outline planning permission granted in March 2016.  Reserved matters application 18/01476/DETAIL under consideration.	Site of former quarry requires considerable land preparation and a new access junction onto the main road.	Site is former quarry located close to Colne Estuary.	No overriding or irresolvable issues.	Land controlled by the owners of St. Osyth Priory who are also directors of development company City & Country,	Viability thoroughly tested as part of the planning application process to determine how much repair and restoration of the Priory can be secured through the uplift in land value. Standard s106 contributions towards, education, health and affordable housing have been waived to enable this funding to be maximised.	✓	✓	2021-2029.  Development not expected to take place until after West Field.  Projection reflects the developer's own evidence as submitted to a recent appeal.	Development approved as part of a package of 'enabling development' to fund the repair and restoration of St. Osyth Priory – a heritage asset of national importance. Location of the site, effectively outside of the village and far from its centre makes properties less saleable than on the West Field site which is expected to come forward first. The increase in the value of the land through the grant of planning permission has however enabled the owners of the Priory to borrow money to commence some phases of the restoration.
16/0065 6/FUL	'West Field' St Osyth Priory The Bury St Osyth Clacton On Sea Essex CO16 8NZ	612142 (E) 215737 (N)	7.44ha	72 dwellings as per the full consent but involving the demolition of one property making the net increase 71.	<b>UNDER CONSTRUCTION</b>  Development has commenced on site.	Site lies east of the main crossroads in the centre of St. Osyth where there are local concerns about impact of additional traffic. These were assessed as part of the planning application process.	Site forms part of the Priory Estate and is located close to the main buildings with the Priory complex. The location, scale, appearance and design of these properties have required careful attention.	No overriding or irresolvable issues.	Land controlled by the owners of St. Osyth Priory who are also directors of development company City & Country,	Viability thoroughly tested as part of the planning application process to determine how much repair and restoration of the Priory can be secured through the uplift in land value. Standard s106 contributions towards, education, health and affordable housing have been waived to enable this funding to be maximised.	✓	✓	2019-2022 Projection reflects the developer's own evidence as submitted to a recent appeal. Three year build programme.	Development approved as part of a package of 'enabling development' to fund the repair and restoration of St. Osyth Priory – a heritage asset of national importance. City & Country undertaking the development itself.

### Assessment of Thorpe-le-Soken sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
17/014 82/DET AIL	'Henderson Park' Land East Side of Landermere Road Thorpe Le Soken Essex CO16 0NF	618572 (E) 222616 (N)	5.62ha	88 dwellings remaining of the 98 with detailed permission.	<b>UNDER CONSTRUCTION</b>  Development under construction with 10 dwellings already completed up to 1 <sup>st</sup> April 2019.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	S106 agreement to secure £123k for early years and childcare, £359k for primary school places, £364k for secondary school places and £30k for health provision.	Land being developed by Bellway Homes.	No viability issues raised during application process and development well under way.	✓	✓	2019-2022  Average of 30 completions per annum over the next three years anticipated.	Site under control of housebuilder that is progressing well with the scheme. A conservative assumption of 30 completions a year is set out in the trajectory but this could be exceeded. Development is well under way.
16/008 38/OUT	Land to South of Frinton Road (Lifehouse Drive) Thorpe Le Soken Essex CO16 0JF	618361 (E) 222073 (N)	5.15ha	49 as per the outline planning application.	<b>OUTLINE CONSENT</b>  Outline planning permission granted, on appeal, in October 2017.	No overriding or irresolvable issues.	Site lies partly within the Conservation Area and adjoining the Thorpe Hall registered park and garden. Mitigation strategy to protect bats, reptiles and dormice would need to be put in place for development to proceed.	Submitted s106 agreement commits to providing £180k for primary school places.	Land owned by investment company. Land has been put on the market and advanced discussions are being held with housebuilders.	No viability issues raised during application or appeal process.	✓	✓	2020-2022. Assumptions: Reserved matters approval in 2019/20 and discharge of conditions in 2020/21. Planning agent advises 5 completions 2021/22, 22 in 2022/23 and 22 in 2023/24.	Development allowed on appeal due to shortfall in the Council's five-year housing supply. Development with two access points likely to be completed in two phases over two years. Commencement dependent on sale to housebuilder and approval of reserved matters. Trajectory advised by the landowner's planning team who are in advanced discussions with housebuilders.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
13/014 81/FUL	'Abbey Gardens' Land North of Abbey Street Thorpe Le Soken Essex CO16 0JE	618327 (E) 222197 (N)	2.45ha	16 dwellings remaining of the 40 approved under the full permission.	<b>UNDER CONSTRUCTION</b>  Development under construction with 24 completions up to 1 <sup>st</sup> April 2019.	No issues.	No issues.	S106 agreement to secure £125k for primary school places.	Development being implemented by Bennett Homes.	No viability issues raised during application process.	✓	✓	Development under construction and expected to complete in 2019/20.	Development under way and expected to complete by end of 2019/20.
18/000 98/OUT	Land South of Frinton Road Thorpe Le Soken Essex CO16 0HS	619072 (E) 222055 (N)	1.16ha	10 dwellings as per the outline consent.	<b>OUTLINE CONSENT</b>  Outline planning permission granted, on appeal, in January 2019.	No issues.	No issues.	No issues.	No issues.	No issues.	✓	✓	2021/22 Assumptions: Reserved matters approval 2019/20, discharge of conditions and commencement 2020/21, construction in 2021/22.	Land adjoins that with planning permission under 16/00838/OUT. A relatively small scheme, accessed independently of others is expected to deliver in 2021/22 following approval of reserved matters.

#### Assessment of Weeley sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
15/0175 0/FUL	Land at St Andrews Road Weeley Essex CO16 9HR	614958 (E) 222124 (N)	0.79ha	4 dwellings remaining of the 14 granted permission.	<b>UNDER CONSTRUCTION</b>  Site under construction with 10 of the 14 dwellings already completed by 1 <sup>st</sup> April 2019.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Land being developed by local building firm.	Viability independently tested at planning application stage and s106 contributions were adjusted accordingly.	✓	✓	Early 2019/20 for completion of the development.	Development nearing completion.

#### Assessment of sites in Smaller Rural Settlements with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
15/0108 0/OUT 18/0035 2/DETA IL	Allotment Field adjacent Great Oakley Primary School Beaumont Road Great Oakley Essex CO12 5BA	619076 (E) 227241 (N)	3.63ha	51 dwellings as per the outline consent which also includes a village hall, doctors surgery and shop.	<b>OUTLINE CONSENT (part)</b>  Outline planning permission granted in March 2016.  Phase 1 reserved matters 18/00352/DETAIL (23 units) approved in December 2018. Conditions in the process of being discharged.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	S106 agreement to secure the doctors surgery, the village hall, the shop, £32k for early years and childcare provision, £8k for school transport.	Land owned by local farmer keen to deliver a development that benefits the village.	No viability issues raised during the application process.	✓	✓	2021-2025  Discharge of remaining conditions 2019/20. Commencement 2020/21 and first completions 2021/22.	Recent variations to scheme and reserved matters approval indicate a desire from the landowners to implement the scheme. First 23 units of development expected to deliver in years 3 and 4.
18/0019 4/FUL	Land North of Tokely Road Frating Essex	609321 (E) 223402 (N)	2.76ha	68 dwellings as per the latest planning application.	<b>DETAILED CONSENT</b>  New planning permission granted in March 2019.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	S106 agreement to secure financial contributions towards health and education along with affordable housing.	Site controlled by Sanctuary Housing.	No issues raised during application process.	✓	✓	Assumptions: Discharge of conditions 2019/20, commencement 2020/21 and first completions in 2021/22.	Site adjoins existing housing estate and will increase the size of the local play area.
16/0145 6/DETA IL	'Millers Green' Land adjacent Willow Farm Mill Lane Weeley Heath Essex CO16 9BZ	615109 (E) 220728 (N)	3.14ha	37 dwellings remaining of the 46 granted under the detailed consent.	<b>UNDER CONSTRUCTION</b>  Development under construction with 9 completions already up to 1 <sup>st</sup> April 2019.	Removal of existing pig farm and remediation of land required.	Remediation of any contamination on site required before development can take place.	No overriding or irresolvable issues.	Site controlled by Rose Builders.	Viability independently tested at the application stage and s106 requirements adjusted accordingly.	✓	✓	Developer advises 20 completions in 2019/20 and 17 in 2020/21.	The former pig farm has been removed from the site and construction is well under way.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
18/00974/DETA IL	Park 2 Land at Badley Hall Farm Badley Hall Road Great Bromley Essex CO7 7HU	608505 (E) 225879 (N)	1.34ha	24 dwellings as per the outline consent which was allowed in line with the rural exceptions policy.	<b>DETAILED CONSENT</b>  Outline planning permission granted in March 2017.  Reserved matters 18/00974/DETAIL approved in September 2018.	No overriding or irremovable issues.	No overriding or irremovable issues.	No overriding or irremovable issues.	Land owned by local farmer who is keen to provide some affordable homes for people of the village. Orwell Housing are understood to be acquiring the site.	High cost in serving the development by footpath – an issue to be negotiated.	✓	✓	Assumptions: Discharge of conditions and commencement 2019/20. Completions in 2020/21.	This is a rural exception scheme which was approved by the Council, contrary to normal policies, to enable the delivery of affordable housing for the people of Great Bromley. The scheme comprises 16 affordable homes and 8 market homes.
16/00677/FUL	Kidbys Nurseries Clacton Road Weeley Heath Clacton On Sea Essex CO16 9EF	615589 (E) 220384 (N)	1.40ha	5 dwellings of the 22 approved under the full consent (as amended).	<b>UNDER CONSTRUCTION</b>  Development under construction with 17 completions up to 1 <sup>st</sup> April 2019.	No issues.	No issues.	No issues.	Site acquired by South East Developments Ltd who are developing the site.	No viability issues raised during the application process. Development now under construction.	✓	✓	Development expected to be completed in 2019/20.	Development well under way and expected to complete in 2019/20.
18/00678/DETA IL	Land South of Station Road Wrabness Essex CO11 2TH	617753 (E) 231448 (N)	1.42ha	18 dwellings as per the outline consent which also provides for a village green.	<b>DETAILED CONSENT</b>  Outline planning permission granted in September 2016.  Reserved matters application (18/00678/DETAIL) submitted in April 2018 and is in the process of being determined.	No overriding or irremovable issues.	No overriding or irremovable issues.	No overriding or irremovable issues.	Land owned by local farmer.	No viability issues raised during the application process.	✓	✓	Assumptions: Discharge of conditions and commencement 2019/20. Completions 2020/21.	Development to provide a village green adjoining the existing village hall.
18/01845/DETA IL	Land to North of Break of Day and Newlands Beaumont Road Great Oakley Essex CO12 5BD	619162 (E) 227060 (N)	0.94ha	17 dwellings as per the outline consent.	<b>DETAILED CONSENT</b>  Outline planning permission granted in December 2016.  Reserved matters approved in January 2017.	No overriding or irremovable issues.	No overriding or irremovable issues.	No overriding or irremovable issues.	No overriding or irremovable issues.	No viability issues raised during the application process.	✓	✓	2020/21. Assumptions: Discharge of conditions and commencement 2019/20. Completions 2020/21.	Site adjoins the land proposed for 51 homes and community facilities.
16/01137/FUL	Site to West of Edwards Drive Clacton Road Thorington Essex	609056 (E) 220261 (N)	1.17ha	5 bungalows remaining of the 16 granted permission under the full consent.	<b>UNDER CONSTRUCTION</b>  Development under construction with 11 completions up to 1 <sup>st</sup> April 2019.	No overriding or irremovable issues.	No overriding or irremovable issues.	No overriding or irremovable issues.	Site controlled by Scott Properties.	No viability issues raised during the application process.	✓	✓	Development expected to be completed in 2019/20.	Developer keen to deliver these bungalows as there is strong demand in the area. Remaining five units to be completed in 2019/20.
16/00871/DETA IL	Land rear of White Hart Inn Harwich Road Wix Manningtree Essex CO11 2SA	616862 (E) 228494 (N)	0.46ha	10 dwellings as per the detailed consent.	<b>DETAILED CONSENT</b>  Outline planning permission granted in July 2013.  Understood that permission may now have lapsed.	No overriding or irremovable issues.	No overriding or irremovable issues.	No overriding or irremovable issues.	No overriding or irremovable issues.	No overriding or irremovable issues.	✓	✓	Consent lapsed. Delivery at a future point uncertain.	Development not likely to take place any time soon.
17/00090/FUL	Land adjacent Morton House Station Road Thorington Essex CO7 8JA	609103 (E) 220739 (N)	0.97ha	10 bungalows as per the full consent.	<b>DETAILED CONSENT</b>  Full planning permission granted, on appeal, in September 2017.  Conditions yet to be discharged.	No overriding or irremovable issues.	No overriding or irremovable issues.	No overriding or irremovable issues.	Site controlled by Scott Properties.	No issues raised during application or appeal process.	✓	✓	Assumptions: Discharge of conditions and commencement in 2019/20 and development in 2020/21.	Developer keen to deliver these bungalows as there is strong demand in the area. Development likely to follow on from the Edwards Drive scheme.



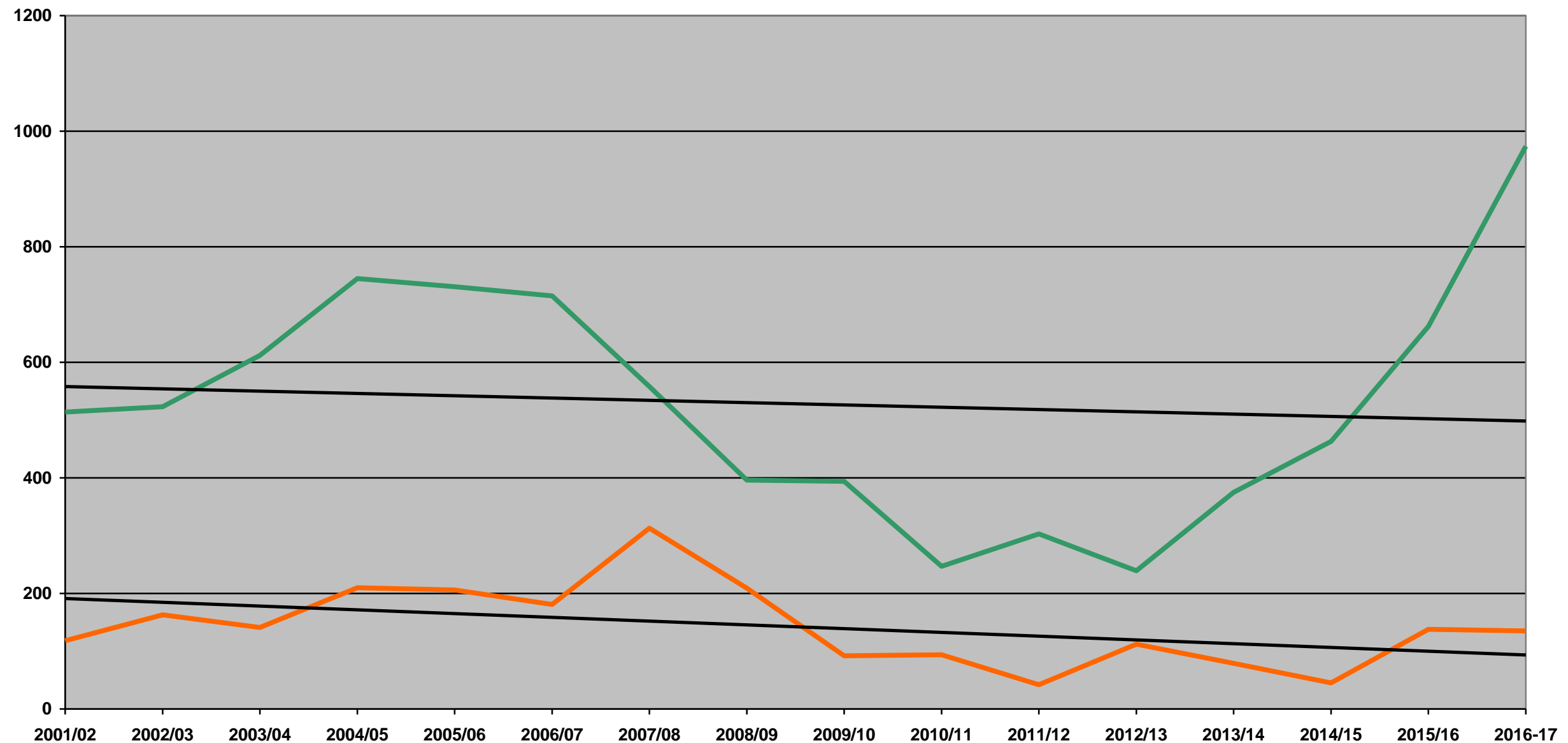
## Appendix 2: Assessment of Small Sites and Windfalls

The National Planning Policy Framework states that Local Plans can include an allowance for 'windfall sites' in the ongoing five-year supply of housing land if there is compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Because only sites with a net dwelling capacity of 10 or more units are specifically assessed and thereafter considered as potential housing allocations in the Local Plan, it is highly likely that other smaller sites with the potential for 9 or fewer dwellings will also contribute toward the overall housing stock increase for the district. Historically small windfall sites have been an important source of supply and they are expected to continue to contribute towards housing supply in the future.

On 31<sup>st</sup> March 2017 a number of sites in the district had planning permission for residential development comprising 9 or fewer dwellings and involving a net increase in units which, in total, had the potential to deliver 974 homes. This follows a steep increase in the number of planning permissions granted between 2012 and 2017 following the publication of the National Planning Policy Framework and the Council's application of the 'presumption in favour of sustainable development' through a period of time when it was unable to identify a 5-year supply of deliverable housing sites. Planning permissions for housing on small sites have continued to be granted in the financial year 2017/18 and the updated figure still stands at just over 1,000 dwellings with 243 dwellings having been completed in that period.

Without assessing the suitability, availability and achievability of every one of these small sites, which would not have been practical within the resources available, it would not be appropriate to simply assume that 974 dwellings will be actually be built. In reality sites often gain planning permission for residential development and these can remain unimplemented for many years. It is therefore better to formulate an estimate of how many dwellings are likely to be built on small sites looking at the trends in both the supply of small housing sites and their delivery. The following graph shows, for the period between 1<sup>st</sup> April 2001 and 31<sup>st</sup> March 2017, both the outstanding potential for housing development (as measured in any one year) and the actual number of dwelling completions on small sites per year. The graph has not been updated with 2018/19 data, for the reasons explained overleaf.

**Small sites (9 or fewer next dwellings) with outstanding residential permission vs dwelling completions on small sites 2001 to 2017**



This graph shows for each year between 2001 and 2017 the number of dwelling completions on small sites and the potential number of dwellings that could be delivered on small sites with outstanding residential planning permissions. The black lines indicate that the trend for each of these measures which over the 14 year period have both been gently downward. This reflects both the impact of the downturn in the economy between 2008 and 2012 and the inevitable 'drying up' of available small sites. The graph also shows that both planning permissions and completions have been increasing as the economy grows stronger and the publication of the NPPF has required more permissions to be granted. Taking the trend over the full 14 years, on average, the level of dwelling capacity has fallen at a rate of approximately 30 dwellings per year and the ratio of outstanding dwelling potential to actual dwelling completions has been around 1 to 4. The table below provides an indication of how many dwellings might be completed on small sites if these trends were projected over the coming years, but with supply in the first five years declining by 100 a year to reflect the very rapid increase in planning permissions granted, in particular during 2016/17. This reflects an expected rapid fall in the grant of permissions as the Council reaches a 5-year supply and is better able to determine applications in accordance with the development plan. From 2022 onwards, the standard reduction of 30 a year applies, reflecting a more stable position.

**Projected dwelling completions on small sites (with a capacity of 9 or fewer dwellings) 2017-2033**

Year	2017/18 (last reporting year)	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
<b>Projected dwelling potential of small sites (reducing by 100 a year in years 1 to 5 and by 30 a year thereafter)</b>	814	714	614	514	414	378	348	318	288	258	228	198	168	138	108	78
<b>Projected dwelling completions on small sites (one quarter of the figure above).</b>	204 (actual outturn 243)	179 (actual outturn 374)	154	129	104	94	87	80	72	65	57	50	42	35	27	20
<b>Cumulative dwelling completions on small sites (1<sup>st</sup> April 2017 base date as set out in 2017 SHLAA)</b>	204 (actual outturn 243)	383 (actual outturn 617)	537	666	770	864	951	1031	1103	1168	1225	1275	1317	1352	1379	1399
<b>Updated cumulative dwelling completions on small sites (1<sup>st</sup> April 2018 base date)</b>	-	-	154	283	387	481	<u>568</u>	648	720	785	842	892	934	969	996	1016

This projection was included in the 2017 version of the SHLAA and the 1,399 homes predicted for the period 2017-33 is reflected in the publication draft of the Local Plan in Policy LP1. For the years 2017/18 and 2018/19, the prediction was 204 and 179 completions on small sites respectively, however the actual outturn for 2017/18 and 2018/19 was 243 (net) and 374 (net). This suggests that the projection produced in 2017 was fairly conservative and robust. To maintain a conservative approach, the Council has not sought re-calibrate the projection to reflect the fact that more planning permissions have been granted on smaller sites and a supply more than 700 homes still applies at 1<sup>st</sup> April 2019. Instead, the projected figures, per annum, set out above for years 2019 through to 2033 are simply carried forward, unadjusted, into the overall trajectory.

For the 14 year period 2019 to 2033, the cumulative figure for small site dwelling completions comes out at 1,016.

For the 5 year period 2019 to 2024, the cumulative figure is 568 dwellings which can now be included within the calculation of five-year housing supply.

Both the 14-year and 5-year figures are considered to be conservative and robust, particularly given that at 1<sup>st</sup> April 2019, there are 729 dwellings on small sites with planning permissions that are still to be built.

## Appendix 3: Assessment of emerging Local Plan Housing Allocations

### Assessment of Clacton Local Plan housing allocations

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
SAMU3	'Oakwood Park' Land to The South of Holland Road Little Clacton Essex	618548 (E) 218698 (N)	53.80ha	918 dwellings as indicated by the promotor of the development in their latest concept plan and delivery statement.	Land allocated for a mixed-use development in the emerging Local Plan (Policy SAMU3) which includes housing, community facilities, a primary school and open space. The Local Plan currently indicates that the development will deliver 600 homes within the plan period to 2033 with a further 150 post 2033. .	The need to secure pedestrian connection to the established built up area. Existing footpath runs through the centre of the site, but pedestrian access via the adjoining development of up to 250 homes in Thorpe Road will also be secured.	Site unaffected by any ecological or landscape designations. Site outside of the flood zone.	Development would be of a scale that would require infrastructure to be delivered on site. The Local Plan requires a primary school, early years and childcare facility and health facilities. No irresolvable transport or utilities problems.	Site being promoted by a single developer (Scott Properties) with an option on the land. They are working with the owners of land in Thorpe Road to ensure that adequate access arrangements are secured and it is understood that an agreement has been reached.	Viability likely to be determined by prevailing housing market conditions. Property prices in the Clacton area are generally lower than elsewhere in Tendring (excluding Harwich) and this will impact upon viability. Costs involved in delivering new facilities – particularly the school, however development would be of a scale capable of absorbing this cost.	✓	X	2024 onwards  Assumptions: Outline approval in 2021/22. Reserved matters approval 2022/23. Discharge of conditions and commencement in 2023/24 and completions from 2024/25. Development of bungalows to take place (35-40 per annum) whilst family housing on the Thorpe Road site are completed. From 2026/27 an additional two outlets to the development will enable 75-80 completions per annum, potentially more.	The developer is in the process of preparing an outline planning application having undertaken many of the necessary studies. Proposal not the subject of many substantive objectives following consultation on the Local Plan. The developer has indicated that the whole of the 918 dwellings can be delivered within the Local Plan period with three development outlets. The trajectory takes a more conservative estimate of approximately 640 in the plan period. Developer advises 417 bungalows to be delivered between 2020 and 2031 at a rate of between 35 and 40 per annum. 501 family homes to be delivered between 2024 and 2031, a rate of just over 70 a year across two development outlets. Trajectory assumes 40 bungalows a year 2024-2026 with development rates stepping up to 80 a year from 2026 as the Thorpe Road development is completed and an additional two outlets into the Oakwood Park scheme are created for family housing.
SAMU2	'Hartley Gardens' Land between St. John's Road and Little Clacton Road Clacton on Sea Essex	616298 (E) 217060 (N)	68.00ha	1,700 dwellings as indicated in the emerging Local Plan.	Land allocated for a mixed-use development in the emerging Local Plan (Policy SAMU2) which includes housing, community facilities, primary school, open space and employment. The Local Plan currently indicates that the development will deliver 600 homes within the plan period to 2033 with a further 1,100 post 2033.	The proposed site will require a relief road on its northern boundary. This will be critical in the delivery of this large scale site. Currently there are overhead power lines running across the site. These will need to be grounded prior to development commencing.	Site unaffected by any ecological or landscape designations. Site outside of the flood zone. Two areas of copse woodland will need to be protected and incorporated into the scheme.	The development requires a link road between the A133 and B1027. Engagement with Anglian Water is required to address capacity issues within the waste water treatment works. Financial contributions will also be required for health care and education on or off site.	Land in multiple ownership but development being promoted by a consortium of owners, led by a new development firm. All individual landowners are supportive of the consortium approach.	Costs involved in the implementation of a new relief road will need to be addressed. However, it is understood that the developer deems the site viable and this is supported by the Council's evidence. Costs in regard to sewerage treatment works expansion will need to be considered and incorporated.	✓	X	2025 onwards  Assumptions: Outline approval in 2021/22 following adoption of the Local Plan. Reserved matters approval 2022/23. Discharge of conditions 2023/24. Commencement 2024/54 with first completions in 2025/26.	Planning agent has indicated that all 1,700 homes are potentially deliverable within the plan period to 2033, but the Council has taken a conservative estimate for the purposes of the trajectory. This assumes that three access points to the development will be opened up via the relief road at different stages of the development. This allows for 30 completions a year between 2025 and 2028 from one outlet, 60 a year between 2028 and 2031 via two outlets and 90 a year via three outlets from 2031. This would deliver 450 of the 1,700 homes up to 2033 with a further 1,250 post 2033 or earlier if market conditions prove stronger than anticipated. The timing of the relief road will have a major bearing on overall delivery rates but it is intended that this be delivered early in the development to enable all outlets to be opened and to satisfy each of the principle landowners within the consortium.
MSA6	Land off Waterworks Drive, Clacton-on-Sea, Essex CO16 8AW.	615773 (E) 216219 (N)	2.19ha	90 dwellings based on pre-application discussions with site owners. Density would equate to around 40 dwellings per hectare.	This site is allocated in the emerging Local Plan. It is also allocated for housing in the adopted Local Plan.	Demolition and remediation will need to be carried out on site.	Site adjoins a Local Wildlife Site and ancient woodland.	No significant issues.	Water company continues to occupy and utilise the site.	Costs of removing existing buildings and infrastructure from site and cost of creating a suitable access. Previous viability studies have suggested that viability could be marginal. General housing market issues	✓	X	2025-2027  Assumes that there will some years in the short term whilst operations are relocated to an alternative site.	Site suitable for residential development but timing dependent on the relocation of the current operation. Development most likely in the middle part of the plan period.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
MSA5	Land adjacent to Railway Station and Sadd's and St. John's Yard, Skelmersdale Road, Clacton-on-Sea	617733 (E) 215373 (N)	1.7ha	60 dwellings as part of a mixed use scheme which is likely to include commercial units at ground floor and improvements to facilities at the neighbouring railway station.	This site is allocated in the emerging Local Plan. The site was identified as an opportunity for development in the Clacton Town Centre Area Action Plan (AAP) associated with the wider regeneration of the area around the station.	No irresolvable issues but suitable access would need to be obtained from Skelmersdale Road. Possible contamination from former uses.	No irresolvable issues.	No irresolvable issues.	Any development must form part of a wider comprehensive scheme, as required by the Local Plan. This will require cooperation with adjoining landowners including Network Rail. Site continues to operate viably in its existing business use and as a car park for the railway station.	Costs of removing existing buildings and infrastructure from site. General housing market issues.	✓	X	There has been limited contact with the site owners or Network Rail about the development of this area and whilst identified as a development opportunity in the Clacton AAP, there is limited evidence to support the realistic deliverability of the scheme within the plan period. The site continues to operate in its current range of uses.	Serious questions over whether a mixed-use development on this site is likely to deliver 60 dwellings within the plan period to 2033. The trajectory therefore assumes that the development will not take place. Consideration should be given to de-allocating the site from the Local Plan or at least placing no reliance on the allocation to meet objectively assessed housing needs.
MSA2	109 Oxford Road, Clacton-on-Sea, Essex CO15 3TJ.	617834 (E) 216068 (N)	0.68 ha	12 dwellings as per a previous planning permission which has since lapsed.	Land subject of a previous planning permission which has been allowed to lapse. The previous consent proposed new industrial buildings as well as housing on the site but the existing operation has continued in its current form.	No irresolvable issues if access is achieved from Cotswold Road. Possible contamination from former uses.	No irresolvable issues.	No irresolvable issues.	Part of site continues to operate as a dance studio and the other part is a commercial premises that is still in operation.	Costs of removing existing buildings and infrastructure from site. General housing market issues.	✓	?	There has been no approach for planning permission since the lapse of the previous consent. With business use continuing at the adjoining site, there is no indication that a residential scheme will come forward.	In the absence of any further attempts to obtain planning permission, there is insufficient evidence to demonstrate that development on this site is deliverable within the plan period. The trajectory assumes no completions and consideration should be given to deallocating the site from the Local Plan.

### Assessment of Harwich Local Plan housing allocations

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
MSA8	Land adjoining Harwich & Parkeston Football Club Main Road Harwich Essex CO12 4AA	625083 (E) 231332 (N)	1.9	48 dwellings on the Council-owned land only (not including the football club as currently shown in the Local Plan).	Part of the site including the car park and former isolation hospital site allocated for residential development in the adopted Local Plan. Whole site allocated for residential development in the emerging Local Plan (89 dwellings) on the condition of it complying with open space policies and relocating the football club. However, it is now understood that the football club is no longer actively seeking to relocate.	No irresolvable Issues as long as football club is relocated.	Old Vicarage Farmhouse Grade II south of site; Towel Hotel Grade II north east of site	No irresolvable issues.	The Council has been marketing the car park and isolation hospital site for development. The football club, until recently has been seeking to relocate.	Cost of demolition and land preparation and dependent on prevailing housing market conditions.	✓	✓	2024-2026 On the basis that it is only the land adjoining the football club that will be developed, the trajectory assumes development in the middle part of the plan period following marketing and sale of the land.	The Football Club is no longer actively seeking relocation therefore the likelihood of a comprehensive development across the site is low. The Council owned land adjoining the football club is however still available and has been marketed in the past for a potential development of 48 units. Consideration should be given to omitting the football club site from the allocation and reducing it 48 dwellings on the Council owned land only.
MSA7	Mayflower County Primary School Main Road Harwich Essex CO12 4AJ	624936 (E) 231411 (N)	0.4 ha	15 as indicated in the emerging Local Plan. This represents a gross density of 37 dwellings per hectare.	This site is allocated for residential development in both adopted and the emerging Local Plan. It was included in the adopted Local Plan at the request of Essex County Council and has been carried forward into the emerging plan.	No irresolvable Issues as long as staff car park is relocated.	No irresolvable issues.	No irresolvable issues.	Public ownership.	Dependent on prevailing housing market conditions.	✓	✓	Land has been allocated in the Local Plan for more than a decade with no approach the County Council to develop it. There is limited evidence to suggest that the site will deliver 15 homes in the plan period to 2033.	Urban site suitable for development and deliverable within the plan period subject to the operational requirements of the school being maintained. However, there is limited evidence to suggest that the County Council is seeking to bring a development forward. Consideration should be given to deallocating the site from the Local Plan and considering it as a potential windfall site if or when an application comes forward.



Assessment of Frinton and Walton Local Plan housing allocations

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
MSA12	Land at the Farm, Kirby Road	624896 (E) 221821 (N)	2.1 ha	47 dwellings as indicated in the emerging Local Plan which is a gross density of 22 dwellings per hectare.	This site is allocated for residential development in the emerging Local Plan.	Most appropriate point of access is likely to be from adjoining Martello Site (Hamford Park development). Southern part of site within flood zone.	Historic Farm building within the centre of the site that should be retained and enhanced in any wider development of the site.	No irresolvable issues subject to making necessary contributions to education and health through s106 or CIL.	Possible ransom strip from Warde Chase. But site is within the same ownership as adjoining Martello site, so access could come from this site. Land understood to be controlled by the original owners of the Martello site.	Development not likely to take place ahead of the adjoining Martello development and may need to secure access from that development.	✓	?	2025-2027  Assumes completion of Hamford Park development before development takes place in the middle part of the plan period.	Site has potential for residential development in the latter part of the plan period. This site is only likely to come forward after the completion of the Taylor Wimpey development on the adjoining Martello site (Hamford Park).
MSA11	Station Yard and Former Avon Works, off Station Road, Walton-on-the-Naze, Essex CO14 8DA.	625102 (E) 221452 (N)	0.72 ha	40 dwellings as indicated in the emerging Local Plan. The density would be 60 dwellings per hectare – reflecting the site's accessible location next to the railway station and close to the town centre.	This site is allocated in the emerging Local Plan and was recommended as an 'opportunity site' for development in the Walton Regeneration Framework. Part of the site (the Station Car Park) already allocation for residential development in the adopted Local Plan.	Need to maintain operational access to the railway line for Network Rail. Part of the site is also industrial. Possible relocation of Sea Scouts too.	No irresolvable issues. Part of site falls within Walton Conservation Area.	No irresolvable issues.	Multiple Ownerships (including the Council). Part of site currently used by sea scouts and railway station car park.	Costs associated with redeveloping industrial site and dependent on prevailing housing market conditions.	✓	?	2024-2026  Assumes no resolution of various ownership issues in the early part of the plan period with development work likely to proceed at some point in years 6-10.	Site partly allocated in 2007 Local Plan and continues to be promoted by the Council and the owner of the adjoining industrial estate for residential or mixed use development.
MSA10	Southcliffe Trailer Park, Woodberry Way, Walton-on-the-Naze, Essex CO14 8PE.	625034 (E) 221129 (N)	0.8 ha	15 dwellings as indicated in emerging Local Plan. This represents a gross density of 19 dwellings per hectare and reflects the site's location close to the cliff.	This site is allocated for residential development in both the adopted and emerging Local Plan. Site was included in the adopted Local Plan at the request of the owners who were concerned about the long-term sustainability of the existing trailer park, and having been assessed as part of an earlier urban capacity study.	Important to ensure gap from the cliff. There is also a trailer park on site which would need to be removed or relocated.	No irresolvable issues. Within the Frinton Conservation Area.	No irresolvable issues.	Site still operating as a holiday park.	Residential use value would need to exceed value of existing use for residential scheme to be viable. Understood that site is unable to occupy the latest range of larger static caravans which may impact upon the continued operation of the site in the future.	✓	X	There is no evidence to indicate that the owners of the Trailer Park intend to redevelop during the plan period. The site has been allocated for more than a decade with no planning applications coming forward.	In the absence of any firm evidence to suggest a reasonable likelihood of this site being redeveloped for housing, consideration should be given to deallocating it from the Local Plan. The trajectory indicates no housing within the plan period to 2033.
MSA9	Former Town Hall Site, Public Conveniences ad depot, Mill Lane	625325 (E) 221791 (N)	0.14	15 dwellings as had been indicated in the Walton Regeneration Framework. Represents a high density of development that reflects the site's sustainable location close to the town centre.	This site is allocated in the emerging Local Plan as well as identified as an opportunity site in the Walton Regeneration Framework	Site lies within Flood Zone. Building works have begun on site.	Southern half of site lies within Walton Conservation Area.	No irresolvable issues.	Likely to be in multiple ownerships. Most of site is vacant but part of site remains occupied by public toilets, servicing for local shops and lock ups.	Costs associated with preparing site for development and dependent on prevailing housing market conditions.	✓	✓	Deliverability of site uncertain with limited activity since its identification in the Walton Regeneration Framework.	Land provides sustainable location for residential development close to the town centre. However, there has been no interest in bringing the development forward since it was identified in the Walton Regeneration Framework and consideration could be given to deallocating the site from the Local Plan and allowing it to come forward as a windfall site as or when any application is forthcoming.

### Assessment of Manningtree/Lawford/Mistley Local Plan housing allocations

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
SAMU1	EDME Maltings High Street Mistley Essex CO11 1HG	611858 (E) 231740 (N)	2.24	150 based on representations from the owners looking to relocate and redevelop.	Part of the site (Thorn Quay Warehouse) has planning permission (12/00427/FUL) including 45 dwellings. However, whole site included in the emerging Local Plan as a mixed use allocation for 150 homes, 0.13ha of employment and leisure uses.	Existing business operations would need to relocate and many historic buildings would need to be retained.	Listed buildings within the site and site falls within the conservation area. Land adjoins the Stour Estuary which is an internationally important wildlife designation.	No irresolvable issues subject to making necessary contributions to education and health through s106 or CIL.	Site controlled by Anglia Maltings (Holdings) Ltd who are keen to relocate the business to more modern premises within Tendring.	Careful consideration is needed in regard to the cost of conversion and/or alterations to listed buildings on site.	✓	X	Whilst the concept of a mixed use development at EDME is supported by the Council through the Local Plan, its timing is very much dependent on the successful relocation of the business to alternative premises in Tendring.	The redevelopment of EDME Maltings is dependent on its relocation to alternative premises. No timescales for this can be given at the present time and there is limited evidence to demonstrate that 150 dwellings will be delivered on the site within the plan period. Consideration should be given to retaining the site as a mixed-use allocation in the Local Plan but placing no reliance, within the housing trajectory, upon 150 dwellings being delivered within the plan period.

### Assessment of Brightlingsea Local Plan housing allocations

The only housing allocation in the emerging Local Plan for Brightlingsea is SAH3 - Land at Robinson Road (Colne Gardens Phase 2) which has now obtained planning permission. See assessment of site ref: 17/01318/FUL.

### Assessment of Colchester Fringe Local Plan housing allocations

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
SP7	Tendring Colchester Borders Garden Community	603976 (E) 225113 (N)	Around 400 ha	7,000-9,000 homes as indicated in the emerging Local Plan on an area that crosses the Tendring/Colchester administrative boundary.	Broad location for new Garden Community identified in Colchester and Tendring's emerging Local Plan. Proposal to be the subject of a specific Development Plan Document which will provide more detailed parameters and requirements for the development. Local Plan Inspector has raised some concern about the deliverability of garden communities and has indicated that more work will need to be undertaken to justify their inclusion in the plan.	Various constraints within and adjoining the indicative search area, including Salary Brook and areas of woodland.	Proximity to protected: Colne Estuary; SSSI; coastal protection belt issues.	Development requires significant infrastructure investment including new schools, health facilities, sewerage facilities and a relief road between the A120 to the A133.	Multiple ownership but two main landowners with a developer (Mersea Homes) with an active interest. The Councils will also take an active role in control of the land in line with Garden City principles. North Essex Garden Communities (NEGC) has been set up to lead this process.	Viability to be tested at various stages of the process. Funding for development to come from a variety of sources to ensure a sustainable package of growth supported by all the necessary infrastructure. Landowners understand that this is a long-term project with longer-term returns. Local Plan Inspector has raised some concerns over viability which will need to be addressed.	?	?	Local Plan trajectory expects around 2,500 homes in the period to 2033 of which 1,250 (50%) would be attributed towards meeting Tendring's housing requirement, with the other 1,250 counting towards Colchester's requirement. This may need to be revised following Local Plan Inspector's final conclusions.	The Tendring Colchester Borders Garden Community is not expected to yield any dwelling completions in years 1-5 because it requires further planning through the preparation of a Development Plan Document and has infrastructure requirements that are likely to delay delivery until the middle and latter part of the plan period. The assumptions in the trajectory have been explored as part of the Local Plan examination and the Inspector has raised some concerns about the viability and deliverability of a scheme within these time-frames. Further evidence is being prepared to inform the trajectory for housing completions, but until that is complete, this assessment reflects a revised trajectory agreed with Colchester Borough Council.

## Assessment of Weeley Local Plan housing allocations

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
SAMU5	'Barleyfields' Land to rear of Council Offices, Thorpe Road, Weeley, Essex CO16 9JJ (Barley Fields Phase 2)	614917 (E) 222369 (N)	18.1 ha	280 dwellings as indicated in the emerging Local Plan.	This site is allocated in the emerging Local Plan and is the subject of a current planning application 17/02162/OUT for 280 dwellings, 1ha of offices, a primary school, open space and a footbridge over the railway line to the south. The planning application was refused by the Council in response to residents' concerns about the scale of development and any decision being taken ahead of the Local Plan examination. The proposal is now the subject of a planning appeal. However, having considered legal advice, the Council has withdrawn its opposition to the proposal and the developer has re-submitted the scheme with a view to achieving an approval, potentially before any appeal hearing.	No irrisolvable issues. A footbridge over the railway line to the south is proposed and the Council is seeking amendments to ensure it is accessible by people with mobility impairments.	No irrisolvable issues. ECC Archaeologist has requested archaeological evaluation by condition. Ecological assessment identifies mitigation measures. Landscape and visual impacts to be mitigated through landscaping.	No irrisolvable issues. Land is identified for a new primary school and early years facility and ECC has requested the transfer of this land with a financial contribution. NHS has requested a financial contribution towards primary healthcare provision. The Council is awaiting confirmation from ECC of any off-site highway improvements that might be required. Access to the site already available via recent development.	No irrisolvable issues. Site controlled by Rose Builders who constructed the 20 homes at the entrance to the site.	No issues raised to date as part of the application process.	✓	✓	2024-2033  Assumptions: If new application or appeal is successful in 2019/20, it is possible that development could proceed from 2021 following reserved matters approval. However, because the future of this development is currently uncertain, it is assumed that no development will take place in years 1-5.	This proposal is the subject of a fair number of objections both to the allocation in the local plan and to the planning application/appeal. The Council's Planning Committee deferred and subsequently refused planning permission in response to local concerns about the development, including its scale and the principle of approval ahead of the Local Plan examination. However on receiving legal advice that the Council was unlikely to be able to robustly defend its decision on appeal, its objection to the proposal was withdrawn. The submitted their application again in the hope that it will this time achieve approval thus avoiding the need for appeal hearings. Whilst it remains uncertain whether or not this proposal will obtain planning permission, it is assumed that no development will be achieved in years 1-5. The situation will be kept under review.
MSA1	Land at Weeley Council Offices Thorpe Road Weeley, Essex CO16 9AJ	614889 (E) 222434 (N)	0.8 ha	24 dwellings as indicated in the emerging Local Plan.	This site is allocated in the emerging Local Plan for residential development.	The Council still operates a number of services from this site. These will need to be relocated before any application can be implemented.	No overriding or irrisolvable issues.	No overriding or irrisolvable issues.	The Council owns this site. Development cannot take place until offices have been relocated to Clacton.	Potential costs involved in relocation of Council services and demolition of buildings on site.	✓	X	2024/25. Potential for development in the middle part of the plan period. Current assumption that development might follow on from development on adjoining land but could be earlier.	Redevelopment or conversion of site can only take place once Council operations have been relocated. This is expected to take place in 2020/21.

## Appendix 4: Housing Trajectory Assumptions

Site Ref	Site name	Total capacity			YR1 2019/ 20	YR2 2020/ 21	YR3 2021/ 22	YR4 2022/ 23	YR5 2023/ 24	YR6 2024/ 25	YR7 2025/ 26	YR8 2026/ 27	YR9 2027/ 28	YR10 2028/ 29	YR11 2029/ 30	YR12 2030/ 31	YR13 2031/ 32	YR14 2032/ -33	Next plan	Notes	
<b>CLACTON</b>																					
17/01229/OUT	Rouses Farm (s106)	950			RM	DC/C	30	30	30	30	60	60	60	60	60	60	60	60	350	S106 agreement being finalised.	
12/01262/OUT	Oakwood Park (Phase 1)	250			DC	C/20	60	60	60	50										Reserved matters under consideration.	
16/01250/OUT	Brook Park West	200			RM	DC	C/20	40	40	40	40	20								Part of mixed-use development.	
15/01351/OUT	Sladbury's Lane	132								30	30	30	30	12						Development allowed on appeal.	
17/00825/OUT	782-828 St. John's Road	82																		Deliverability uncertain in light of 18/00379/OUT.	
16/00421/FUL	Chicken Farm, Thorpe Road	80				27	27	26												Development aimed at the retirement market.	
16/01520/FUL	82 Jaywick Lane (U/C)	58 (of 68)			10	48														Under construction.	
14/00931/FUL	Gainsford Gardens	1 (of 65)			1															Nearing completion.	
16/01916/FUL	Coppins Court, Coppins Road	60			60															Supported living complex on former NHS site.	
16/02107/FUL	Bramcote, Thorpe Road (U/C)	40 (of 48)			20	20														Under construction.	
06/00255/FUL	Royal Hotel, Marine Parade (U/C)	32 (of 46)																		Site developed into car park and unlikely to deliver.	
15/00578/FUL	Sandles Inn, Rosemary Road	23																		Lack of progress, deliverability uncertain.	
16/00921/FUL	23-27 Brooklands	15			DC/C	15														Key regeneration scheme in Jaywick Sands.	
18/00662/FUL	Elm Farm, Little Clacton Road	14			DC/C	14														Site has full planning permission.	
15/00899/FUL	691-717 St. John's Road	14			14															Site being prepared for development.	
17/01328/FUL	Orchard Works	14			DC/C	14														Local Plan allocation now a commitment.	
14/01375/FUL	3 Marine Parade East	14			DC/C	14														Site cleared ready for development.	
18/00379/OUT	820 St. John's Road	13			RM	DC/C	13													Reserved matters under consideration.	
16/00920/FUL	32-37 Brooklands	13				DC/C	13													Key regeneration scheme in Jaywick Sands.	
17/01964/OUT	R/o 522 St. John's Road	11								11										Local Plan allocation now a commitment.	
17/01030/FUL	Lotus Way/Tamarisk Way (U/C)	10			10															Council-led scheme under construction.	
11/00865/FUL	143-145 Kings Parade (U/C)	10			10															Nearing completion.	
LP Allocation SAMU3	Oakwood Park (Phase 2)	918				LPA	OUT	RM	DC/C	40	40	80	80	80	80	80	80	80	278	Outline application expected in 2019.	
LP Allocation SAMU2	Hartley Gardens	1,700				LPA	OUT	RM	DC	C	30	30	30	60	60	60	90	90	1,250	Long-term strategic development programme.	
LP Allocation MSA6	Waterworks Drive	90				LPA	OUT	RM	DC	C	30	30	30							Development to follow relocation of water works.	
LP Allocation MSA5	Station Gateway	60																		Deliverability uncertain.	
LP Allocation MSA2	Cotswold Road	12																		Deliverability uncertain.	
					125	172	163	156	130	201	230	250	230	212	200	200	230	230		<b>Total for Clacton = 2,729</b>	
<b>HARWICH &amp; DOVERCOURT</b>																					
17/02168/OUT	Low Road	300			RM/ DC	C/20	30	40	40	40	40	45	45							Local Plan allocation now a commitment.	
14/01431/OUT	Harwich Valley	297								20	20	20	20	20	20	20	20	20	117	Possible revised proposal expected – uncertain.	
17/01909/OUT	Greenfield Farm	42								21	21									Local Plan allocation now a commitment.	
17/01658/FUL	Williamsburg Avenue	50			DC/C	10	20	20												Site has full planning permission.	
15/01549/OUT	SATO Site, Valley Road	38								19	19									New application under consideration.	
18/00350/COUNOT	Custom House, Main Road	37			37															Deemed consent under permitted development rules.	
17/01338/FUL	Cliff Hotel	20																		Mixed development of hotel and residential.	
17/01811/OUT	Michaelstowe Farm	14			RM	DC/C	14													Reserved matters under consideration.	
16/02128/OUT	Brickfield Site, Parkeston	12																		Site with long planning history – delivery uncertain.	
LP Allocation MSA8	Land adjoining Harwich & Parkeston FC	48					FUL	DC/C	24	24										Development on adjoining land only.	
LP Allocation MSA7	Land at Mayflower Primary	15																		Deliverability uncertain.	
					37	30	64	60	40	124	124	65	65	20	20	20	20	20		<b>Total for Harwich = 709</b>	
<b>FRINTON/WALTON/KIRBY CROSS</b>																					
15/01234/OUT (RM)	Finches Park, Kirby Cross (U/C)	228 (of 240)			30	30	30	30	30	30	30	18								Under construction.	
15/01714/FUL	Hamford Park, Walton (U/C)	120 (of 216)			30	30	30	30												Under construction.	
16/00031/OUT	Turpins Farm, Frinton	210			RM	DC	C/20	40	40	40	40	30								Sites well located for shops, schools and facilities.	
15/01710/OUT	R/o 121-183 Thorpe Road, Kirby Cross	105			RM	DC/C	30	30	30	15										Reserved matters under consideration.	
17/01988/FUL	Kirby Road, Great Holland (s106)	41			OUT	DC/C	21	20												Over-55s development.	
16/01446/DETAIL	Orchard Gardens, Kirby Cross (U/C)	11 (of 26)			11															Under construction.	
17/02118/OUT	Martello Site (near Martello Tower)	10			DC/C	10														Outline permission granted for bungalow scheme.	
17/01080/FUL	Luff Way, Walton (U/C)	12			12															Under construction.	
16/00538/FUL	88-90 Pole Barn Lane (U/C)	10			10															Under construction.	
LP Allocation MSA12	The Farm, Kirby Road	47						FUL	DC/C	30	17									Potential future phase of Hamford Park development.	
LP Allocation MSA11	Station Yard/Avon Works	40					FUL	DC/C	20	20										Part Council-owned site.	
LP Allocation MSA10	Southcliffe Trailer Park	15																		Deliverability uncertain.	
LP Allocation MSA9	Old Town Hall Site	15																		Deliverability uncertain.	
					93	70	131	150	100	105	120	65	0	0	0	0	0	0		<b>Total for Frinton/Walton/Kirby Cross = 834</b>	



Site Ref	Site name	Total capacity			YR1 2019/ 20	YR2 2020/ 21	YR3 2021/ 22	YR4 2022/ 23	YR5 2023/ 24	YR6 2024/ 25	YR7 2025/ 26	YR8 2026/ 27	YR9 2027/ 28	YR10 2028/ 29	YR11 2029/ 30	YR12 2030/ 31	YR13 2031/ 32	YR14 2032 -33	Next plan	Notes	
<b>MANNINGTREE/LAWFORD/MISTLEY</b>																					
15/00876/OUT (RM)	Lawford Green, Bromley Road (U/C)	360			30	30	30	30	30	30	30	30	30	30	30	30					Under construction
15/00761/OUT (RM)	Long Road/Clacton Road	300			DC	C/20	40	36	41	41	41	41	40								Subject of appeal proposal for 485 dwellings.
17/00943/DETAIL	'River Reach', Harwich Road (U/C)	100 (of 135)			40	40	20														Under construction.
15/01810/OUT	Stourview Avenue	70						RM	DC/C	30	30	10									New application for 72 units under consideration.
17/00004/OUT	New Road	67				32	35														Reserved matters application imminent.
12/00427/FUL	Thorn Quay Warehouse (U/C)	45			DC/C	45															Warehouse demolished ready for development.
15/01787/FUL	Pound Corner (U/C)	16 (of 25)			16																Under construction.
LP Allocation SAMU1	EDME Maltings	150																			Deliverability uncertain.
					86	167	125	66	71	101	101	81	70	30	30	30	0	0			<b>Total for Manningtree/Lawford/Mistley = 958</b>
<b>BRIGHTLINGSEA</b>																					
15/01328/FUL	Harbourside (U/C)	2 (of 199)			2																Nearing completion.
17/01318/FUL	Colne Gardens (Phase 2)	115			40	40	35														Follows completed Phase 1 of development.
					42	40	35	0	0	0	0	0	0	0	0	0	0	0	0	0	<b>Total for Brightlingsea = 117</b>
<b>COLCHESTER FRINGE/GARDEN COMMUNITY</b>																					
17/00859/OUT	Bromley Road	145			RM	DC/C	40	40	40	25											Allowed on appeal.
17/01477/DETAIL	Avellana Place (Phase 2) (U/C)	84 (of 120)			40	40	4														Under construction.
15/00241/FUL	Westpark	14																			Deliverability uncertain.
LP Allocation SP7	Tending Colchester Borders Garden Community	7,000-9000							50	75	100	125	150	150	150	150	150	150	150	150	4k + Long-term strategic development programme.
					40	40	44	40	90	100	100	125	150	150	150	150	150	150	150		<b>Total for Colchester Fringe = 1,479</b>
<b>ALRESFORD</b>																					
17/00565/DETAIL	Staunton Gate (south of Cockaynes Lane) (U/C)	111 (of 144)			84	27															Under construction.
18/00367/FUL	North of Cockaynes Lane	84				DC/C	36	40	8												Development to follow Staunton Gate scheme.
17/00658/DETAIL	St. Andrew's Road	45			15	30															To follow Bennet Homes development in Thorpe.
					99	57	36	40	8	0	0	0	0	0	0	0	0	0	0	0	<b>Total for Alresford = 240</b>
<b>ELMSTEAD MARKET</b>																					
16/01797/OUT	School Road East	62			DC/C	8	20	20	14												Allowed on appeal.
18/01863/DETAIL	Charity Field	50			DC/C	25	25														Reserved matters approved.
18/01307/DETAIL	Tye Road	32			14	18															Reserved matters approval imminent.
14/01238/OUT	Meadow Close	20			RM	DC/C	20														Reserved matters under consideration.
14/01292/OUT	Church Road	20			OUT		RM	DC	C	20											Revised proposal submitted for 41 dwellings.
					14	51	65	20	14	20	0	0	0	0	0	0	0	0	0	0	<b>Total for Elmstead Market = 184</b>
<b>GREAT BENTLEY</b>																					
14/01750/OUT	Station Field	150			DC/C	40	40	40	30												Reserved matters under consideration.
16/01912/DETAIL	Admirals Farm Phase 1	50			DC/C	20	20	10													Site being prepared for development.
17/01759/DETAIL	Bentley Gate (U/C)	35 (of 49)			35																Under construction.
16/01999/OUT	Admirals Farm Phase 2	25				RM	DC/C	10	15												Second phase of Admirals Farm scheme.
					35	60	60	60	45	0	0	0	0	0	0	0	0	0	0	0	<b>Total for Great Bentley = 260</b>
<b>LITTLE CLACTON</b>																					
15/01550/OUT	West of The Street	98				RM	DC	C		20	20	20	20	18							Legal covenant to be addressed.
17/00790/FUL	R/o 59 & 61 London Road	30			DC/C	15	15														Local Plan allocation now a commitment.
16/00427/OUT	24 The Street (Hayes)	10																			Delivery uncertain.
16/01001/FUL	Stone Hall, London Road (U/C)	4 (of 10)			4																Under construction.
					4	15	15	0	0	20	20	20	20	18	0	0	0	0	0	0	<b>Total for Little Clacton = 132</b>
<b>ST. OSYTH</b>																					
11/00333/OUT	Wellwick Field	190			RM	DC/C	4	30	30	30	30	30	30	6							Reserved matters under consideration.
16/00656/FUL	Priory West Field (U/C)	71			15	30	26														Under construction.
					15	30	30	30	30	30	30	30	30	6	0	0	0	0	0	0	<b>Total for St. Osyth = 261</b>
<b>THORPE-LE-SOKEN</b>																					
17/01482/DETAIL	Henderson Park (U/C)	88 (of 98)			30	30	28														Under construction.
16/00838/OUT	Frinton Road/Lifehouse Drive	49			RM	DC	5	22	22												Allowed on appeal.
13/01481/FUL	Abbey Gardens (U/C)	16 (of 40)			16																Under construction.
18/00098/OUT	South of Frinton Road	10			RM	DC/C	10														Allowed on appeal (adjoins 16/00838/OUT).
					46	30	43	22	22	0	0	0	0	0	0	0	0	0	0	0	<b>Total for Thorpe = 163</b>

Site Ref	Site name	Total capacity			YR1 2019/ 20	YR2 2020/ 21	YR3 2021/ 22	YR4 2022/ 23	YR5 2023/ 24	YR6 2024/ 25	YR7 2025/ 26	YR8 2026/ 27	YR9 2027/ 28	YR10 2028/ 29	YR11 2029/ 30	YR12 2030/ 31	YR13 2031/ 32	YR14 2032 -33	Next plan	Notes	
<b>WEELEY</b>																					
15/01750/FUL	St. Andrew's Road (U/C)	4 (of 14)			4															Under construction.	
LP Allocation SAMU5	R/o Council Offices	280			OUT	RM	DC	C		20	30	30	30	30	30	30	40	40		Subject of appeal and likely duplicate application.	
LP Allocation MSA1	TDC Council Offices	24						FUL	DC/C	24										Site current still operating as Council Offices.	
					4	0	0	0	0	44	30	30	30	30	30	30	40	40		<b>Total for Weeley = 308</b>	
<b>SMALLER RURAL SETTLEMENTS</b>																					
15/01080/OUT (RM)	Adj Great Oakley Primary School	51			DC	C	12	11	14	14										Reserved matters submitted for phase 1.	
18/00194/FUL	Tokely Road, Frating	68			DC	C	34	34												Full permission subject to s106 agreement.	
16/01456/DETAIL	Millers Green, Weeley Heath (U/C)	37 (of 46)			20	17														Under construction.	
18/00974/DETAIL	Badley Hall Farm, Great Bromley	24			DC/C	24														Rural exception scheme.	
16/00677/FUL	Kidby's Nursery, Weeley Heath (U/C)	5 (of 22)			5															Under construction.	
18/00678/DETAIL	Station Road, Wrabness	18			DC/C	18														Reserved matters approved.	
18/01845/DETAIL	Break of Day, Great Oakley	17			DC/C	17														Adjoins the development next to the Primary School.	
16/01137/FUL	Edwards Drive/Clacton Road, Thorrington (U/C)	5 (of 16)			5															Under construction.	
16/00871/DETAIL	White Hart, Wix	10																		Permission lapsed.	
17/00090/FUL	Adj. Morton House, Station Road, Thorrington	10			DC/C	10														Development to follow Edwards Drive scheme.	
					30	86	46	45	14	14	0	0	0	0	0	0	0	0		<b>Total for smaller rural settlements = 235</b>	
	<b>Small Sites Windfall Allowance</b>				154	129	104	94	87	80	72	65	57	50	42	35	27	20		<b>Total for small/windfall sites = 1,016</b>	
	<b>TOTAL FIGURES</b>				824	977	961	783	651	839	827	731	652	516	472	465	467	460		<b>TOTAL = 9,625</b>	
					<b>Five Year Supply = 4,196</b>																

Key:

- LPA Local Plan adoption
- OUT Outline consent
- FUL Full consent
- RM Reserved matters approval
- HCC High Court challenge
- DC Discharge of conditions
- C Commencement of development

## Appendix 5: Assessment of Alternative Sites

Alternative sites within defined settlement development boundaries (as shown in the 2017 Publication Draft Local Plan)

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
SDB1	112-118 Oxford Road, Clacton-on-Sea, Essex CO15 3TH.	617923 (E) 216074 (N)	1.2 ha	60 flats based on information provided as part of refused planning applications from 2013.	Site protected for employment use through policies in the Local Plan.  Previous planning applications for mixed commercial and residential (13/01309/OUT and 13/01310/OUT) refused by the Council and dismissed on appeal.	The site is surrounded by employment uses which may well conflict with residential on this site.	The site is located within a predominantly employment area of Clacton-on-Sea which is recommended for protection in the Employment Land Review. A proposed change to residential or mixed use would be out of character and to the detriment of the wider economic function.	No overriding or irresolvable issues	Landowner currently promoting the site	Development costs involved in removing existing use and any contamination. Alternative land use value affects viability on the site for residential or mixed use development. Residential use not compatible with the wider area which could have an impact on sales value.	X	X	Land best retained in employment use for the plan period.	Due to the location and nature of existing development and the need to protect employment land, a proposal for residential or mixed use development is considered to be unsuitable. For the purpose of the Local Plan.
SDB2	Land off Lotus Way, Jaywick, Essex CO15 2JE.	614632 (E) 212948 (N)	7.4 ha	A Master Planning exercise being undertaken for Jaywick Sands is considering options to deliver between 900 and 1,400 homes on this land and a wider area of greenfield land. AT a range of between 30-50 dwellings per hectare, this 7.4ha site might accommodate between 220 and 370 units.	Site included within the settlement development boundary of the emerging Local Plan but not specifically allocated for development. The land is however controlled by the Council who is exploring options for major residential-led development to assist in the regeneration of the area, which could include a wider area of greenfield land (20ha approx) currently beyond the settlement boundary (see site URB22).	The land is within Flood Zone 3 and any development would need to pass the Environment Agency's sequential and exceptions tests. Development would need to be flood resilient.	Land within flood zone 3. Suitability of development dependent on sequential and exceptions tests being addressed. Site is located within Coastal Protection Belt and Strategic Green Gap	Longer term impacts on education and health services and sewerage system. The regeneration of Jaywick is a multi-agency project with scope to secure public funding.	The Council controls the land in question and is actively promoting development as a means of bringing about regeneration in the area.	Low property values combined with high development costs in order to ensure flood resilience effect viability, development being promoted as a means of generating improvements which are expected to have a positive effect on property values in the medium to long term.	?	✓	The likelihood is that development will take place gradually over the plan period. Estimated 30 net completions per annum from 2024. Rate of development could be higher if regeneration takes off in the short to medium term.	Development likely to happen in phases throughout the course of the Local Plan period. The delivery of new housing designed to improve social conditions in the area whilst encouraging redevelopment of existing poor-quality accommodation. Intention is to reduce the number of unsuitable properties in the existing stock of Brooklands and Grasslands in the long term.
SDB3	Former Putting Green Garden Road Jaywick Essex CO15 2RT	615376 (E) 213352 (N)	0.3 ha	10 dwellings as per the refused planning application.	Site subject of outline planning application 15/01745/OUT for up to 10 dwellings which has been refused by the Planning Committee in April 2019.	No overriding or irresolvable issues.	Flood zone and protected open space.	No irresolvable outstanding issues	Site understood to be privately owned and available for development.	Low property values combined with high build costs to achieve flood resilience effect the viability of development. However, councils plan to regenerate the area expected to improve property values into the future.	X	✓	Following refusal of planning permission by the Planning Committee, it is questionable if this is a deliverable site.	Site subject of planning application that has been refused by the Planning Committee, in part for resulting in a loss of open space.
SDB4	Land north of Brook Park West (Potential Phase 2), A133, Clacton on Sea Essex	616490 (E) 217412 (N)	12 ha	150 dwellings. On the basis that 6.8 ha of the 15.9 ha Brook Park West development is proposed for 200 homes i.e. 43% of the site area at a density of around 30 dwellings per hectare. Applying this ratio and density to the remaining 12 ha site gives approximately 150 dwellings.	Land contained within the settlement development boundary in the emerging Local Plan, lies north of approved Brook Park West scheme and in the same ownership.	Development could only realistically be accessed via the development on Brook Park West otherwise a further roundabout onto the A133 would be required.	No overriding or irresolvable issues.	No significant issues subject to the completion of a satisfactory legal agreement to secure school places and health provision.	Land controlled by the same landowner/developer as the approved Brook Park West scheme.	Dependent on prevailing housing market conditions.	?	X	If there is to be a potential Phase 2 to Brook Park West, further residential development could take place from 2026/27 as Phase 1 is completed.	The landowner is not actively promoting a second phase of development through the Local Plan or through a planning application, but as the site is included within the settlement development boundary and is enveloped by the proposed Hartley Gardens scheme, a second phase of development is a real possibility if the Brook West scheme is a success. Consideration could be given to including this land in the wider Hartley Gardens allocation to ensure a comprehensive approach.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
SDB5	Foots Farm (South) Thorpe Road Clacton-on-Sea Essex CO15 4QD	617830 (E) 218019 (N)	5.4 ha.	100 dwellings based on a gross density of 20 dwellings per hectare.	The site was allocated as an employment site in the 2007 Adopted Local Plan. In emerging Local Plan, the site is within the defined settlement development boundaries but not allocated for a specific use.	No irresolvable outstanding issues.	Subject to appropriate ecological mitigation and access. This site has potential to be suitable for residential development.	No significant issues subject to the completion of a satisfactory legal agreement.	The land was previously used for a horse riding centre. It is now understood that this has abated.	Dependent on prevailing housing market conditions.	?	✓	Any application would need to follow adoption of the new Local Plan. If the site were to gain outline permission in 2020/21, there could conceivably be development from 2024.	Subject to existing land use ceasing or being relocated this site has potential to deliver residential development in the plan period. There are local concerns about development in this location on ecological grounds which would need to be addressed as part of any development proposal. Land is being promoted for inclusion as an allocation in the Local Plan. Land north of Cenenary Way, which is also part of Foots Farm is the subject of a planning application for 245 units.
SDB6	Crossways Garden Centre, Thorpe Road Clacton-on-Sea Essex CO16 9RZ	618011 (E) 218716 (N)	0.8 ha	20 dwellings at a density of 25 dwellings per hectare.	The site is inside the Settlement Development Boundary but not allocated in the submission draft Local Plan. The site is adjacent to Oakwood Park.	Site is currently in use as a garden centre.	Due to the existing use of the site, there is potential for contamination.	No irresolvable outstanding issues	It may be beneficial for the owner of this site to work in conjunction with the owner of the Oakwood Park site to create a coherent development.	Existing land use value higher than that of developed land which could impact upon residual land value and overall viability. Also dependent on prevailing housing market conditions.	?	X	Landowners current intentions unclear. Delivery of housing within the plan period possible, but no obvious reason to expect it.	Site has potential for residential development subject to confirming that business use will be unviable in the future. The site adjoins one of the Council's strategic housing allocations (that of Oakwood Park). Trajectory currently assumes no delivery within the plan period if business continues.
SDB7	'Oakwood Park (Potential Phase 3) Land to The South of Holland Road Little Clacton Essex	619339 (E) 218631 (N)	11.6 ha	200 dwellings based on a current planning application.	The site is within the Settlement Development Boundary as shown in the emerging local Plan and lies immediately adjacent to the Oakwood Park (Phase 2) allocation. The site is not specifically allocated for development itself but is the subject of a current, but yet to be determined outline planning application (19/00495/OUT)	Without the Phase 2 Oakwood Park scheme in place, there could be issues obtaining a suitable pedestrian and vehicular access and the development would be isolated.	Sladbury's Old House Grade II south east of site; Cartlodge opposite and approximately 30 metres north west of Sladbury's Old House Grade II south east of site	In conjunction with the larger Phase 2 Oakwood Park site, Phase 3 would have no irresolvable infrastructure issues.	Land actively promoted through Local Plan representations by its owners and development company Gladman Homes. The current application has been submitted by the owners.	Dependent upon prevailing housing market conditions and the success or otherwise of earlier phases of Oakwood Park.	✓	✓	With Phase 2 of Oakwood Park expected to continue into the next plan period beyond 2033, it is assumed that any Phase 3 will be more likely to take place in the next plan period. It is questionable if it would be sensible to allow development to proceed ahead of Phase 2.	Development acceptable as part of a wider comprehensive scheme but expected to be delivered as part of a latter part of the scheme. Potentially beyond the plan period of 2033.
SDB8	Navyard Wharf, Kings Quay Street The Quay Harwich Essex CO12 3JJ	626044 (E) 232808 (N)	4.38 ha	367 dwellings based on emerging proposals for the site from its owners.	Identified as an opportunity for development in the Harwich Master Plan which was reflected in the adopted Local Plan of 2007. Currently shown in the emerging Local Plan with no specific designation. Owners are drawing up proposals for the site with a view to a possible planning application in 2019.	The site is currently used as a port. There are flood risk issues to be considered. The site also lies adjacent a SSSI on the Dovercourt Foreshore.	Adjacent to Conservation Area; partly in Historic Town designation and numerous Listed Buildings within close proximity to the site.	No irresolvable Issues subject to a satisfactory s106 agreement.	Owner continuing to use Navyard Wharf as a port to serve the offshore wind farm industry. Existing operation would need to relocate to Harwich International Port for this development to go ahead.	High development costs involved in site remediation, flood defence measures and demolitions. Density of development would need to be sufficient to ensure a scheme is viable.	?	X	It is assumed that it would take at least 5 years for the port to relocate to Harwich International and a further year for the land to be prepared for re-development. Dwelling completions no likely until at least 2024/25.	Development is envisaged through the Harwich masterplan. However, delivery is dependent upon a number of economic and physical factors. Relocation of the existing operation to Harwich International Port would be required to ensure no loss of employment in the Harwich area. A possible planning application may be submitted in 2019.
SDB9	Land By The Railway Line Ferndale Road Harwich Essex CO12 3BP	625973 (E) 232280 (N)	0.35 ha	13 dwellings based on the earlier lapsed planning permission.	Application 11/00301/FUL for 13 dwellings was approved but has subsequently been unimplemented and has lapsed.	Access via tight historic roads and the site area itself is irregular and options for layout are limited.	Site adjacent to conservation area with numerous Listed Buildings in close proximity. .	No overriding or irresolvable issues.	No irresolvable issues.	Need to achieve flood resilience within development and located in a part of Harwich with lower property values. The site is subject of a lapsed planning permission. This would indicate a potential viability issue.	✓	✓	If market conditions could improve to a level that makes a scheme viable, it could be delivered relatively quickly. However lapsed consent suggests development might be unlikely.	Land suitable for development as established through previous grant of planning permission. Delivery uncertain due to lapse of permission and prevailing housing market conditions.



SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
SDB10	Land opposite Public Gardens, Barrack Lane, Harwich	625981 (E) 231754 (N)	0.4 ha	28 dwellings as indicated in the 2007 adopted Local Plan.	Designated in the 2007 Adopted Local Plan for mixed use development.	Site contains various community uses that would need to be incorporated into a new mixed-use development.	Conservation Area; protected Open Space. Numerous Listed Buildings within close proximity to the site.	No overriding or irresolvable issues.	Council owned site but there are numerous leaseholders and tenants involved in the running of existing community facilities.	Costs involved in achieving an appropriate mixed development that provides for community uses.	?	X	There are a range of complicated leasehold arrangements and a lack of public support for redevelopment. It is assumed that a scheme will not deliver within the plan period.	Development would need to incorporate or relocate community uses. This complexity would suggest deliverability only achievable in latter part of the plan period. Proposal was locally contentious when considered as part of the Local Plan.
SDB11	Durite Works Valley Road Dovercourt Harwich Essex CO12 4RX	622772 (E) 230863 (N)	1.19 ha	32 dwellings based on a density of 27 dwellings per hectare.	Protected employment site	Vicarage Farmhouse Grade II east of site; Rockhaven Grade II south east of site.	Adjacent to Coastal Protection Belt and Local Green Gap	No irresolvable Issues subject to a satisfactory s106 agreement.	Site continues to operate viably in its existing business use.	Cost of clearing and remediating land combined with the existing land use value will impact upon viability of any proposal for redevelopment.	X	X	Site best retained in employment use for the plan period.	Land best retained in employment use unless a similar scheme to that at SATO is proposed, which secured a new factory for the business to remain on site.
SDB12	St Johns Nursery Site 700 St Johns Road Earls Hall Drive Clacton On Sea Essex CO16 8BJ	614605 (E) 215904 (N)	7.49ha	210 dwellings based on a current, yet to be determined, planning application.	Site subject of a current planning application 18/01779/FUL which is yet to be determined.	The site is currently occupied by an operational nursery. Existing property would need to be removed to ensure an appropriate access.	Given the current use of the site, the environmental constraints are fairly limited but care would need to be taken to keep landscape and heritage impacts to a minimum.	Vehicular access would need to be achieved through property demolition. Other matters could be satisfactorily addressed through s106 contributions.	Ownership issues, including property required for access are understood to be resolved.	Cost of clearing and remediating land combined with the existing land use value will impact upon viability of any proposal for redevelopment. There may need to a financial contribution to mitigate the loss of an employment use.	?	X	If permission was granted in 2019/20, it might be feasible for development to commence in 2022/23 following discharge of conditions and clearance of site. 30 completions per annum assumed.	The existing nursery and its retail operation (including its annual Winter Wonderland) has been operating without proper planning permission and this has caused significant concern locally, particularly in relation to traffic. Council exploring opportunity to legally relocate existing commercial activities if the site is to be redeveloped for a predominantly residential scheme.
SDB13	St Helena Hospice Tendring Centre Jackson Road Clacton On Sea Essex CO15 1JA	617361 (E) 214697 (N)	0.25ha	40 dwellings based on a current, yet to be determined, planning application.	Site subject of a current planning application 19/00007/FUL which is yet to be determined.	The site is currently occupied by a Hospice day care centre which has been declared surplus to future requirements.	The site is within a built up area on the edge of the town centre where there would be no major environmental issues.	Infrastructure impacts could be mitigated through s106 contributions if development were to be permitted.	Site owned by the Hospice but they have advised that the facility is under-used and that asset disposal could fund improvements to their services in other locations.	Cost of demolishing existing buildings combined with the relatively low sale value of residential property in central Clacton.	✓	X	If permission was granted in 2019/20, it might be feasible for development to take place in 2022/23 following discharge of conditions and clearance of site.	Planning application contentious locally. The current Hospice development lies on a site that was previously Clacton's Police Station. Residential development would arguably help to support the town centre economy given its location.
SDB14	88-92 Oxford Road Clacton On Sea Essex CO15 3TH	617834 (E) 215878 (N)	0.16ha	28 dwellings based on a current, yet to be determined, planning application.	Site subject of a current planning application 19/00167/OUT for 28 flats and 4 commercial units which is yet to be determined.	Existing commercial development would need to be removed from the site to allow redevelopment but commercial units would be incorporated.	The site is within a built up area where there would be limited environmental issues. Proximity to the railway line may have noise implications that would have to be factored into the development.	Infrastructure impacts could be mitigated through s106 contributions if development were to be permitted.	Site controlled by the current tyre company.	Cost of demolishing existing buildings combined with the relatively low sale value of residential property in central Clacton.	?	X	If permission was granted in 2019/20, it might be feasible for development to take place in 2023/24 following reserved matters approval, discharge of conditions and clearance of site.	Applications for similar schemes at 112-118 Oxford Road were refused by the Council and dismissed on appeal. The Oxford Road Industrial Estate is a designated employment area and the priority will be to ensure that employment is promoted and retained.
SDB15	Rumours Night Club 50 Rosemary Road Clacton On Sea Essex CO15 1PB	617606 (E) 214831 (N)	0.09ha	16 dwellings based on a current, yet to be determined planning application and a previous lapsed consent.	Site subject of a current planning application 19/00003/FUL which is yet to be determined. Full permission for the same scheme previous granted in October 2015 but was allowed to lapse in October 2018.	Conversion of existing building as opposed to new-build.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Unknown.	Assumed that there are viability issues given the lack of any progress in implementing the previous consent.	✓	✓	No indications that the owners intend to carry out the development. Assumed (for now) that development might take place from 2022/23 if new application is permitted.	Uncertain as to whether the development will take place. Previous planning permission lapsed in October 2018.
SDB16	Land at 6 Nelson Road Clacton On Sea Essex CO15 1LU	617110 (E) 214218 (N)	0.18ha	24 dwellings based on a current, yet to be determined, planning application – or 23 dwellings net, taking into account the loss of the existing dwelling.	Site subject of a current planning application 18/00888/FUL for 24 apartments following demolition of the existing dwelling. Application yet to be determined.	Existing property would need to be demolished for development to take place.	No overriding or irresolvable issues.	No irresolvable Issues subject to a satisfactory s106 agreement.	Not understood to be overriding or irresolvable issues.	Cost of demolishing existing buildings combined with the relatively low sale value of residential property in central Clacton. However location close to the seafront will generate higher sales prices.	✓	?	If permission was granted in 2019/20, it might be feasible for development to take place in 2022/23 following discharge of conditions and clearance of site.	Decision on current application likely to be made in 2019/20. Site well within the built up area and close to the seafront.

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SDB17	71 Brooklands Jaywick Clacton On Sea Essex CO15 2JG	614512 (E) 212832 (N)	0.06ha	12 dwellings based on a current, yet to be determined, planning application. 10 dwellings net, taking into account loss of two existing bungalows.	Site subject of a current planning application 18/01289/FUL for a 12 flats following demolition of existing bungalows. Application yet to be determined.	Two bungalows would need to be demolished. Site lies within flood zone and development would need to be built to a flood-resilient specification.	Flood risk issues require that no living accommodation be provided on ground floor.	No overriding or irresolvable issues.	Not understood to be overriding or irresolvable issues.	Low property values in the Jaywick area at present, but conditions improving as regeneration takes place in the area. High development costs involved in ensuring flood-resilient design.	✓	?	If permission was granted in 2019/20, it might be feasible for development to take place in 2022/23 following discharge of conditions and clearance of site.	Decision on current application likely to be made in 2019/20. Site well within the built up area and close to the seafront. Council encouraging the redevelopment of parts of Jaywick Sands to help facilitate its long-term regeneration.
SDB18	Land rear of 683 St Johns Road Clacton On Sea Essex CO16 8BJ	614512 (E) 212832 (N)	0.87ha	22 dwellings based on a current, yet to be determined, planning application.	Site subject of a current planning application 18/00540/FUL which is yet to be determined.	Access would be via the development already permitted for land at 691-717 St. John's Road (18/00899/FUL).	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No viability issues raised during application process – but development of this scale, combined with the adjoining approved development would need to deliver affordable housing.	✓	✓	If permission is granted, development is likely to follow on from the completion of the 14-unit scheme on land to the north under 18/00899/FUL). 2020-2022.	Decision on current application likely to be made in 2019/20. Site well within the settlement boundary by virtue of its location close to the Rouses Farm strategic development site.
SDB19	27 - 31 High Street Walton On The Naze Essex CO14 8BW	625264 (E) 221731 (N)	0.08ha	10 dwellings based on a current, yet to be determined, planning application.	Site subject of a current planning application 18/01244/FUL for 10 apartments following demolition of existing commercial building. Application yet to be determined.	Existing commercial buildings would need to be demolished to make way for development.	Site is within close proximity to the listed All Saints Church and is also within the Frinton and Walton Conservation Area. Potential need for remediation due to petrol pumps operating from the site.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Cost of demolishing existing buildings combined with the relatively low sale value of residential property in central Walton.	?	X	If permission was granted in 2019/20, it might be feasible for development to take place in 2022/23 following discharge of conditions and clearance of site.	Council will need to consider whether or not the loss of a commercial activity in this location to make way for residential use would be acceptable.
SDB20	Affinity Water Ltd Mill Hill Manningtree Essex CO11 2AZ	610465 (E) 231587 (N)	3.38ha	90 dwellings based on indicative ideas for the potential development of the site.	Site located within the settlement development boundary of the emerging Local Plan but not subject of any specific allocations.	Existing operations would need to relocate and many historic building would need to be retained.	Site contains a number of buildings of historic value which would be desirable to retain within any scheme. Pond on the site has developed into an area of ecological value.	No irresolvable issues subject to making necessary contributions to education and health through s106 or CIL.	Site controlled by the water company.	Careful consideration is needed in regard to the cost of conversion and/or alterations to listed buildings on site.	?	X	2025-2028  Assumes that there will some years in the short term whilst operations are relocated to an alternative site.	Site suitable for residential development as long as historic buildings are retained within the scheme. Timing dependent on the relocation of the current operation. Development most likely in the middle part of the plan period.

**Alternative sites around urban settlements (Clacton, Harwich, Frinton/Walton, Manningtree/Lawford/Mistley and Brightlingsgea)**

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
URB1	Land Forming Part of Earls Hall Farm Earls Hall Drive Clacton On Sea Essex CO16 8BS	614282 (E) 216057 (N)	1.9 ha	34 dwellings as per the recently refused planning application.	Previous planning application (17/00826/OUT) refused in 2017 for being beyond settlement development boundaries. Current application 18/00952/FUL under consideration for 62 holiday units.	Access through another site which has planning permission for residential development.	None known	No significant issues subject to the completion of a satisfactory legal agreement.	Land promoted by the landowner.	Costs involved in demolition of property to achieve access. Delivery subject to prevailing housing market conditions.	X	X	To obtain planning permission, a new application would be required. If it were to gain outline permission following adoption of the Local Plan, it would most likely form a further phase of development beyond land north of 782 to 828 St. John's Road, from which access would be secured.	Development dependent on access via adjoining land. Development refused outline planning permission. Any development would follow outline permission on land to the south. The land is subject to objections to the Local Plan. Given current application for holiday units and the conclusions on the deliverability of dwellings on land to the south, it is not considered likely that residential development will take place on this site within the plan period to 2033.

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URB2	Michaelstowe Farm Ramsey Road Ramsey Essex CO12 5EW	622155 (E) 230507 (N)	2.6 ha	65 dwellings based on a density of 25 dwellings per hectare.	Outside of the Settlement Development Boundary in emerging Local Plan having been included in the earlier preferred options draft. Part of the site gained planning permission for 14 dwellings on 0.74 ha.	Land forms part of the setting of Grade 1 Listed church.	St Michael's Grade 1 listed church to the north west. A planning application for development on land west of Mayes Lane was dismissed on appeal over concerns about this impact. Due to the appeal decision at Mayes Lane, this land is not proposed for inclusion within the Settlement Development Boundary.	No irresolvable Issues subject to a satisfactory s106 agreement.	The site is being promoted by the landowner for inclusion in the Local Plan.	Viability mainly dependent on prevailing housing market conditions i.e. sales values.	?	✓	If the developer's objections to the Local Plan were upheld by the Inspector and outline planning permission were granted in 2020/21 development could potentially take place from 2024/25.	Site has potential to deliver housing within the plan period. However, the setting of the Grade 1 listed church is a particular issue in terms of the suitability of the site.
URB3	Land south of Ramsey Road and east of Mayes Lane, Ramsey, Essex	621950 (E) 230418 (N)	2.2 ha	55 dwellings based on a density of 25 dwellings per hectare.	Outside of the Settlement Development Boundary in emerging Local Plan having been included in the earlier preferred options draft.	Land forms part of the setting of Grade 1 Listed church.	St Michael's Grade 1 listed church to the north west. A planning application for development on land west of Mayes Lane was dismissed on appeal over concerns about this impact. Due to the appeal decision at Mayes Lane, this land is not proposed for inclusion within the Settlement Development Boundary.	No irresolvable Issues subject to a satisfactory s106 agreement.	The site is being promoted by the landowner for inclusion in the Local Plan.	Viability mainly dependent on prevailing housing market conditions i.e. sales values.	?	✓	If the developer's objections to the Local Plan were upheld by the Inspector and outline planning permission were granted in 2020/21 development could potentially take place from 2024/25.	Site has potential to deliver housing within the plan period. However, the setting of the Grade 1 listed church is a particular issue in terms of the suitability of the site.
URB4	Land to The South of Low Road Dovercourt Essex CO12 3TS	623784 (E) 229955 (N)	16.2 ha	390 dwellings at a density of around 24 dwellings per hectare.	Outside of the Settlement Development Boundary in the emerging Local Plan.	Flood Risk affecting a large area of the site.	Flood risk; Coastal Protection Belt – landscape sensitivity is more of an issue in this location.	No irresolvable Issues subject to a satisfactory s106 agreement.	Ownership unknown.	Costs involved in ensuring development is flood resilient.	X	✓	Land not being promoted for inclusion in the Local Plan for housing. Landowner considering alternative options.	Land not suitable for residential use. However, holiday use with occupancy restrictions and flood resilience measures is an alternative option being considered by the landowners.
URB5	Land west of Low Road and south of Oakley Road, Dovercourt/Little Oakley	623204 (E) 230199 (N)	63 ha	1,415 based on a density of 22 dwellings per hectare.	Site lies outside of the settlement development boundary of the Local Plan. Was assessed as part of initial sieving exercise to inform the preparation of the Local Plan.	Millbank Grade II north of site; Foulton Hall Farmhouse Grade II south east of site	Site lies within the Coastal Protection Belt in the 2017 submission Draft Local Plan but landscape sensitivity is more of an issue towards the south. Suitable landscaping would be required.	Development on this scale would require significant new infrastructure including new schools.	Landowners considering chalet park development as opposed to residential – given flood risk issues.	Dependent on prevailing housing market conditions.	X	?	Land not being promoted for inclusion in the Local Plan for housing.	Sensitive location in landscape and environmental terms and not being actively promoted for residential development. Deliverability of any homes unlikely within the plan period.
URB6	Walton Mere Mill Lane Walton On The Naze Essex CO14 8PE	625382 (E) 222254 (N)	15.8 ha	129 dwellings as per the previous planning application.	Planning application for mixed use development (11/01062/OUT) including for up to 129 dwellings, a care home, a health centre, shops and yacht haven withdrawn by the applicant following strong local objection. Site was identified as a potential regeneration opportunity in the Walton Regeneration Framework.	The site is a Mere, much of which would need to be reclaimed from the sea to enable development.	St Dominics Grade II east of site. Local Wildlife site and Hamford Waters adjoins site. Hamford water has a considerable amount of environmental designations.	Significant improvements to surrounding streets required to accommodate scale of development.	Owned by Titchmarsh Marina.	Substantial costs in land preparation and flood defences. Scale of development would need to be sufficient to cover these costs whilst ensuring a form of development that meets the regeneration objectives of the area in a sympathetic manner.	?	X	Very significant issues to overcome if the Council would support a scheme. Delivery within the plan period very uncertain.	Major physical and environmental constraints. Development can only be justified if it brings about regeneration in Walton and can address flood risk and ecological concerns. Given lack of advancement since the 2011 application, no development in the plan period is assumed.

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URB7	Land west of North Street (adjoining Walton Mere), Walton on the Naze, Essex	625407 (E) 222011 (N)	0.22 ha	16 dwellings as proposed in a planning application that was refused..	Site is being promoted through the Local Plan process. Currently lies outside but abutting the settlement development boundary in the emerging Local Plan. Planning application 18/01098/OUT refused by the Council in October 2018 on technical design, ecological and highways matters.	Narrow historic streets in surrounding area and land may need raising to bring it out of the flood zone.	In the coastal protection belt. Part of the site is in the Flood Zone. Adjacent to: National Nature Reserve; Site of Special Scientific Interest; Ramsar site; Special Protection Area.	Significant improvements to surrounding streets required to accommodate scale of development.	Land is actively being promoted by landowners.	Cost of addressing flood risk causes concerns and achieving density of development which is viable and appropriate for area.	?	✓	Serious questions over the suitability of this land for residential development. No completions assumed for the plan period.	To comply with sequential and exceptions tests in respect of flood risk, development would have to be justified by its positive impacts on regeneration. Deliverability of a viable scheme is uncertain.
URB8	Land east of Mill Lane (Adjoining Walton Mere), Walton on the Naze, Essex	625326 (E) 221911 (N)	0.34 ha	20 as suggested by the site promoter – a higher density waterfront scheme.	Site is being promoted through the Local Plan process. Currently lies outside but abutting the settlement development boundary in the emerging Local Plan.	Narrow historic streets in surrounding area and land may need raising to bring it out of the flood zone.	In the coastal protection belt. Part of the site is in the Flood Zone. Adjacent to: National Nature Reserve; Site of Special Scientific Interest; Ramsar site; Special Protection Area.	Significant improvements to surrounding streets required to accommodate scale of development.	Land being actively promoted by its owner.	Cost of addressing flood risk causes concerns and achieving density of development which is viable and appropriate for area.	?	✓	Serious questions over the suitability of this land for residential development. No completions assumed for the plan period.	Proposal raises concerns about impact on international wildlife designation. Any such proposal is best considered by its individual merits and must be accompanied by detailed environmental assessment, habitat regulation assessment and flood risk assessment.
URB9	Land west of Old Hall Lane, Walton on the Naze, Essex	626041 (E) 223516 (N)	20 ha	400 dwellings at a density of 20 dwellings per hectare.	Site lies outside of the settlement development boundary of the Local Plan. Was assessed as part of initial sieving exercise to inform the preparation of the Local Plan.	Earmarked as a location for managed realignment in the Shoreline Management Plan.	Major landscape sensitivity issues as site is within the Coastal Protection Belt in the 2017 Draft Local Plan and is a very exposed site.	Development would need to contribute towards the expansion of existing schools.	Unknown.	Securing appropriate access. Dependent on prevailing housing market conditions.	X	?	Land not being promoted for inclusion in the Local Plan for housing. Development unlikely within the plan period.	Unsuitable for residential development due to its sensitive location.
URB10	Land north west of the Martello Caravan Park, north of Lowe Chase, Walton-on-the-Naze, Essex CO14 8SG.	624698 (E) 222103 (N)	5.26 ha	120 dwellings at a gross density of around 23 dwellings per hectare.	Not being promoted. Initially assessed as part of 2014 SHLAA. Land outside of the settlement development boundary in the emerging plan.	No obvious suitable means of vehicular access other than through the adjoining Martello Caravan Park. Part of site within flood zone.	Possible landscape sensitivity issues as site is within the Coastal Protection Belt in the 2017 submission Draft Local Plan.	Development would need to contribute towards the expansion of existing schools.	Land understood to be owned by the original freeholders of the adjoining Martello development (Hamford Park).	Contribution towards new infrastructure and general housing market issues may affect viability.	?	?	If development were to happen, it is most likely to follow completion of Hamford Park development from 2024/25 as a further phase.	On its own not considered to be suitable due to lack of access but there is potential for it to be considered with adjoining Martello site. Timing dependent on the delivery of the adjoining Martello Site. Careful landscaping and design required to minimise landscape impacts.
URB11	Land off First Avenue, east of the Cricket Club, Frinton on Sea, Essex	623060 (E) 219969 (N)	2.97 ha	60 dwellings at a density of 20 dwellings per hectare.	Site outside of settlement development boundary in emerging Local Plan and protected for recreational use. Previously promoted for inclusion in the Local Plan but no current objection to the plan.	The Council is unsure if the site has suitable topography for development.	Adjacent to Conservation Area. The site is designated Green Space	No irresolvable outstanding issues.	Unknown. The site was promoted in 2015 but not promoted since.	Dependent on prevailing housing market conditions.	X	?	Land not being promoted for inclusion in the Local Plan for housing. Development unlikely within the plan period.	Land not being actively promoted for development at the present time. Landscape impact issues.
URB12	Land at rear of 185 Thorpe Road, Kirby Cross, Essex	620664 (E) 221010 (N)	2.4 ha	55 dwellings at a density of 23 dwellings per hectare.	Site is being promoted for inclusion in the Local Plan.	Access issues	White Ladies Grade II north of site; Blue House Farmhouse Grade II north of site; 178 Thorpe Road Grade II, north of site.	No irresolvable outstanding issues.	Actively promoted by its owner.	Cost associated in attaining access through demolition of existing property.	?	?	If access issues were resolved and site were included in the Local Plan at the promoter's request, outline consent might be granted in 2020/21 leading to potential development from 2025/26 following development at 121-183 Thorpe Road.	Potential location for development although located at the extremity of the urban settlement. A considerable distance from services and facilities especially compared to other comparable sites nearby.



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URB13	Land off Grange Road, Lawford, Essex	609047 (E) 230644 (N)	3.19 ha	110 as proposed in a current outline planning application from Gladman Developments which is the subject of a planning appeal.	Land being promoted for inclusion in the Local Plan and is subject to a current application 17/01950/OUT which includes 110 dwellings. Permission has been refused and the proposal is now the subject of a planning appeal to be heard in 2019.	The character on Grange Road is that of ribbon development fronting the highway. If the entire site were to be developed, this would promote backland development, out of character with the area.	Settlement Site NNE of Lawford House; Lawford House Grade II to south east of site; Glanfields Grade II to west of site; War Memorial to north of site Grade II; Grange Farmhouse Grade II to south west of site. Adjacent to open green space	No irresolvable Issues subject to satisfactory s106.	Land being promoted by Gladman Homes through Local Plan objections and current application/ appeal.	Dependent on prevailing housing market conditions.	?	✓	Gladman homes will be seeking planning permission, on appeal, arguing that the scheme will contribute towards housing supply within years 1-5. On this basis, it would be expected that most dwellings will be delivered in years 4 and 5.	Development only likely to proceed if it is allowed on appeal or if the Local Plan Inspector requires its inclusion in the plan. It is expected that the appeal will be determined first, in 2019. If permission is granted, it will be on the assumption that most of the scheme will deliver within 5 years.
URB14	Potential second phase of Land South of Harwich Road Mistley Essex CO11 2DN	612585 (E) 231057 (N)	6.3 ha	100 dwellings based on current planning application which is yet to be determined.	Land subject of a representation to the Local Plan publication draft. Currently lies outside of settlement development boundaries. Site subject of two current planning applications (18/01994/OUT and 18/01995/OUT) each for 100 dwellings and both yet to be determined.	Access would be via first phase of development currently at reserved matters stage.	The further the site extends to the north, the greater the concerns about the impact upon the landscape and the setting of the AONB.	No irresolvable Issues subject to satisfactory s106.	Land being promoted by Hopkins Homes through Local Plan objections.	Dependent on prevailing housing market conditions.	?	✓	If the objections to the Local Plan were upheld by the Inspector and this site were included in the Local Plan or an appeal were allowed, development could potentially take place from 2022/23.	This area of the landholding was specifically excluded from the original application to minimise concerns about landscape impact. These concerns remain valid. It is likely that current planning application and/or any appeal will be determined before the examination of the Local Plan is completed.
URB15	Land off Samsons Road, Brightlingsea	608461 (E) 218210 (N)	2.7 ha	67 based on a density of 25 dwellings per hectare.	Site lies outside of the settlement development boundary of the Local Plan. Was assessed as part of initial sieving exercise to inform the preparation of the Local Plan.	North east of site is Morses Farmhouse Grade II	Site lies within Coastal protection belt designed to protect the undeveloped landscape around the coast.	Development would need to contribute towards the expansion of existing schools and medical provision through s106. Brightlingsea is only served by an in/out road which makes for a problematic highway connection. With limited bus services, and no rail, this situation is compounded.	Site promoted at preferred options stage by Hills Group for inclusion in the Local Plan.	Dependent on prevailing housing market conditions.	?	?	Land not being promoted for inclusion in the Local Plan at publication stage and delivery within the plan period is considered unlikely.	Site poorly related to the built up area and would represent an illogical intrusion into the countryside.
URB16	Lower Farm East End Green Brightlingsea Colchester Essex CO7 0SX	609674 (E) 217092 (N)	32.9 ha	36 retirement living apartments and 5 detached farmstead houses (41 units in total), as proposed as part of a current planning application.	Mixed development being promoted for inclusion in the Local Plan. Land also now subject of current, yet to be determined, planning application 19/00188/FUL for a mixed-use tourist and residential scheme including 36 retirement living apartments, 5 farmstead houses and 104 holiday lodges.	North of site is Marsh Farm House Grade II; south east of site is East End Green Farmhouse Grade II	Close to SSSI land designation to the north and south. Adjacent to Local Wildlife Site. Within coastal protection boundary.	Some but sewerage needs work.	Land promoted by its owner for inclusion in the Local Plan and subject of current application.	Potential costs in land preparation given its previous use for extraction.	?	✓	If outline permission were granted in 20119/20 or after adoption of the Local Plan, development could take place from around 2024/25 or possibly earlier.	Site has potential to accommodate major tourism related development subject to addressing ecological, flood risk and access matters.

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URB17	Land north of Church Road, Brightlingsea	608258 (E) 218445 (N)	13.0 ha	230 dwellings based on a low density scheme of around 18 dwellings per hectare.	Site lies outside of the settlement development boundary of the Local Plan. Was assessed as part of initial sieving exercise to inform the preparation of the Local Plan.	Land adjoins the existing urban area but development would extend the settlement northwards away from its centre and the location of most services and facilities.	Land adjoins the existing urban area but development would extend the settlement northwards away from its centre and the location of most services and facilities. Potential adverse impacts on landscape character. Potential adverse impacts on the setting of All Saints church.	Development would need to contribute towards the expansion of existing schools. Brightlingsea is only served by an in/out road which makes for a problematic highway connection. With limited bus services, and no rail, this situation is compounded.	Unknown.	Dependent on prevailing housing market conditions.	?	?	Land not being promoted for inclusion in the Local Plan and delivery within the plan period is considered unlikely.	Land not being promoted for development and there are concerns about its impacts on the location.
URB18	Land at Brightlingsea Hall Farm, west of Church Road, Brightlingsea	605810 (E) 218386 (N)	17 ha	306 dwellings based on a low density scheme of around 18 dwellings per hectare.	Land being promoted for inclusion in the Local Plan by the landowner.	No overriding or irresolvable issues. However, as will all sites in Brightlingsea, there is only one point of access and egress to and from the town.	Potential for some biodiversity as neighbouring land contains former gravel pits and woodland, which is likely to be a habitat for wildlife. Northern part of site adjoins a Conservation Area around the Listed All Saints Church. .	Development would need to contribute towards the expansion of existing schools and medical provision through s106. Brightlingsea is only served by an in/out road which makes for a problematic highway connection. With limited bus services, and no rail, this situation is compounded.	Site promoted by its owners, Trinity College, Cambridge, for inclusion in the Local Plan.	Dependent on prevailing housing market condition and any costs of off-site highway works.	?	✓	If the landowner's objections to the Local Plan were upheld by the Inspector and outline planning permission were granted in 2020/21 development could potentially take place from 2024/25.	Concerns about its impacts on the location in terms of the sensitive landscapes around Brightlingsea and the setting of All Saint's Church.
URB19	Land west of Lodge Lane, Brightlingsea	607943 (E) 217457 (N)	9.0 ha	160 dwellings based on a low density scheme of around 18 dwellings per hectare.	Site lies outside of the settlement development boundary of the Local Plan. Was assessed as part of initial sieving exercise to inform the preparation of the Local Plan.	No irresolvable issues but access may be difficult to achieve unless access from the existing built up area to the east is possible.	Potential for some biodiversity as neighbouring land contains woodland, which is likely to be a habitat for wildlife.	Development would need to contribute towards the expansion of existing schools and medical provision through s106. Brightlingsea is only served by an in/out road which makes for a problematic highway connection. With limited bus services, and no rail, this situation is compounded.	Ownership unknown. Third party land may be required for access.	Costs involved in obtaining suitable access via third party land and dependent on prevailing housing market conditions.	X	X	Site not considered deliverable within the plan period to 2033.	No active interest in delivering development on this site combined with access problems and potential adverse environmental impacts.
URB20	Land East of Halstead Road Kirby Cross Frinton On Sea Essex CO13 0LR	622300 (E) 221220 (N)	0.31 ha	15 dwellings based on the current, yet to be determined, planning application.	Parcel of land within wider development scheme (Finches Park) subject of current planning application 19/00283/FUL for 15 starter homes.	No irresolvable issues. Access has already been created through the current development.	Need to ensure a suitable transition between the built development and the open countryside to the north, which forms part of the Strategic Green Gap to Kirby le Soken.	No irresolvable issues.	Land controlled by Linden Homes and falls within the area being developed for the Finches Park scheme.	Given the progress on the wider Finches Park scheme, there are not expected to be any viability issues.	?	✓	If permission were granted in 2019/20, development could be feasible from 2021/22.	Site falls within the red line area of the Finches Park scheme and is located fairly close to the Halstead Road entrance, rear of a newly developed car park designed to ease pressure during school pick up and drop off times.

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URB21	Land at Plains Farm Plains Farm Close Ardleigh Colchester Essex CO7 7QU	602087 (E) 228644 (N)	8.84 ha	150 dwellings based on Local Plan submission and subsequent pre-application material.	Site lies outside of the settlement development boundary of the Local Plan. It lies on the Colchester Fringe. This land, and the wider landholding, is being considered as an alternative option to Garden Communities as part of the Section 1 Local Plan examination process.	One point of access via Plains Farm Close which might or might not be deemed suitable to serve this level of development.	Listed Farm House in the centre of the site surrounded by a number of agricultural buildings.	Development would need to contribute	This particular site is in single ownership, but a wider development involving other landowners is being promoted by a strategic development company as part of the Local Plan process.	Given the strong progress of Avellana Place, the Bellway Homes development immediately to the south, there should not be any viability concerns.	?	✓	If the landowner's objections to the Local Plan were upheld by the Inspector and outline planning permission were granted in 2020/21 development could potentially take place from 2024/25.	Possibility that a planning application might be submitted in 2019/20 given the strong progress of development on the adjoining Avellana Place site. Colchester Borough Council would be a key consultee in determining any application because the site is more closely related to the urban area of Colchester.
URB22	Tudor Fields Jaywick, Essex CO15 2JE	614916 (E) 213372 (N)	20ha approx.	600-1,000 dwellings based on initial feasibility work being undertaken on a potential Master Plan for Jaywick Sands.	Land lies outside of the settlement development boundary of the Local Plan but the Council is in the early stages of developing proposals for the land that would assist in the regeneration of the wider area. It is envisaged that the site could accommodate a significant amount of high quality new housing with accompanying services and facilities.	The land is low-lying and at risk of flooding. Any development proposal would need to eliminate flood risk concerns and help to improve the overall flood resilience of Jaywick Sands.	See physical constraints.	Any development of this scale would need to be accompanied by new infrastructure including schools, health and employment opportunities and possibly new link roads.	The land is owned by Tendring District Council.	Severe viability issues in the short term whilst Jaywick Sands remains a low-value area with issues of high deprivation. Also need to build to a high specification to address flood risk concerns. As regeneration takes hold and improves the market conditions in Jaywick Sands, the viability is expected to improve.	?	✓	If deemed suitable for development, land is most likely to form part of the Council's next Local Plan.	Development likely to happen in phases beyond the current Local Plan period. The delivery of new housing designed to improve social conditions in the area whilst encouraging redevelopment of existing poor-quality accommodation. Intention is to reduce the number of unsuitable properties in the existing stock of Brooklands and Grasslands in the long term.

**Alternative sites around Rural Service Centres (Alresford, Elmstead Market, Great Bentley, Little Clacton, St. Osyth, Thorpe-le-Soken and non-strategic sites around Weeley)**

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RSC1	Land adjacent to 2 Wivenhoe Road, Alresford	607326 (E) 221158 (N)	4.25 ha	85 at a density of 20 dwellings per hectare.	Land first submitted to the Council at the Preferred Options Call for sites. Land is not subject of a representation at publication stage.	It is unclear how access to the site would be possible.	Ancient woodland to south west; Milestone on south verge approximately 100 metres east of junction with Heath Road Grade II east of site	The site is located in a remote location. It is unclear how access to the site will be achieved. Land intrudes into sensitive open countryside.	Land is being promoted by the landowner.	Cost of access and dependent upon prevailing housing market conditions.	X	✓	Site not considered deliverable within the plan period to 2033.	While the land is being promoted by the owner, the landscape constraints and accessibility issues make the site undeliverable in the plan period. Land also poorly related to the established settlement. Existing permissions already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.
RSC2	Land at Tenpenny Farm, North of St Osyth Road Alresford Essex	606888 (E) 221747 (N)	3.34 ha	50 as per the planning application currently at appeal.	Application 16/00669/OUT for 50 dwellings was refused for being poorly related to existing settlement form and this decision was upheld on appeal.	Site is on the opposite side of St. Osyth Road from the main built up area containing local services and facilities.	Concern over landscape impact in this location.	S106 agreement submitted as part of appeal process.	Land is being promoted by the landowner	No issues were raised at application stage.	X	✓	The appeal has been dismissed and this location is not considered suitable for development.	The site has been subject of a refused planning application and subsequent dismissal on appeal. Development is unlikely to be acceptable any time during the plan period.
RSC3	Land South of Main Road Alresford Essex CO7 8DG	606407 (E) 222179 (N)	3.98ha	40 dwellings as proposed in a current planning application.	Application 17/01761/OUT for 56 homes refused in March 2018 and later dismissed on appeal. New application 19/00474/OUT for 40 homes under consideration.	No irresolvable outstanding issues	Concern over the impact on the countryside and local character.	No irresolvable outstanding issues	Land controlled by Go Homes.	No issues were raised at application stage.	X	✓	The application has been refused and dismissed on appeal due to its impact on local character so development not considered suitable. If current application were approved, development from 2024/25 might be feasible.	Existing permissions already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village. This development was considered to be detrimental to the rural character of the area. Current application is unlikely to be supported by the Council given the recent appeal decision on the earlier proposal.

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RSC4	Land at the end of Orchards Close, Elmstead Market.	606466 (E) 224813 (N)	4.05 ha	100 dwellings at 25 dwellings per hectare.	Site promoted for inclusion in the Local Plan at preferred options stage.	No irresolvable outstanding issues	Lodge Farmhouse Grade II east of site; Barn approximately 30 metres south west of Lodge Farmhouse Grade II east of site	No irresolvable outstanding issues.	Land is being promoted by the landowner	Cost of securing suitable access and dependent upon prevailing housing market conditions.	X	?	Site not considered deliverable within the plan period to 2033.	Due to the location and nature of development, the proposal is considered to be unsuitable. The development would represent an illogical intrusion into the countryside. Existing permissions already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.
RSC5	Land north of Meadow Close and west of Holly Way, Elmstead Market, Essex CO7 7QR.	605806 (E) 224949 (N)	4.5 ha	72 dwellings on the basis of 80% of the site being developed at a density of 20 dwellings per hectare.	Site lies outside the settlement boundary of the emerging Local Plan but had been allocated in an earlier version to be met with strong local objection. Land is subject of an objection at publication stage.	No irresolvable issues– but there are local concerns about highway safety and suitability of Meadow Close for access.	No irresolvable issues.	No irresolvable issues subject to securing suitable s106 contributions.	No irresolvable Issues. Land controlled by the same owner as adjoining Meadow Close site.	General housing market issues and cost of providing a new primary school and other community infrastructure would affect viability.	?	✓	If permission were ever granted on this site, development would, at the earliest, follow on from the adjoining development off Meadow Close or Tye Road from 2024/25.	Development of this land higher contentious when suggested as part of the draft Local Plan in 2012. Existing permissions already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.
RSC6	Land to the north of Colchester Road and east of Tye Road	605639 (E) 224630 (N)	1.9 ha	30 dwellings on the basis of 80% of the site being developed at a density of 20 dwellings per hectare.	Whilst this land has not been submitted as part of the call for sites process, development exists to the north and east so this would form a logical extension.	No irresolvable issues.	No irresolvable issues.	No irresolvable issues.	Unknown.	Development would have to factor in joining up with the main road network.	?	X	If permission were ever granted on this site, development would, at the earliest, follow on from the adjoining development off Meadow Close or Tye Road from 2024/25.	Whilst the site has not been formally submitted as part of the Local Plan process, or has been submitted to the Council as a planning application, it is considered that due to the recent grant of planning permission for land to the north and east and hard boundaries formed by the highway to the west and south, it may be that this land would be suitable for residential development to “fill-in” this corner of Elmstead Market. Existing permissions already represent a 25% increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.
RSC7	Land to The South of Thorrington Road Great Bentley Essex	610573 (E) 221769 (N)	3.1 ha	40 dwellings as per the application currently subject of an appeal.	Application 17/01098/OUT for 40 dwellings, a health centre and land for the expansion of the local primary school was refused by the Council and later dismissed on appeal. Site is subject of current Local Plan representations. Sites RSC7, RSC8 and RSC9 were determined as a package of developments.	No overriding or irresolvable issues.	The Field House Grade II north of site; Gardens of Cottage at Rear of Field House Grade II north of site; Church of St Mary Grade I east of site; Great Bentley Hall Grade II east of site. East of site; adjacent to Conservation Area	No overriding or irresolvable issues subject to securing an appropriate s106 agreement for health and education provision.	Land controlled by developers City & Country.	No viability issues raised during the application or appeal process.	X	✓	Inspector's decision highlighted significant impacts arising from the development, in particular the setting of the listed Church. Development not considered suitable or deliverable.	Site subject of dismissed appeal where the Inspector identified significant harm to heritage assets and the landscape character around the village. Assumed that site will not be included in the Local Plan and that development will not come forward.
RSC8	Land to The North of Thorrington Road Great Bentley Colchester Essex CO7 8QD	610426 (E) 221828 (N)	3.2 ha	75 dwellings as per the application currently subject of an appeal.	Applications 17/01096/OUT and 16/02125/OUT for 75 dwellings refused by the Council and later dismissed on appeal. Sites RSC7, RSC8 and RSC9 were determined as a package of developments.	No overriding or irresolvable issues.	The Field House Grade II north of site; Gardens of Cottage at Rear of Field House Grade II north of site; Sturrick Farmhouse Grade II north east of site	No overriding or irresolvable issues subject to securing an appropriate s106 agreement for health and education provision.	Land controlled by developers City & Country.	Cost of securing access through demolition of existing property. Dependent upon prevailing housing market conditions.	X	✓	Inspector's decision highlighted significant impacts arising from the development, in particular the setting of the listed Church. Development not considered suitable or deliverable.	Site subject of dismissed appeal where the Inspector identified significant harm to heritage assets and the landscape character around the village. Assumed that site will not be included in the Local Plan and that development will not come forward.



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RSC9	Land to The West of Plough Road Great Bentley Essex CO7 8LG	611200 (E) 221186 (N)	3.1 ha	75 dwellings as per the application currently subject of an appeal.	Applications 17/01097/OUT and 16/02127/OUT for 75 dwellings refused by the Council and later dismissed on appeal. Sites RSC7, RSC8 and RSC9 were determined as a package of developments. Developer has submitted a new application 19/00562/OUT for 75 dwellings on this site alone.	No overriding or irresolvable issues.	No overriding or irresolvable issues. Site does however comprise flat exposed land with limited landscape features.	No overriding or irresolvable issues subject to securing an appropriate s106 agreement for health and education provision.	Land controlled by developers City & Country.	Dependent upon prevailing housing market conditions.	?	✓	If the new application was successful, development from 2024/25 would be possible – probably following development of Station Field to the east of Plough Road.	The previous appeal decision for this site suggests that negative impacts would be unacceptable and that the current application is unlikely to be supported. Of the three sites promoted by City & Country in Great Bentley, this one is arguably the least harmful in respect of impact on heritage assets.
RSC10	Land south of Weeley Road, Great Bentley	611907 (E) 222762 (N)	13 ha	136 dwellings based on the recently refused planning application.	Land being promoted for inclusion in the Local Plan through representations at publication stage and subject of refused planning application 17/01881/OUT. Permission was refused in December 2018.	Safe access and egress might be difficult to achieve off Weeley Road.	No irresolvable issues.	No overriding or irresolvable issues subject to securing an appropriate s106 agreement for health and education provision.	No irresolvable issues.	Dependent upon prevailing housing market conditions.	?	✓	Major concerns over scales of development already proposed for the village. Application has been refused and would have to succeed on appeal for development to take place from 2024/25.	Potential to accommodate development but concerns over impact of the countryside and cumulative impact on development in the village. Existing permissions already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.
RSC11	South of Station Field, East of Plough Road, Great Bentley	611438 (E) 221096 (N)	37 ha	500 dwellings based on around 80% of the site being developed at a density of 20 dwellings per hectare.	Land being promoted for inclusion in the Local Plan through representations at publication stage.	No irresolvable issues.	Significant landscape impacts and the potential coalescence of two settlements – Great Bentley and Aingers Green.	Scale of development would potentially require new school, health and other social infrastructure.	Land being actively promoted by its owner through the Local Plan process.	Dependent upon prevailing housing market conditions and any infrastructure requirements.	X	✓	Site not considered deliverable within the plan period to 2033. Major concerns over scales of development already proposed for the village.	The site was promoted as part of the Publication Draft Local Plan. Whilst the area has relatively few physical constraints, it is considered that the scale and situation of the development would go against the sustainable strategy advocated in the Local Plan and would lead to coalescence between villages. Existing permissions already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.
RSC12	Land at Progress Way, Little Clacton, Essex	616429 (E) 218210 (N)	3.3 ha	90 dwellings at a gross density of 27 dwellings per hectare.	Site lies beyond the settlement development boundary in the emerging Local Plan. Land previously promoted for inclusion in the Local Plan but is not the subject of a current representation to the publication draft.	It is unclear how access to the site would be possible	Local Green Gap. Part of site effected by fluvial flood risk and is located within the Strategic Green Gap designed to maintain separation between Clacton-on-Sea and Little Clacton. Arrangements for access are also unclear.	No irresolvable issues.	Land is being promoted by the landowner as part of the Local Plan process.	Cost of securing suitable access. Dependent upon prevailing housing market conditions.	X	?	With limited indication as to the landowner's intentions and access issues needing to be resolved, no development is likely to be achievable in the plan period.	Due to the coalescence, access and flood risk issues above, this site is considered unsuitable for residential development. Deliverability in the plan period is very uncertain. Existing permissions already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.
RSC13	Land West of Grove Road (east of Amerells Road)	616686 (E) 219949 (N)	4.37	87 dwellings at a density of 20 dwellings per hectare.	Site lies beyond the settlement development boundary in the emerging Local Plan. Land previously promoted for inclusion in the Local Plan but is not the subject of a current representation to the publication draft.	Potential ransom strip at entry to the site which affects access rights.	No overriding or irresolvable issues.	Contribution would be needed towards expansion of existing primary school.	Willing landowner, but access to site affected by possible ransom strip for which ownership has not been established..	Cost of resolving access issues.	?	?	If access issues could be resolved, development in the middle part of the plan period from 2024/25 could be possible.	Access issues would appear to impact up on the realistic deliverability of the site in the early part of the plan period. Existing permissions already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.

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RSC14	Land at Folly Farm, south of Rochford Road and rear of properties in Clacton Road and Rochford Road, St. Osyth, Essex	612859 (E) 215740 (N)	5.3 ha	121 dwellings based on an indicative proposal,	Site lies beyond the settlement development boundary in the emerging Local Plan. Land previously promoted for inclusion in the Local Plan but is not the subject of a current representation to the publication draft.	No irresolvable Issues	No irresolvable Issues	Cannot be accommodated without the provision of additional land or provision of a new school. Sewerage treatment is also likely to be an issue.	Land affected by restrictive covenants following its sale to the current landowners from Essex County Council. These could restrict/remove the commercial incentive to release land for development until 2020. Understood that housebuilder is interested in the land.	Contribution towards infrastructure and general housing market issues may affect viability.	?	X	Covenant prevents development before 2020. If site were not excluded from the Local Plan, outline consent in 2021/22 could lead to completions in the middle to late part of the plan period.	The site has previously been submitted as part of the Local Plan process. However, this was in an older iteration of the plan. Since that time, covenants on the land has put the sites deliverability into question. Existing permissions already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.
RSC15	Land south of Clacton Road, St. Osyth, Essex	613052 (E) 213891 (N)	4.6	184 dwellings based on an indicative proposal,	Site lies beyond the settlement development boundary in the emerging Local Plan. Land previously promoted for inclusion in the Local Plan but is not the subject of a current representation to the publication draft.	No irresolvable Issues	No irresolvable Issues	Cannot be accommodated without the provision of additional land or provision of a new school. Sewerage treatment is also likely to be an issue.	Land affected by restrictive covenants following its sale to the current landowners from Essex County Council. These could restrict/remove the commercial incentive to release land for development until 2020. Understood that housebuilder is interested in the land.	Contribution towards infrastructure and general housing market issues may affect viability.	?	X	Covenant prevents development before 2020. If site were not excluded from the Local Plan, outline consent in 2021/22 could lead to completions in the middle to late part of the plan period most likely following development at Folly Farm.	The site has previously been submitted as part of the Local Plan process. However, this was in an older iteration of the plan. Since that time, covenants on the land has put the sites deliverability into question. Existing permissions already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.
RSC16	Land north of the Lifehouse Spa and Hotel, Frinton Road, Essex CO16 0JD	618341 (E) 221763 (N)	3 ha	92 assisted living units as indicated in the refused planning application.	Planning application 17/00440/OUT proposed 92 assisted living or care home units on 3ha of land controlled by the owners of the Lifehouse spa. The application also included a health centre on neighbouring land and 200 homes, business units and car parking facility on other land in Station Road closer to Thorpe Station and Maltings.  The applications were refused in 2017 and a re-submitted application proposing only 200 homes on the Station Road site is the subject of an appeal with a Public Inquiry to be completed in April 2019 and a decision in Summer 2019.	Access would be from Hall Lane which is narrow and not to an adopted standard.	Land in Conservation Area and adjoining Registered Park and Garden.	No overriding or irresolvable issues apart from concerns over access from hall Lane.	Land controlled by the owners of the Lifehouse Spa. Development was promoted as a means of generating funds to aid future investment in expansion of the business.	Owners would want to maximise the residual land value in order to assist in future investment at Lifehouse. The s106 requirements of an assisted living complex would be less than for general residential development.	?	✓	The applicant appears to be focussing on gaining consent for the separate 200 home scheme off Station Road. It is therefore assumed that the 92 assisted living units are no longer being pursued and delivery is therefore unlikely.	Land immediately to the north has gained planning permission, on appeal, for residential development. The proposal for 200 homes off Station Road is physically separate from the main settlement of Thorpe le Soken and is effectively an extension to the separately defined settlement around Thorpe Station and Maltings. That site is therefore not included in this assessment and would have to demonstrate exceptional considerations to gain permission through the development management process. Existing permissions already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.

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RSC17	Land north of New Town Road	617819 (E) 222856 (N)	3.3 ha	60 at 18 dwellings per hectare.	Site lies outside of the settlement development boundary of the Local Plan. Was assessed as part of initial sieving exercise to inform the preparation of the Local Plan.	Access would be problematic as roads to the south are private, unmade roads. Unmade roads may cause problems due to load issue	Landscape impact is an issue to the north of the village.	Cannot be accommodated without the provision of additional land or provision of a new school.	No irresolvable issues.	General housing market issues, costs to upgrade roads and cost of providing a new primary school would affect viability.	X	?	Site not considered deliverable within the plan period to 2033.	Whilst the site represents a sensible and logical gap in the built up area for peripheral expansion of Thorpe-le-Soken (in theory) the scale of development would be contrary to the proposed spatial strategy for Rural Service Centres in the new version of the Local Plan. There are also major concerns about access and the primary school not being capable of expansion to accommodate additional development and so at this time the site is not considered to be suitable. Existing permissions already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.
RSC18	Land off Lonsdale Road	618237 (E) 222890 (N)	4.3 ha	83 at 19 dwellings per hectare.	Site lies outside of the settlement development boundary of the Local Plan. Was assessed as part of initial sieving exercise to inform the preparation of the Local Plan.	Access would be problematic as roads to the south are private, unmade roads.	Landscape impact is an issue to the north of the village.	Cannot be accommodated without the provision of additional land or provision of a new school.	No irresolvable issues.	General housing market issues, costs to upgrade roads and cost of providing a new primary school would affect viability.	X	?	Site not considered deliverable within the plan period to 2033.	Whilst the site was promoted for development there has been no serious interest from the landowner or a developer. The suitability of this land is questionable due to concerns about access and landscape impact. Furthermore, the scale of development would be contrary to the proposed spatial strategy for Rural Service Centres in the new version of the Local Plan. There is also a major concern about the primary school not being capable of expansion to accommodate additional development and so at this time the site is not considered to be suitable. Existing permissions already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.
RSC19	Homestead Caravan Park, Thorpe Road, Weeley	615029 (E) 222576 (N)	1.5 ha	30 dwellings based on a density of 20 dwellings per hectare.	Site continues to operate as a holiday park. Land promoted through the Local Plan process. Outline planning permission (15/0737/OUT) granted for commercial development (B1) in August 2015. Land promoted for housing through the Local Plan.	No irresolvable issues but access to holiday park would need to be retained.	Dale Brow Grade II south east of site; Brook Farmhouse Grade II south east of site. On a designated caravan site	Potential cumulative impacts on transport, health, utilities and education infrastructure if coming forward alongside other sites.	Still operating as a viable caravan park and a single residential dwelling and there is planning permission for employment uses.	Costs of removing existing buildings and infrastructure from site, the need to contribute to new infrastructure and general housing market issues may affect viability.	X	X	Site most likely to continue in tourism/ employment use. No completions anticipated in plan period.	Site is currently operating as a viable caravan park to which Policy PP11 in the 2017 Draft Local Plan will apply and so is not currently deemed to be suitable. The requirements of that policy would need to be met before a residential scheme could sensibly be considered.
RSC20	Land behind Rainbow Nurseries, Thorpe Road, Weeley	614503 (E) 222589 (N)	4.3 ha	129 at 30 dwellings per hectare.	Site situated outside of the Settlement Development Boundary.	Access appears to be a considerable constraint. There is a crematorium to the west of the site.	Rose Farmhouse Grade II north west of site	Access would need to be addressed.	Unknown.	Site is a working nursery, the cost of removing the existing buildings and any remediation works would need to be taken into account	X	X	Site not considered deliverable within the plan period to 2033.	The site is located in a remote area of Weeley. Should development on the east come forward, this would make this site more acceptable. Consideration needs to be given to surrounding land uses. Site not being actively promoted so unlikely to deliver within plan period.

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RSC21	Land at Saxon Lodge, Colchester Road	614081 (E) 222544 (N)	2.39 ha	34 dwellings on part of the site.	Outline approval (13/00038/OUT) for erection of B1 class unit and improvements to the existing vehicular access and road junction. Land not being actively promoted for residential use.	No irresolvable issues but a suitable access from the B1033 would be required that would not reduce the flow of traffic on this busy route.	No irresolvable issues.	No irresolvable issues for development at this scale.	No irresolvable issues but site continues to operate as a viable kennels/cattery and there is planning permission for employment uses.	Costs of new infrastructure and general housing market issues may affect viability.	?	?	Land only likely to come forward for development if a wider strategy for growth in Weeley proceeds through the Local Plan process.	There are doubts over the suitability of this land for housing as it would introduce housing on the opposite side of a busy road. There are also some doubts about whether suitable access can be achieved for housing. The recent approved planning application suggests there is more interest from the landowner for employment use than housing. There may be potential for it to be considered in the longer-term for housing but only if the issues identified above are addressed and additional growth is required at Weeley at the time.
RSC22	Land to The East of Tye Road Elmstead Colchester Essex CO7 7BB	605640 (E) 224766 (N)	0.86 ha	18 dwellings as proposed in the planning application current subject to appeal.	Outline planning application 18/00512/OUT for up to 18 dwellings refused by the Council in July 2018 and an appeal is in progress.	Access would be via adjoining scheme although land under control of the same developer.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Site controlled by Hills Residential.	No overriding or irresolvable issues.	✓	✓	If the appeal is allowed, development would likely follow the completion of the 32-unit scheme to the south (16/00219/OUT).	If the appeal is allowed, development could come forward as early as 2022/23. Permission was refused because the site currently lies beyond the settlement development boundary for Elmstead Market.
RSC23	Land off Crow Lane, Weeley	614477 (E) 222369 (N)	19.25	300 as indicated in the Local Plan preferred options draft.	Land included in the Local Plan at preferred options stage for a major mixed use development as part of a wider proposal for strategic growth around Weeley but deleted from the plan at publication stage.	Significant improvements to Crow Lane would be required to achieve suitable access.	Dale Brow Grade II south east of site; Tocketts (probably formerly known as Byways) Grade II south of site; 2, The Street Grade II south of site; The Elms Grade II south of site; Ash Farmhouse Grade II south of site.	Scale of development would need to be supported by new services and facilities which are only realistically deliverable as part of a wider comprehensive scheme.	Land understood to be controlled by a willing landowner with an agreement with a housebuilder.	Costs of new infrastructure and general housing market issues may affect viability.	✓	✓	If development were allowed to proceed, as part of wider comprehensive strategy, it would most likely follow completion at land south of Thorpe Road as allocated in the emerging Local Plan, after 2033.	Land only suitable for development as part of a wider strategy for growth around Weeley. This approach was part of the preferred options Local Plan but deleted at publication stage both in response to significant levels of local objection, but also on confirmation of OAN at 550 dwellings per annum as opposed to 600. Development not needed in the current plan period.
RSC24	Land North of Colchester Road Weeley Essex CO16 9AG	613982 (E) 222532 (N)	25 ha	380 as per the refused planning application which included commercial uses and community facilities. .	Site subject of planning application (16/01847/OUT) for mixed use development including 380 homes, employment land, school and medical facilities. Application was refused mainly on prematurity grounds and for being poorly related to the established settlement of Weeley but no appeal has been lodged.  Site being promoted by Taylor Wimpey for inclusion in the Local Plan with objections to the publication draft.	No irresolvable issues but development at the scale proposed would require a suitable access from the B1033 that would not reduce the flow of traffic on this busy route.	Rose Farmhouse Grade II north west of site. Significant ecological diversity on the site requiring a comprehensive mitigation strategy.	Scale of development would need to be supported by new services and facilities which are only realistically deliverable as part of a wider comprehensive scheme.	No irresolvable issues but large area of site operates as a viable car-boot business. Land controlled under option by Taylor Wimpey.	Costs of new infrastructure and general housing market issues may affect viability.	X	✓	If the developer is successful in getting the site included in the Local Plan, development from 2024/25 following adoption of the plan might be feasible. Rate of development assumed at 40 completions per annum in line with assumptions for land south of Thorpe Road.	There are doubts over the suitability of this land for housing as it would introduce housing on the opposite side of a busy road and would protrude the settlement northwards into a relatively uncontained area of countryside that is poorly connected with the existing built up area. There may be potential for this land to be considered for other uses such as employment or commercial rather than housing. There may be potential for it to be considered in the longer-term for housing but only if the issues identified above are addressed and additional growth is required at Weeley through a comprehensive strategy.



SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
RSC25	Land between Tendring Park Services and Weeley Bridge, Land South of Colchester Road Weeley Essex	614055 (E) 221994 (N)	53 ha	800 dwellings as indicated in the preferred options draft Local Plan as part of a mixed scheme including services and facilities.	Land included in the Local Plan at preferred options stage for a major mixed use development as part of a wider proposal for strategic growth around Weeley but deleted from the plan at publication stage. Part of the site was subject of a planning application (16/02131/OUT) for up to 228 dwellings, land for a primary school, a car park to serve Weeley Railway Station and other community uses. The application was refused mainly on prematurity grounds but no appeal has been lodged. A further application 18/00578/OUT for 228 units has been submitted but is expected to be refused for similar reasons as before.	No irresolvable issues but southern part of site lies within the Flood Zone. Potential for direct access to the strategic road network. Access to railway and bridge over the railway may need to be maintained for operational reasons.	Weeley House Grade II east of site. Significant landscape impact due to topography of the site and viewpoints from Colchester Road, Weeley Bypass and the A133.	Scale of development would need to be supported by new services and facilities which are only realistically deliverable as part of a wider comprehensive scheme.	Site in single Ownership. Landowner promoted site for inclusion in the Local Plan but has not objected to the sites exclusion from the publication draft. Land not understood to be under the control of a developer.	Costs of new infrastructure and general housing market issues may affect viability .	?	✓	With the land no longer being actively promoted, it is more likely to be an option for consideration in the next review of the Local Plan.	Has potential to be considered to meet future growth requirements. Site is well placed close to the strategic road network at the junction of the A133 and B1033. Land only suitable for development as part of a wider strategy for growth around Weeley. This approach was part of the preferred options Local Plan but deleted at publication stage both in response to significant levels of local objection, but also on confirmation of OAN at 550 dwellings per annum as opposed to 600. Development not needed in the current plan period.

**Alternative sites within strategic green gaps** (as defined in the 2017 Publication Draft Local Plan – Policy PPL6)

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
SGG1	Land west of Cherry Tree Avenue, Clacton on Sea, Essex	616290 (E) 214257 (N)	15 ha	300 homes at a density of 20 dwellings per hectare.	Site outside of the settlement development boundaries shown in the emerging Local Plan and is also within the designated strategic green gap. Site being promoted for inclusion in the Local Plan by its owners.	Cherry Tree Avenue is a narrow road and it is likely that major improvements would be needed.	Land lies within Strategic Green Gap between Clacton-on-Sea and Jaywick Sands which has a strong recreational function. Development would erode this gap and adversely affect the objective of maintaining separate character and identity of the two areas.	Potential problems with sewerage treatment capacity in this location without securing direct pipe to the nearby Jaywick treatment works.	Land in agricultural use with a willing land owner - St. Monica's Convent.	Dependent on prevailing housing market conditions and securing access to necessary utilities.	X	✓	If the landowner's objections to the Local Plan were upheld by the Inspector and the green gap designation was to be lifted, development could potentially take place from 2024/25 following grant of outline permission in 2020/21.	Site considered unsuitable for development due to its impact on maintaining the Strategic Green Gap. Development could only be allowed if green gap designation were struck out of the Local Plan on advice of the Inspectorate. There could be timing issues for resolving any sewerage capacity issues.
SGG2	Land east of Rush Green Road Clacton-on-Sea CO16 7BL	615810 (E) 214732 (N)	3.6 ha	100 dwellings as per refused planning application.	Application 17/00683/OUT refused for extending into the strategic green gap. .	No irresolvable outstanding issues.	Partially within the proposed settlement boundary so potential for a development of the right scale to be considered favourably. Large part of site within Local Green Gap. Development would have to reflect these policies.	No irresolvable outstanding issues.	Outline application submitted on behalf of the landowner.	Agricultural land with limited constraints viability dependent on prevailing housing market conditions.	X	✓	If the landowner's objections to the Local Plan were upheld by the Inspector and the green gap designation was to be lifted, a new outline application in 2019/20 following the adoption of the Local Plan might enable house completions from 2023.	Development proposal rejected by the council and may be the subject of an appeal. Proposal is also subject of objections to the Local Plan which may or may not result in changes to the plan in this location.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
SGG3	Land North of Rush Green Road Clacton On Sea Essex CO16 8BQ	615323 (E) 214813 (N)	9.7 ha	276 dwellings based on the larger of the previous planning applications dismissed on appeal.	Planning permission for three residential schemes refused by the council and dismissed on appeal (15/00904/OUT, 16/00208/OUT, 16/00209/OUT). All three proposed developments were refused on similar grounds. This was detrimental impact on the Protected Green Gap. The purpose of this Green Gap is to maintain separation between Jaywick Sands and Clacton-on-Sea and to maintain their individual characters. The proposed development would, in effect, infill this gap to the detriment of the wider character.	No irresolvable outstanding issues.	Development contrary to Local Green Gap policy and harmful to the separate identities and characters of Clacton-on-Sea and Jaywick Sands.	No irresolvable outstanding issues. Impact on infrastructure was not considered unacceptable at appeal	Land promoted by Bloor Homes who submitted the previous planning applications.	No issue raised in application or during the appeal process	X	✓	If the developer's objections to the Local Plan were upheld by the Inspector and the green gap designation was to be lifted, a new outline application in 2019/20 following the adoption of the Local Plan might enable house completions from 2023.	Development proposal rejected by the council and dismissed on appeal. Site not considered suitable for residential development. Proposal is however subject of objections to the Local Plan which may or may not result in changes to the plan in this location.
SGG4	Land South of Centenary Way London Road Clacton On Sea Essex CO16 9RA	616801 (E) 218029 (N)	8.34ha	175 dwellings as per the previous outline planning application.	The site is the subject of a Local Plan representation. It was also the subject of a planning application 15/01720/OUT for up to 175 dwellings. That application was refused by the Council in June 2016. It was allowed on appeal, but that decision was quashed following a legal challenge by the Council and the appeal had to be re-determined. At the second appeal, the scheme was dismissed by the Planning Inspector and a subsequent legal challenge from the applicants was rejected.	No overriding physical constraints.	Site home to rare flower species that will need to be preserved within the site as part of ecological mitigation. Site forms part of strategic green gap designated between Clacton and Little Clacton.	No irresolvable outstanding issues. Impact on infrastructure was not considered unacceptable at appeal	Land currently used for car boot sales. Use would need to cease before development took place. The land is understood to still be under the control of the landowner and is yet to be transferred to a developer or housebuilder.	Viability independently tested at planning application stage. No irresolvable issues identified.	X	✓	If the landowner's objections to the Local Plan were upheld by the Inspector and the green gap designation was to be lifted, a new outline application in 2019/20 following the adoption of the Local Plan might enable house completions from 2024/25.	Site has a complex planning history having been refused by the Council, allowed on appeal, the appeal decision quashed, appeal subsequently dismissed and final legal challenge rejected. The proposal is the subject of a representation to the Local Plan and it is only likely that development would proceed if the Local Plan Inspector finds in the landowner's favour in respect of the strategic green gap designation.
SGG5	Land off London Road Clacton On Sea Essex	616711 (E) 218031 (N)	11.8 ha	220 dwellings as per the currently undetermined planning application 16/02039/OUT.	Proposal subject of outline planning application yet to be determined. Decision being deferred, with the applicant's agreement. Developer considering altering the scheme and promoting it for self-build plots.	Cost of removing existing buildings on site	The site would constitute coalescence of Little Clacton and Clacton-on-Sea. Site located within Strategic Green Gap between Little Clacton and Clacton-on-Sea. The purpose of this Green Gap is to separate Clacton-on-Sea and Little Clacton and to protect each settlements unique character.	No irresolvable outstanding issues	Site in multiple ownership but all owners willing to release their land for development	No viability issues raised to date through application process. Site dependent on prevailing housing market conditions.	?	✓	If the Council was to grant planning permission or an appeal was allowed in 2019.20, development from 2023/24 is conceivable.	Site currently considered unsuitable for residential development as located within the Strategic Green Gap. Developer considering altering the scheme and promoting it for self-build plots. The dismissal of the appeal for land north of Centenary Way (immediately north of this site) supports the Council's policy for maintaining a green gap in this location.
SGG6	Land adj to Burrs Road/Sladbury's Lane, Clacton on Sea	618933 (E) 216890 (N)	30.5 ha	508 on the basis that the wider site had an estimated capacity of 670 homes in the last SHLAA assessment but part of the site has gained permission for up to 132 dwellings and is assessed separately as a site with permission.	Land outside of the settlement development boundary of the emerging Local Plan and within the designated strategic green gap. Part of this landowner's site to the south has gained outline planning permission on appeal (15/01351/OUT) for up to 132 homes.	Potential issue with access. Overhead lines currently run across the site. The applicant will need to bear the cost of this remediation work.	The site is located within a strategic green gap. The function of this Green Gap is to separate Holland-on-Sea from Clacton-on-Sea and protect these settlements individual character.	Access is potentially dependent upon approved site to the south. However, it may be that this may not be an acceptable solution in capacity and safety terms. Development of this scale would require new schools and medical provision.	Land promoted by landowner for inclusion in the Local Plan.	Dependent on prevailing housing market conditions. Development might require undergrounding of electricity cables.	X	✓	If the developer's objections to the Local Plan were upheld by the Inspector and the green gap designation was to be lifted, further phases of residential development on this site could potentially take place from 2027/28 following on from the development of 132 homes off Sladbury's Lane.	Due to the location and nature of development, the proposal is considered to be unsuitable as it would bring about coalescence and have an adverse impact on maintaining the separate character and identities of Holland-on-Sea and Clacton-on-Sea.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
SGG7	Land Adj Two Villages School Mayes Lane Ramsey Essex CO12 5EL	621743 (E) 230269 (N)	3.28 ha	71 as per the previous planning application that was dismissed on appeal.	15/00964/OUT – Refused and dismissed at appeal (APP/P1560/W/16/3146802). Application for residential development dismissed on appeal over concerns about the impact on the setting of the Grade 1 listed St Michael's Church. The development site was removed from the Local Plan at Preferred options stage. The site is currently adjacent to the Settlement Boundary and within the Green Gap designation.	No overriding or irresolvable issues.	Flood risk to the west. The site is situated in the Green Gap and in the vicinity of St Michael's Grade 1 listed church.	At appeal stage, a s106 legal agreement was produced that satisfied infrastructure requirements.	The site is being promoted by the developer	Dependent on prevailing housing market conditions. Viability not raised an issue during the application or appeal process.	?	✓	If the developer's objections to the Local Plan were upheld by the Inspector and the green gap designation was to be lifted, and the development was designed in a way to safeguard the setting of St. Michael's Church, development could potentially take place from 2024/25.	Land currently deemed unsuitable for residential development following recent appeal decision. Site lies within the strategic green gap and impact on the setting of the Grade I Listed Church difficult to resolve.
SGG8	Land to The West of Edenside Off Bloomfield Avenue Frinton On Sea Essex CO13 0DA	623566 (E) 221584 (N)	9.5 ha	85 dwellings as per the refused planning application and subsequently dismissed appeal.	Planning application 17/00836/OUT for up to 85 dwellings refused in 2017 and dismissed on appeal in 2017. Site lies outside of settlement development boundary and within strategic green gap designation in the emerging Local Plan. Landowner has made representations to the Local Plan.	Access via existing area of open space.	Within Strategic Green Gap designed to maintain separation between Kirby Cross and Kirby le Soken.	No irresolvable outstanding issues.	Land actively promoted by its owner.	Viability was not raised as an issue at the application stage. Dependent on prevailing housing market conditions	X	✓	The appeal for this site was dismissed, partly over concerns about the impact on the green gap. It is not expected that this site will be included in the Local Plan and therefore housing delivery up to 2033 is considered doubtful unless the Local Plan Inspector concludes that green gaps should be deleted.	Land forms part of important open gap between Frinton and Kirby-le-Soken. Appeal was firmly dismissed by the Planning Inspector and it is considered unlikely that the site will proceed to be allocated in the Local Plan. Land in the same ownership as Turpins Farm, Frinton which has planning permission for 210 units and it is likely that the landowner will prioritise the delivery of that scheme. If development were to come forward it might now be towards the end of the plan period.
SGG9	Land off Colchester Road Lawford Essex	610305 (E) 231432 (N)	0.55 ha	15 dwellings as per the current planning application.	Subject of current undetermined planning application 11/00530/OUT. Application undetermined due to lack of sufficient information and timescales for appealing against non-determination have passed. Applicant intends to submit further information to enable application to be determined.	Site topography affects potential layout.	Protected green gap; Conservation Area	No irresolvable Issues subject to satisfactory s106.	Land is being actively promoted by developer.	Dependent on prevailing housing market conditions. No issues raised at planning application stage.	X	✓	If green gap designation were removed from the site following Local Plan examination and outline consent were granted in 2020/21, development in 2024/25 is conceivable.	Site within Green Gap area and not currently considered suitable for development.
SGG10	Land off Trinity Road Trinity Road Mistley Essex CO11 2HH	610420 (E) 231338 (N)	2.4 ha	75 dwellings as per the current planning application.	Subject of current undetermined planning application 11/00532/OUT which provides for open space and allotments on adjoining land. Application undetermined due to lack of sufficient information and timescales for appealing against non-determination have passed. Applicant intends to submit further information to enable application to be determined.	Topography of land may affect suitability of site and it is within the Strategic Green Gap that separates Lawford and Mistley.	Protected green gap. Adjacent to extension to AONB.	Development would need to contribute towards the expansion of existing schools. Subject to satisfactory s106	Land is being actively promoted by developer.	Dependent on prevailing housing market conditions. No issues raised at planning application stage.	X	✓	If green gap designation were removed from the site following Local Plan examination and outline consent were granted in 2019/20, development from 2024/25 is conceivable.	Site within Green Gap area and not currently considered suitable for development.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
SGG11	Land at Foots Farm (North of Centenary Way) Thorpe Road Clacton On Sea Essex CO16 9SB	617884 (E) 218683 (N)	13.26 ha	245 dwellings as per the current planning application which is yet to be determined.	Subject of current undetermined outline planning application 18/01499/OUT for up to 245 dwellings. The scheme is being promoted as 'enabling development' by the owners of St. Osyth Priory to generate funds to assist in its restoration.	No overriding physical constraints.	Within Strategic Green Gap designed to maintain separation between Clacton on Sea and Little Clacton.	Development would need to contribute towards the expansion of existing schools and health provision through s106 contributions, although as development is being promoted as enabling development whereby land value uplift would be diverted to the restoration of the heritage assets.	Land understood to be controlled by Manningtree Farms Ltd which is connected with the owners of ST. Osyth Priory and developers City & Country.	No viability issues raised to date through application process. Site dependent on prevailing housing market conditions. Current development proposal seeks to utilise land value uplift to generate funding for the restoration of St. Osyth Priory.	X	✓	If the Council was to grant planning permission or an appeal were allowed in 2019.20, development from 2024/25 is conceivable. It is considered unlikely however that permission would be granted.	The site has not been promoted as part of the Local Plan process to date but is the subject of a current application for enabling development. It is not expected that the Council will support the application and it is likely that the proposal will have to be determined on appeal if development is to proceed. As the scheme is being promoted as enabling development, it is envisaged that affordable housing and infrastructure contributions would be reduced or waived to generate maximum funding for the restoration of St. Osyth Priory. The site has no direct relationship with St. Osyth village nor the Priory. Land lies immediately west of Local Plan allocation at Oakwood Park.



## Appendix 6: Potential trajectory assumptions for Alternative Housing Site

Site Ref	Site name	Total capacity			YR1 2019/ 20	YR2 2020/ 21	YR3 2021/ 22	YR4 2022/ 23	YR5 2023/ 24	YR6 2024/ 25	YR7 2025/ 26	YR8 2026/ 27	YR9 2027/ 28	YR10 2028/ 29	YR11 2029/ 30	YR12 2030/ 31	YR13 2031/ 32	YR14 2032 -33	Next plan	Notes	
<b>SITES WITHIN DEFINED SETTLEMENT DEVELOPMENT BOUNDARIES</b>																					
SDB1	112-118 Oxford Road, Clacton	60																	60	Site best retained in employment use.	
SDB2	Lotus Way, Jaywick Sands	370								30	30	30	30	30	30	30	30	30	100	Long-term Council-led regeneration project.	
SDB3	Garden Road, Jaywick Sands	10																	10	Site best retained in open space use.	
SDB4	Brook Park West Potential Phase 2, Clacton	150										20	40	40	40	10				Potential for inclusion in Hartley Gardens scheme.	
SDB5	Foots Farm, Clacton	100								30	30	30	10							Greenfield site within the settlement boundary.	
SDB6	Crossways Garden Centre, Clacton	20																	20	Delivery within plan period uncertain.	
SDB7	Oakwood Park Potential Phase 3, Clacton	200																	200	Assumed beyond 2033.	
SDB8	Navyard Wharf, Harwich	367								60	60	60	60	60	60	7				Dependent on relocation of current port activities.	
SDB9	Ferndale Road, Harwich	13																		13	Planning permission lapsed – delivery uncertain.
SDB10	Barrack Lane, Harwich	28																		28	Development complicated and delivery unlikely.
SDB11	Durite Works, Dovercourt	32																		32	Site best retained in employment use.
SDB12	St. John's Nursery, Clacton	210			FUL	DC	C	30	30	30	30	30	30	30							Subject of current planning application.
SDB13	St. Helena Hospice Site, Clacton	40			FUL	RM	C	20	20												Subject of current planning application.
SDB14	88-92 Oxford Road, Clacton	28			OUT	RM	DC	C	28												Subject of current planning application.
SDB15	Rumours Nightclub Site, Clacton	16			FUL	DC	C	16													Subject of current planning application.
SDB16	6 Nelson Road, Clacton	23			FUL	DC	C	23													Subject of current planning application.
SDB17	71 Brooklands, Jaywick	10			FUL	DC	C	10													Subject of current planning application.
SDB18	R/o 683 St. John's Road, Clacton	22					11	11													Subject of current planning application.
SDB19	27-31 High Street, Walton	10			FUL	DC	C	10													Subject of current planning application.
SDB20	Affinity Water, Mill Hill, Manningtree	90											30	30	30						Development to follow relocation of water works.
					0	11	11	109	78	150	180	200	200	160	130	47	30	30			<b>Total: 1,336</b>
<b>SITES AOUND URBAN SETTLEMENTS</b>																					
URB1	Earls Hall Drive, Clacton	35																		35	Planning permission refused. Delivery unlikely.
URB2	Michaelstowe Farm, Dovercourt	51								20	20	11									Proximity to Listed Church is an issue.
URB3	Ramsey Road, Dovercourt	55								20	20	15									Proximity to Listed Church is an issue.
URB4	Low Road South, Dovercourt	390																		390	Site affected by flood risk.
URB5	Oakley Road, Doevrcourt/Little Oakley	1,415																		1,415	Longer-term potential but high landscape impact.
URB6	Walton Mere	129																		129	Unlikely to be feasible.
URB7	North Street, Walton	20																		20	Flood risk concerns.
URB8	Mill Lane, Walton	20																		20	Flood risk concerns.
URB9	Old Hall Lane, Walton	400																		400	Landscape impact concerns.
URB10	North of Lowe Chase, Walton	120								30	30	30	30								Potential for further phases of Hamford Park.
URB11	First Avenue, Frinton	60																		60	Landscape issues.
URB12	R/o 85 Thorpe Road, Kirby Cross	55										30	25								Significant distance from local services and facilities.
URB13	Grange Road, Lawford	110			OUT	RM	DC/C	40	40	30											Subject of current appeal.
URB14	Harwich Road Phase 2, Mistley	100			OUT	RM	DC/C	40	40	20											Subject of Local Plan objections and application.
URB15	Samsons Road, Brightlingsea	67																		67	Site not being actively promoted.
URB16	Lower Farm, Brightlingsea	36								18	18										Subject of Local Plan objections and application.
URB17	Church Road North, Brightlingsea	230																		230	Site not being actively promoted.
URB18	Brightlingsea Hall Farm, Brightlingsea	306								40	40	40	40	40	40	40	26				Subject of Local Plan objections.
URB19	Lodge Lane, Brightlingsea	160																		160	Site not being actively promoted.
URB20	Halstead Road, Kirby Cross	15			FUL	DC/C	15														Current application under consideration.
URB21	Plains Farm, Ardleigh/Colchester	150								50	50	50									Site located on the edge of Colchester urban area.
URB22	Tudor Fields, Jaywick Sands	1,000																		1,000	Long-term Council-led regeneration project.
					0	0	15	80	80	228	208	171	70	40	40	40	26	0			<b>Total = 998</b>

Site Ref	Site name	Total capacity			YR1 2019/ 20	YR2 2020/ 21	YR3 2021/ 22	YR4 2022/ 23	YR5 2023/ 24	YR6 2024/ 25	YR7 2025/ 26	YR8 2026/ 27	YR9 2027/ 28	YR10 2028/ 29	YR11 2029/ 30	YR12 2030/ 31	YR13 2031/ 32	YR14 2032 -33	Next plan		
<b>SITES AROUND RURAL SERVICE CENTRES</b>																					
RSC1	Adj 2 Wivenhoe Road, Alresford	85																		85	Major landscape, access and settlement issues.
RSC2	Tenpenny Farm, Alresford	50																		50	Application refused and appeal dismissed.
RSC3	South of Main Road, Alresford	40								20	20										Application refused, potential appeal.
RSC4	Orchard Close, Elmstead	100																		100	Poor relationship to settlement.
RSC5	Holly Way, Elmstead	72								36	36										Subject of Local Plan objections.
RSC6	Colchester Road/Tye Road, Elmstead	30								30											
RSC7	Thorrington Road South, Gt. Bentley	40																		40	Major impact on setting of Grade I Listed Church.
RSC8	Thorrington Road North, Gt. Bentley	75																		75	Dependent on current appeal being allowed.
RSC9	Plough Road West, Gt. Bentley	75								40	35										Dependent on current appeal being allowed.
RSC10	Weeley Road, Gt. Bentley	136								40	40	40	16								Application to be refused, potential appeal.
RSC11	Plough Road East, Gt. Bentley	500																		500	Scale of development entirely inappropriate.
RSC12	Progress Way, Lt. Clacton	90																		90	Flood risk issues.
RSC13	Grove Road, Lt. Clacton	87								30	30	27									Access issues to be resolved.
RSC14	Folly Farm, St. Osyth	121								30	30	30	31								Legal issues to be resolved.
RSC15	Clacton Road/Rochford Road, St. Osyth	184												30	30	30	30	30		34	Legal issues to be resolved.
RSC16	North of Lifehouse, Thorpe	92																		92	Access issues.
RSC17	Town Road, Thorpe	60																		60	Application refused, no appeal submitted.
RSC18	Lonsdale Road, Thorpe	83																		83	Access issues.
RSC19	Homestead, Weeley	30																		30	Site best retained in employment use.
RSC20	R/o Rainbow Nurseries, Weeley	129																		129	Access issues.
RSC21	Saxon Lodge, Weeley	34																		34	Site best retained in employment use.
RSC22	Land north of Tye Road Site, Elmstead	18			OUT	RM	DC/C	18													
RSC23	Crow Lane, Weeley	300																		300	Site promoted by same developers as Barleyfields.
RSC24	North of Colchester Road, Weeley	380								40	40	40	40	40	40	40	40	40		20	Proposal subject of Local Plan objections.
RSC25	R/o Tendring Park Services, Weeley	800																		530	Longer-term potential for mixed-use development.
					0	0	0	18	0	266	231	137	87	70	70	70	70	70			<b>Total = 1,089</b>
<b>SITES WITHIN STRATEGIC GREEN GAPS</b>																					
SGG1	Cherry Tree Avenue, Clacton	300								30	30	30	30	30	30	30	30	30	30	30	Subject of Local Plan objections.
SGG2	Rush Green Road South, Clacton	100								30	30	30	10								Application refused.
SGG3	Rush Green Road North, Clacton	276								30	30	30	30	30	30	30	30	30		6	Permission refused and appeal dismissed.
SGG4	Centenary Way, Clacton	175								30	30	30	30	30	25						Permission refused and appeal dismissed.
SGG5	London Road, Clacton	220								30	30	30	30	30	30	30	10				Subject of Local Plan objections and application.
SGG6	Burrs Road/Sladbury's Lane, Clacton	508											30	30	30	30	30	30		328	Subject of Local Plan objections.
SGG7	Mayes Lane, Ramsey	71								20	20	20	11								Permission refused and appeal dismissed.
SGG8	Bloomfield Avenue/Edenside, Kirby	85											40	40	5						Permission refused and appeal dismissed.
SGG9	Colchester Road, Lawford	15								15											Subject of Local Plan objections and application.
SGG10	Trinity Road, Mistley	75								30	30	15									Subject of Local Plan objections and application.
SCC11	Foots Farm, Clacton (North)	245								30	30	30	30	30	30	30	30	5			Subject of current planning application.
					0	0	0	0	0	245	230	215	241	220	180	150	130	95			<b>Total = 1,706</b>

Key:

- LPA Local Plan adoption
- OUT Outline consent
- FUL Full consent
- RM Reserved matters approval
- HCC High Court challenge
- DC Discharge of conditions
- C Commencement of development

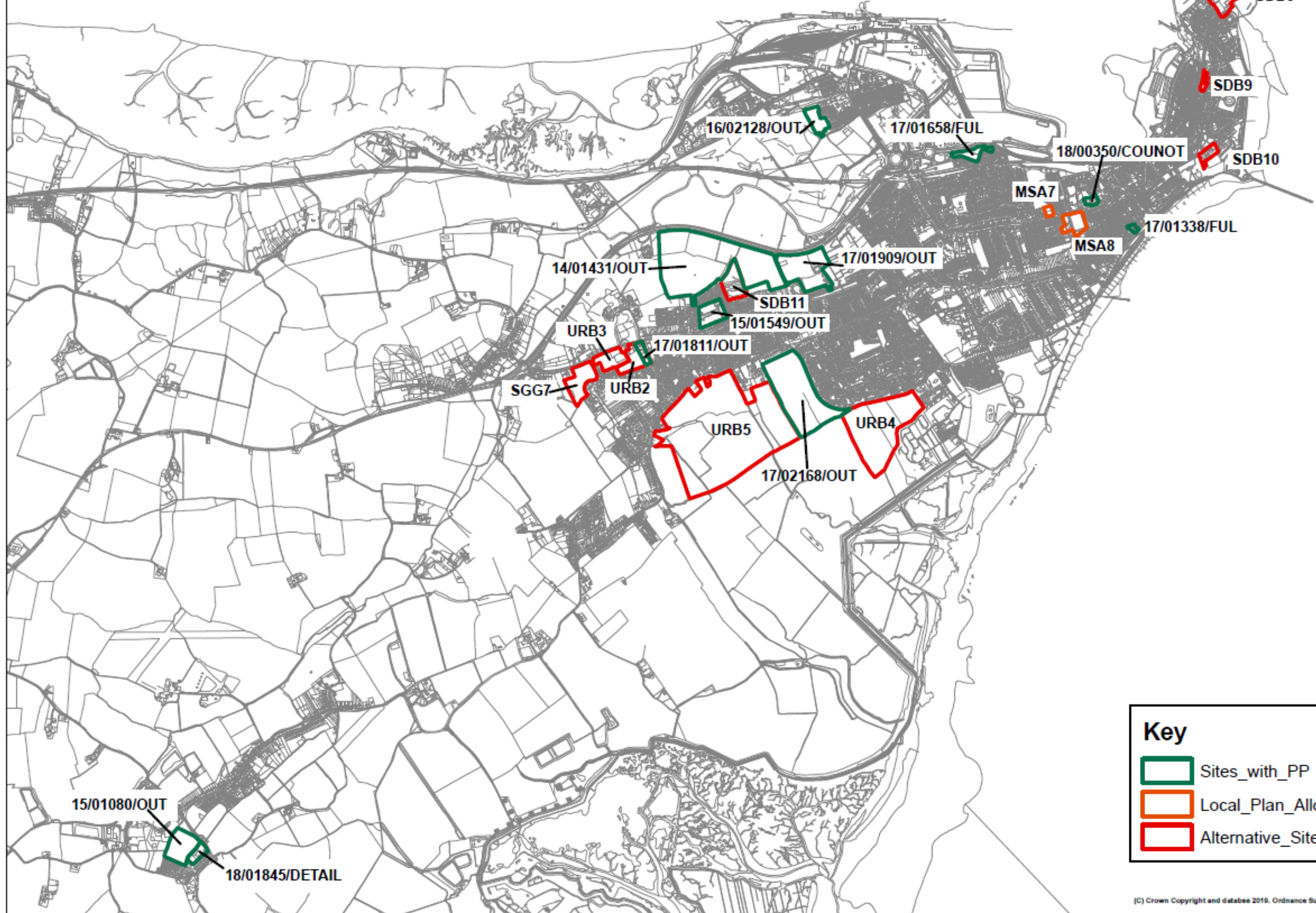
## Appendix 7: Site Location Plans







# Harwich and Dovercourt



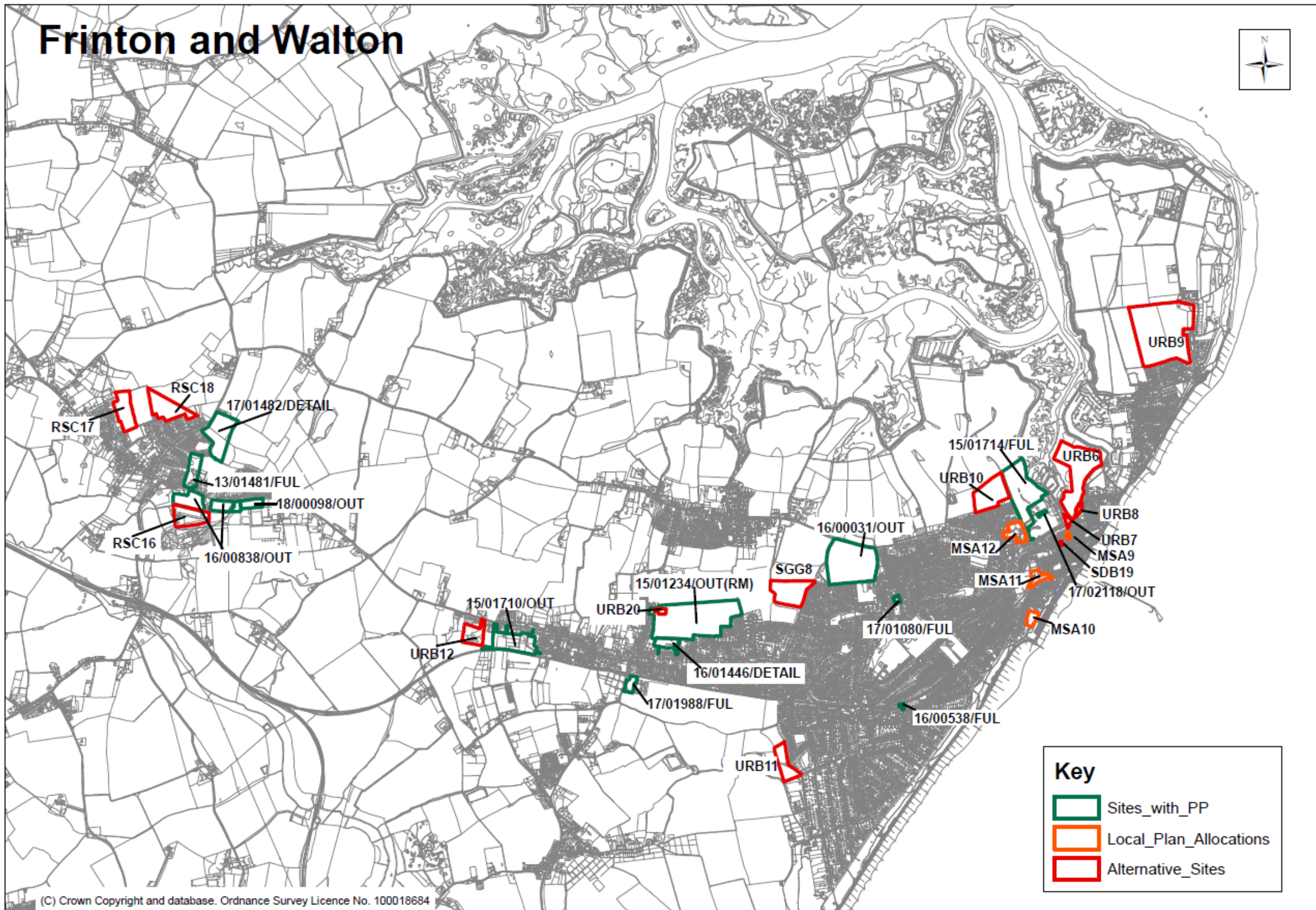
**Key**

- Sites\_with\_PP
- Local\_Plan\_Allocations
- Alternative\_Sites

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# Frinton and Walton

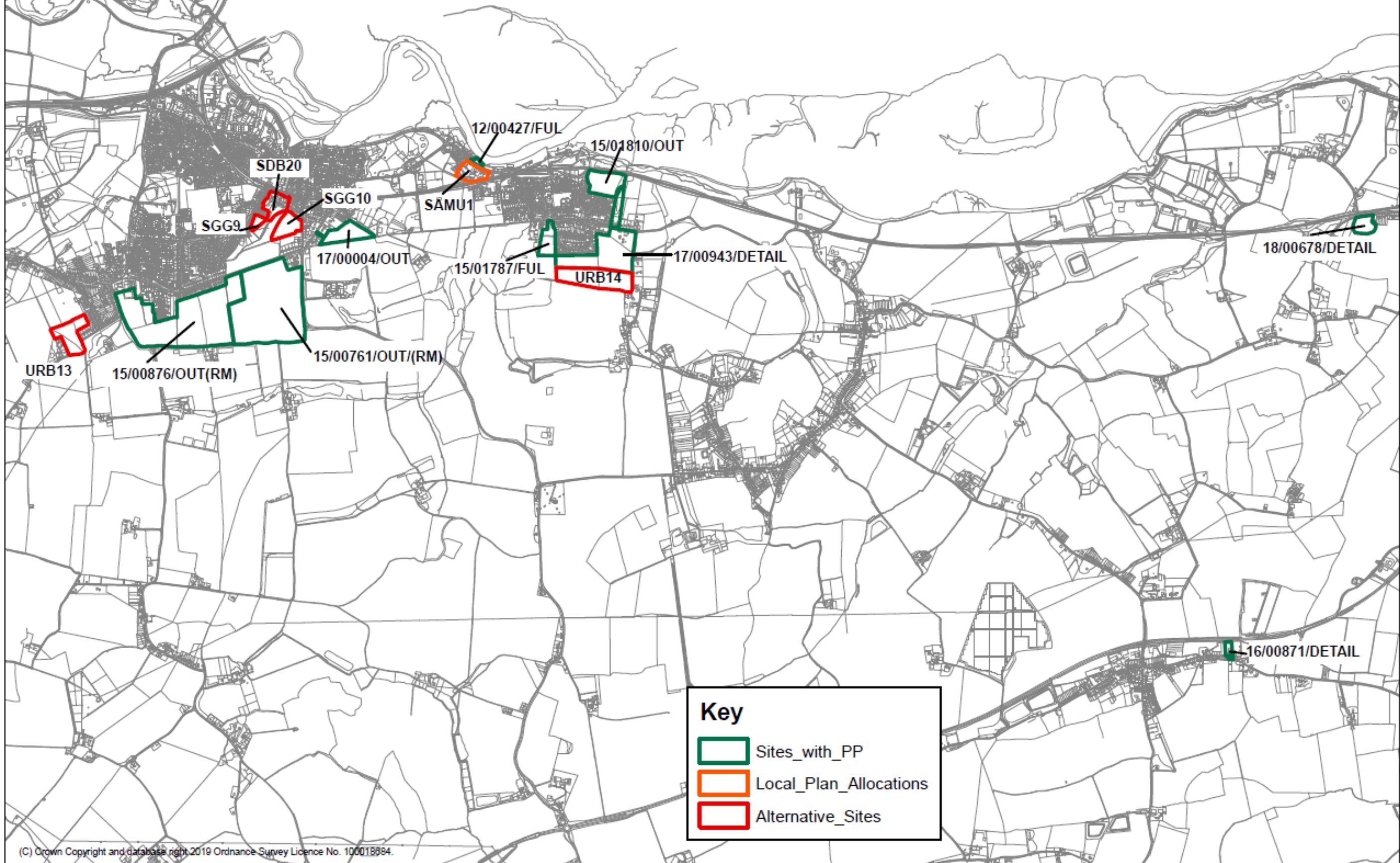


**Key**

- █ Sites\_with\_PP
- █ Local\_Plan\_Allocations
- █ Alternative\_Sites

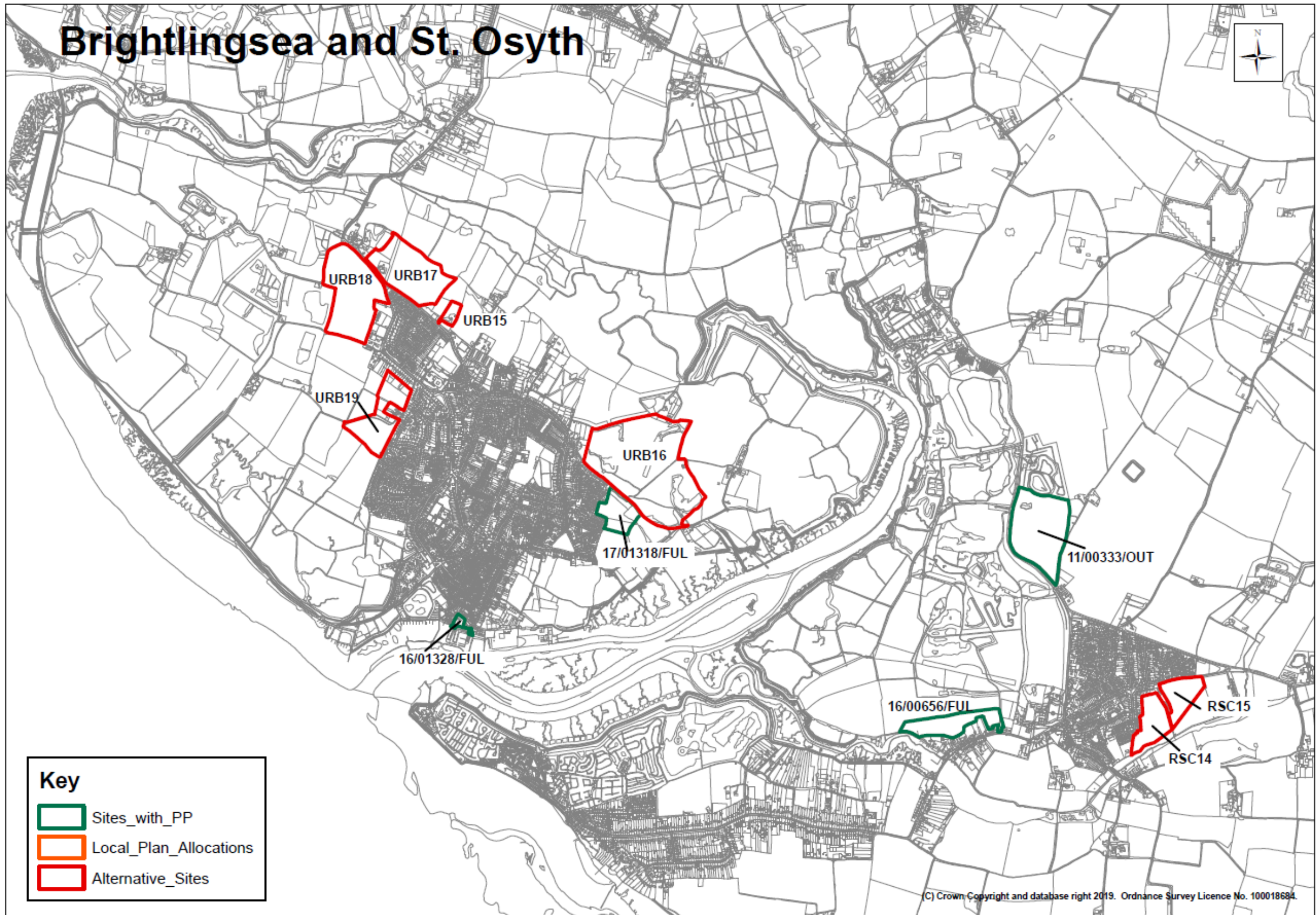


# Manningtree Lawford and Mistley



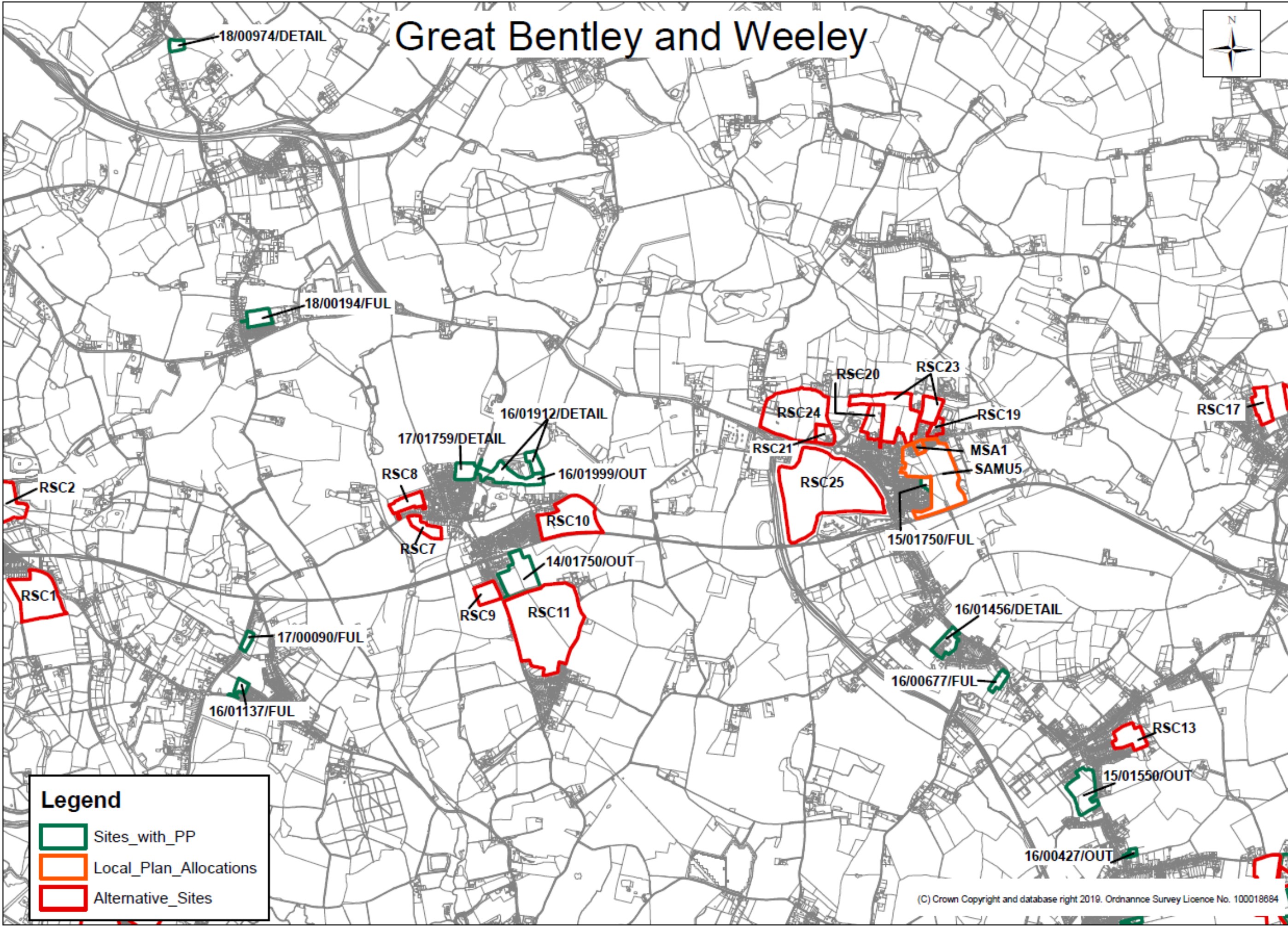
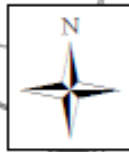


# Brightlingsea and St. Osyth





# Great Bentley and Weeley



**Legend**

- Sites\_with\_PP
- Local\_Plan\_Allocations
- Alternative\_Sites

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# Colchester Fringe, Alresford and Elmstead Market

