

APPENDIX 1: Assessment of Large Housing Sites with Planning Permission

Assessment of 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
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.	Outline planning permission granted in November 2015. No reserved matters approval or applications submitted.	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.	Land controlled by development company that is in active discussions with a housebuilder.	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 makes a £1m affordable housing contribution.	✓	✓	2020-2029 Assumptions: Reserved matters approval 2018/19. Discharge of conditions early 2019/20. Commencement in late 2019/20 with first completions in early 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. Developer seeking amendments to s106 to allow scheme to progress more quickly with potential for up to 50 homes a year being built from 2018-2023. 50 a year agreed, but more likely from 2020-2025 given necessary lead on times.
16/0125 0/OUT	Land West of A133 Brook Park West 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.	Outline planning permission granted in June 2017. Retail and leisure phase has full consent and minor variations and conditions are in the process of being determined and discharged. No reserved matters approval or applications pending on the residential phase.	Fourth arm onto existing roundabout needed to secure access. 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 but in active discussions with a housebuilder.	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.	✓	✓	2020-2027 Assumptions: Reserved matters approval 2018/19. Discharge of conditions in early 2019/20. Commencement in late 2019/20 with first completions in 2020/21.	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 advised that up to 50 homes a year could be built from 2019-2023. 50 a year agreed. But more likely from 2020-2024 given necessary lead in times.
15/0172 0/OUT	Land South of Centenary Way London Road Clacton On Sea Essex CO16 9RA	616801 (E) 218029 (N)	8.34ha	175 dwellings as per the outline consent.	Outline planning permission granted, on appeal, in September 2017. High Court challenge submitted by Council in October 2017.	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. If the permission survives the High Court challenge, open space in the northern part of the site will be created to retain a green gap and avoid coalescence.	S106 agreement to deliver £218k for early years and childcare provision, £639k for primary school places and £52k for health provision. Access to the new homes would be via the spine road to be built as part of the commercial development.	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. S106 includes a clause that allows for viability to be reviewed in the future. S106 agreement currently provides for 12 affordable homes to be transferred into the Council's housing stock.	?	✓	2020-2027 Assumptions: Resolution of High Court Challenge and any subsequent re-determination 2017/18. Reserved matters approval 2018/19. Discharge of conditions 2019/20. Commencement in early 2020/21 with first completions in late 2020/21.	Deliverability dependent on outcome of High Court challenge and, if permission is quashed, the result of any subsequent re-determination of the appeal. The timescales for delivery set out in this assessment are based on a scenario by which either 1) the High Court challenge is unsuccessful or 2) the High Court challenge is successful but the application is subsequently allowed on re-determination of the appeal. Planning agent has advised that up to 40 completions a year will be achievable – if the development is allowed to proceed. .

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15/0135 1/OUT	Land Northwest of Sladbury's Lane Clacton On Sea Essex CO15 6NU	618940 (E) 216638 (N)	8.56ha	132 dwellings as per the outline consent.	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. Site forms part of strategic green gap designated between Clacton and Holland-on-Sea.	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 in agricultural use. Landowner has been in discussions with housebuilders, but it is understood that the land has not been transferred to one.	No viability issues raised during application or appeal process.	✓	✓	2020-2025. Assumptions: Reserved matters approval 2018/19. Discharge of conditions in early 2019/20. Commencement in late 2019/20 with first completions in 2020/21. Assumed average rate of 30 completions per annum.	The site forms part of a wider area of land that is being promoted through objections to the Local Plan. The Council is considering whether or not there are any grounds for a High Court challenge.
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.	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.	Viability independently tested at planning application stage and s106 contributions were adjusted accordingly.	✓	✓	2019-2022 Assumptions: Discharge of conditions in early 2018/19 and commencement later that year. First completions in 2019/20.	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.	Full permission granted in May 2017. Variation to plans agreed in September 2017. Pre-commencement conditions in the process of being discharged.	Existing bungalow to be demolished to provide access.	Development represents an intrusion into the open countryside, but surrounding land is allocated major development and is the subject of a current planning application.	No overriding or irresolvable issues.	Land understood to be controlled by the operators of supported living facilities for the disabled.	No viability issues raised during application process.	✓	✓	2018-2021 Assumptions: Discharge of conditions in 2017/18. Commencement in early 2018/19 with first bungalows completed in late 2018/19.	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 below). Planning conditions requires the supported living complex to be built before any more than 15 bungalows can be occupied.
14/0093 1/FUL	'Gainsford Gardens' Land off Gainsford Avenue Clacton On Sea Essex	619074 (E) 216006 (N)	5.76ha	51 dwellings of the 65 approved under the full consent.	Development under construction with 14 completions having taken place prior to 1 st April 2017.	No issues.	No issues.	S106 agreement to deliver recreational facilities on adjoining land to be transferred to the Council.	Development being implemented by Scott Residential Limited.	Development progressing well with no viability issues.	✓	✓	2017-2019 Developer advises that 25 units to be completed in 2017/18 with the remaining 26 units being completed in 2018/19.	Site under construction and expected to complete in 2018/19.
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.	Full permission granted in February 2017. Pre-commencement conditions not yet discharged.	Existing building to be demolished to make way for development.	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.	✓	✓	2018-2021 Assumptions: Discharge of conditions early 2018/19. Commencement in late 2018/19 and completion of whole complex in 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.

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16/0210 7/FUL	Bramcote Thorpe Road Clacton On Sea Essex CO16 9SA	618068 (E) 218285 (N)	2.26ha	49 dwellings as per the Committee resolution to grant planning permission. The scheme involves the demolition of an existing property so the next increase would be 48.	Committee resolution to grant full planning permission, subject to the completion of a s106 legal agreement.	Existing building to be demolished to make way for development.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Development being promoted by Bramwood Property Development Ltd.	Viability yet to be tested	✓	✓	2018-2021 Assumptions: Resolution of s106 in late 2017/18. Discharge of conditions in early 2018/19. Commencement in late 2018/19 with first completions in 2019/20. Anticipated two-year build programme.	This site adjoins a wider area of land allocated in the emerging Local Plan (Oakwood Park, Policy SAMU3).
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.	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 no start has been made on the extension.	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 currently viability issues.	✓	✓	No indications that the owners intend to carry out the extension to the building and construct the 32 additional dwellings. Assumed (for now) therefore that the scheme will not complete within the plan period to 2033.	Uncertain as to whether the remainder of the development will take place.
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.	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.
14/0059 3/FUL	Rumours Nightclub 50 Rosemary Road Clacton On Sea Essex CO15 1PB	617606 (E) 214831 (N)	0.09ha	16 as per the full consent for a mixed development including flats and commercial units.	Full permission granted in October 2015. Pre-commencement conditions not yet discharged.	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 consent.	✓	✓	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.	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.	✓	✓	2019/2020 Assumptions: Discharge of conditions and commencement in 2018/19 with construction in 2019/20.	Prime location on Brooklands seafront. Council is actively supportive of this development and others like it.
16/0074 0/OUT	Elm Farm Little Clacton Road Clacton On Sea Essex CO16 8DZ	615581 (E) 216810 (N)	0.80ha	14 dwellings as per the outline consent.	Outline planning permission granted, on appeal, in May 2017. No reserved matters approval or applications submitted but some pre-commencement conditions are in the process of being discharged.	Demolition of existing agricultural structures.	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: Reserved matters approval 2017/18. Discharge of remaining conditions and commencement in 2018/19. Completions in 2019/20 as advised by the planning agent.	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.

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14/0092 9/FUL	824 St Johns Road Clacton On Sea Essex CO16 8BS	614118 (E) 215922 (N)	0.74ha	14 dwellings as per the full consent but the proposal involves the demolition of an existing property so the net increase would be 13.	Outline planning permission granted, on appeal, in July 2015.	Demolition of existing bungalow required to secure access.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Site in single ownership.	Site owner considers the consented scheme to be unviable and housebuilders have not sought to acquire the land. Land is however part of a wider development scheme which, if approved, should address viability concerns.	✓	✓	No indications that any developer intends to carry out the development, as consented. However, land is part of a new planning application including land at the rear.	Viability issues expected to prevent current consent being implemented. Development on the site more like to take place in line with a larger development, as proposed through a current planning application (see 17/00825/OUT).
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.	Full planning permission granted in January 2016. Variation to plans approved in September 2017. Pre-commencement conditions not yet discharged.	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 2018/19 with construction 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 (see 17/00670/FUL).
14/0137 5/FUL	3 Marine Parade East, Clacton-on-Sea, Essex CO15 1PT.	617689 (E) 214639 (N)	0.01ha	14 as per the full consent but development would involve the loss of an existing flat which makes the net increase 13.	Full permission granted in December 2014. Pre-commencement conditions not yet discharged.	Development requires demolition of existing nightclub.	Site within the Conservation Area. No irresolvable issues.	No irresolvable issues.	The site continues to operate as a nightclub.	Costs involved in demolishing existing nightclub and ensuing that new residential units achieve a sufficient return to secure a positive residential land value.	✓	X	Property continues to operate as a nightclub. Planning permission expected to lapse.	Uncertain as to whether the development will take place.
16/0092 0/FUL	32-37 Brooklands Jaywick Essex CO15 2JS	614192 (E) 212774 (N)	0.05ha	13 flats as per the full consent.	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.	✓	✓	2019/2020 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. Same landowner as land at 23-27 Brooklands for 15 flats. Anticipated that the larger development will take place first.
15/0170 0/FUL	Grove Cottage Jaywick Lane Clacton On Sea Essex CO15 2DR	615160 (E) 214458 (N)	0.42ha	13 dwellings as per the full consent.	Development under construction and predominantly completed. Change of use from assisted living to C3 dwellings granted in September 2017.	No issues.	No issues.	No issues.	No issues.	No issues.	✓	✓	Development likely to have been completed by end of 2017/18.	Development effectively completed at the time of assessment..
12/0108 7/FUL	Wick Lodge Land rear of 145 Jaywick Lane Clacton On Sea Essex CO16 8BG	615263 (E) 215322 (N)	0.28ha	11 dwellings as per the full consent.	Full planning permission granted in December 2015. Pre-commencement conditions not yet discharged.	Demolition of squash courts to the rear of the pub, and remodelling of the pub itself required.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Site continues to operate as a pub with squash courts.	No viability issues raised during application process.	✓	X	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. Understood to be a change in leasehold arrangements which makes development unlikely.
15/0165 5/FUL	Land rear of 1- 3 Valley Road (off Nightingale Way) Clacton On Sea Essex CO15 4AR	617776 (E) 216457 (N)	0.62ha	8 dwellings of the 11 approved under the full consent.	Development under construction with 3 completions having taken place prior to 1 st April 2017.	No issues.	No issues.	No issues.	No issues.	No issues.	✓	✓	Development likely to have been completed by end of 2017/18.	Completion of development expected in 2017/18.

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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.	Full planning permission granted in September 2017. Pre-commencement conditions not yet discharged.	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.	✓	✓	2018/2019 Assumptions: Discharge of conditions in early 2018/19. Commencement in late 2018/19 with first completions in 2019/20. Anticipated one-year build programme.	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.	Full planning permission granted in September 2017. Existing properties have been demolished and development has commenced on site.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Site controlled by a property developer.	Development commenced but there has been little progress on the actual construction of the apartments, indicating potential viability problems.	✓	✓	Development commenced and expected to take place in 2018/19.	Relatively small development of flats in a popular location.

Assessment of Harwich sites with planning permission

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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.	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.	✓	✓	2022 onwards Assumptions: Reserved matters approval 2019/20 either in line with current consent or a revised proposal. Discharge of conditions in 2020/21. Commencement in 2021/22 with first completions in 2022/23.	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 are deemed likely within the next five years as these matters are resolved. Anticipated average rate of 20 completions per annum reflecting the weaker housing market of the Harwich area.
16/0072 9/FUL	Former Delford Site, 606 Main Road, Dovercourt, Essex CO12 4LP	623754 (E) 231093 (N)	1.74ha	66 dwellings as per the full consent.	Full planning permission granted in December 2016. Variations to the plans approved in September 2017. Conditions in the process of being discharged.	Access to Main Road requires acquisition of land under Council control and forming part of a designated village green. This issue has been resolved by the relevant parties. Requires demolition of existing structures on site and remediation of land.	Remediation of any contamination on site arising from its previous use.	No overriding or irresolvable issues.	Land controlled by Myriad Housing which is operating as a registered provider with access to grant funding.	Viability independently tested at planning application stage. S106 contributions adjusted to counter viability issues. Development to be grant funded which gives some immunity from changes in housing market conditions.	✓	✓	2018-2021 Assumptions: Discharge of conditions 2017/18. Site preparation and commencement in early 2018 with first completions in late 2019/20.	With access to grant funding, this development is immune from prevailing housing market conditions and is expected to deliver within the next five years – representing the re-use of a redundant brownfield site.

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16/0050 4/FUL	Plot 2 Stanton Euro Park Land to The North of Williamsburg Avenue Harwich Essex CO12 4EN	624434 (E) 231784 (N)	1.08ha	38 dwellings as per the full consent.	Full planning permission granted in February 2017. Application for alternative scheme of 57 dwellings submitted in September 2017 (17/01658/FUL).	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.	Previous developers went into administration and permission lapsed. New development company renewed planning permission in February 2017.	Viability independently tested at planning application stage. S106 contributions adjusted to counter viability issues. Submission of latest planning application suggest that viability concerns remain.	✓	✓	2019-2021 Assumptions: Discharge of conditions early 2018/19. Commencement of development in late 2018/19 with first completions in early 2019/20. Two or three year build programme (depending on which permission prevails).	If new application for 57 dwellings is approved in 2017/18 it is assumed that the new consent will be implemented.
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.	Outline planning permission granted in May 2016. Variations to the plans approved in September 2017. Conditions in the process of being discharged.	Development requires the construction of a new factory of modern standards to meet the business' changing needs. This will involve building the new factory on vacant land and then redeveloping the existing factory for housing.	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.	✓	X	2023-2025 Assumptions: New factory to be built in 2019/20. Reserved matters, discharge of further conditions and demolition of existing factory in early 2022/23 and commencement of dwellings in late 2022/23. First dwelling completions in 2023/24. Two year build programme.	Delivery of new housing wholly dependent on the time it takes for the new factory to be constructed and for the existing factory on the site to be vacated and demolished. Development in the middle part of the plan period is therefore more likely than within next five years.
12/0084 3/FUL	Pound Farm 548 Main Road Harwich Essex CO12 4HJ	624025 (E)	1.00ha	8 dwellings of the 30 approved under the full consent.	Development under construction with 22 completions having taken place prior to 1 st April 2017.	No issues.	No issues.	No issues.	Development being implemented by development company.	Development progressing well with no viability issues.	✓	✓	Development to be completed in 2017/18.	Development to be completed in 2017/18.
16/0212 8/OUT	Brickfield Site Land rear of Edward Street and Una Road Parkeston Essex CO12 4PS	231142 (N)	1.89ha	12 dwellings as approved under the outline consent.	Outline planning permission granted in June 2017. No reserved matters approval or applications submitted on the residential phase.	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 irresolvable 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.	✓	✓	2020/2021 Assumptions: Reserved matters approval 2018/19. Discharge of conditions and commencement in 2019/20 with construction in 2020/21. On year build programme.	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 a an application for 12 dwellings with a reasonable prospect of it being delivered.

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	Land East of Halstead Road Kirby Cross Frinton On Sea Essex CO13 0LR	622300 (E) 221220 (N)	18.91ha	240 dwellings as per the outline consent which includes a 40-space care home or a health centre, a parking area and open space.	Outline planning permission granted, on appeal, in September 2016. No reserved matters approval or applications submitted.	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 by developers Linden Homes.	No viability issues raised during application or appeal process.	✓	✓	2019-2027 Assumptions: Reserved matters approval 2017/18. Discharge of conditions and commencement 2018/19. First completions in 2019/20.	Linden Homes expected to submit reserved matters application having undertaken pre-application discussions with the Council and community consultation. Rate of development anticipated around 50 completions per annum as advised by the developer themselves.
15/0171 4/FUL	'Hamford Park' Martello Caravan Park Kirby Road Walton On The Naze Essex CO14 8QP	625045 (E) 221948 (N)	8.80ha	216 dwellings as per the full consent.	Development under construction with some dwellings nearing completion.	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 in line with separate consent.	Site under the control of Taylor Wimpey who are implementing the scheme.	Viability independently tested at planning application stage and s106 contributions were adjusted accordingly. Development has commenced which indicates that the scheme is viable.	✓	✓	2017-2025 Assumptions: Development at an average rate of 30 completions per annum with the potential to achieve higher rates in response to market demand. Half a year's completions in 2017/18 followed by 30 completions per annum thereafter.	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 is expected to 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 per annum based on similar characteristics to the Clacton housing market 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.	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.	No viability issues raised during application process.	✓	✓	2020-2026 Assumptions: Reserved matters approval 2018/19. Discharge of conditions early 2019/20. Commencement late 2019/20 with first completions in early 2020/21. Average rate 40 completions .	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 a higher average rate of 40 dwelling completions per annum is estimated for this site. Housebuilder in advanced discussions with the owners.
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	110 dwellings as per the outline consent but one dwelling is to be demolished for access making the net increase 109.	Outline planning permission granted, on appeal in September 2016. No reserved matters approval or applications submitted.	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. Not understood to be any housebuilders involved at time of assessment.	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 early 2020/21. Commencement late 2020/21 with first completions in early 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.

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
16/0027 0/FUL	Anna Victoria Nursing Home Pole Barn Lane Frinton On Sea Essex CO13 9NH	624117 (E) 220475 (N)	0.39ha	40 sheltered retirement apartments as per the full consent.	Development under construction.	Development required to demolition of an existing nursing home.	No issues.	No issues.	Churchill Retirement Living has acquired the site and is implementing the development.	No issues with development under construction. Viability was independently tested at planning application stage and s106 contributions were adjusted accordingly.	✓	✓	Development likely to have been completed by end of 2017/18.	Popular form of accommodation in the Frinton area with close proximity to local shops and facilities.
16/0144 6/DETA IL	Rear of 32 - 52 Frinton Road Kirby Cross Frinton On Sea Essex CO13 0LE	622080 (E) 220935 (N)	1.51ha	28 bungalows as per the detailed consent but with two properties being demolished as part of the scheme, the net increase is 26.	Development under construction.	Existing bungalows have needed to be demolished. Access road has been created.	No irresolvable or overriding 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.	✓	✓	2018/19 Development has commenced and it is anticipated that construction will take place mainly over 2018/19.	Bungalows are a popular form of development in the Kirby Cross area, development has commenced and is expected to yield housing completions in the short term.
14/0095 3/FUL	17 & 19 Harold Road Frinton On Sea Essex CO13 9BE	623874 (E) 219793 (N)	0.15ha	13 apartments as per the full consent.	Development under construction.	No issues.	No issues.	No issues.	No issues.	No issues.	✓	✓	Development likely to have been completed by end of 2017/18.	Development effectively completed at the time of assessment.
17/0057 1/FUL	Former Martello Caravan Park Kirby Road Walton On The Naze Essex CO14 8QP	625045 (E) 221948 (N)	0.24ha	16 apartments for disabled adults as per the full consent.	Full planning permission granted in August 2017 following earlier permission for the same development in a slightly different location on the site. No conditions discharged.	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 secured by the operator HSN Care.	No viability issues raised during application process.	✓	✓	2019/20 Assumptions: Discharge of conditions and commencement in 2018/19 with construction and completion in 2019/20.	Forms part of the wider Martello development including housing, retail and extra-care accommodation. Recent application to amend the location of the development indicates intention to deliver the scheme to meet the requirements of people with very specific needs.
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.	Full planning permission granted in September 2017. No discharge of conditions.	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 with full drawings. Care Home operators have declared the site surplus to requirements.	No viability issues raised during application process.	✓	✓	2020/2021 Assumptions: Discharge of conditions in 2018/19. Site preparation and commencement in 2019/20 with construction in 2020/21.	Site has only just gained planning permission and so the anticipated timeframe reflects this. Good location of alms houses with access to nearby shops and services.
16/0184 1/DETA IL & 16/0184 0/FUL	Land adjacent to 10 The Sheltons Kirby Cross Essex CO13 0LX	621575 (E) 220971 (N)	0.30ha	10 dwellings as per the full and detailed consents.	Development under construction.	No issues.	No issues.	No issues.	No issues.	No viability issues raised during application process. Development under construction.	✓	✓	With development commenced, completion of the scheme expected in 2018/19.	Completions expected in the short term.
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.	Full planning permission granted in August 2016. Conditions in the process of being discharged.	No irresolvable or overriding issues.	No irresolvable or overriding issues.	No irresolvable or overriding issues.	No issues.	No viability issues raised during application process.	✓	✓	2018/19 Assumptions: Discharge of conditions 2017/18. Construction in 2018/19.	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	'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.	Outline planning permission granted in April 2017 Reserved matters application for first phase of development in the process of being determined.	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.	✓	✓	2019-2025 Assumptions: Reserved matters approval and discharge of conditions 2017/18. Commencement and first completions 2018/19. Trajectory advised by the developer.	Rose Builders seeking a smooth transition from completing Summers Park development and moving onto the Lawford Green scheme. Development expected to achieve high rate of completions in response to strong market demand, as evidenced by the success of Summers Park. Average of 40-50 completions per annum advised by developer. 40dpa assumed in this trajectory.
15/007 61/OUT	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.	Outline planning permission granted in July 2016. Application to vary parameters plans refused by the Council in August and now subject of appeal. A further application to vary the parameters plans is in the process of being determined. Reserved matters application for first phase of development in the process of being determined. Separate outline application to increase dwelling numbers to 500 submitted but not validated.	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 500 with a view to marketing later phases of development to other volume housebuilders.	✓	✓	2019-2025 Assumptions: Reserved matters approval and resolution of appeals 2018/19. Discharge of conditions 2019/20. Commencement early 2020/21 and first completions in late 2020/21.	The refusal of the application to amend the parameters plans combined with the developer's intentions to secure permission for a scheme of up to 500 dwellings would indicate that delays are likely as further applications (and possible appeals) are determined. Development expected to achieve high rate of completions in response to strong market demand, as evidenced by the success of Summers Park. Average of 50 completions per annum is estimated.
14/010 50/DET AIL	'Summers Park' Land at Dale Hall Coxs Hill Lawford Manningtree Essex CO11 2LA	609673 (E) 231523 (N)	10.33ha	98 dwellings of the 150 approved under the detailed consent. Scheme includes employment uses and other community benefits including facilities and the adjoining school.	Development under construction with 52 completions having taken place prior to 1 st April 2017.	No issues,	No issues.	No issues.	Development being implemented by Rose Builders.	Development progressing well with no viability issues.	✓	✓	2017-2019 Development expected to complete its final phases by end of 2018/19.	Development progressing well and expected to complete in the short term. Developer hopes to move onto the Lawford Green development in a smooth transition from Summers Park.
15/015 20/OUT	Land South of Harwich Road Mistley Essex CO11 2DN	612633 (E) 231365 (N)	8.76ha	135 dwellings as per the outline consent. The development includes land for allotments and a flexible building that could be used as either affordable housing or a medical facility.	Outline planning permission granted in September 2016. Reserved matters application in the process of being determined.	No overriding or irresolvable issues.	No overriding or irresolvable 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.	✓	✓	Assumptions: Reserved matters approval 2017/18. Discharge of conditions early 2018/19. Commencement late 2018/19 and first completions in early 2019/20.	Land now controlled by a housebuilder who seeks reserved matters approval in general conformity with the plans submitted at outline stage. 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.

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
15/018 10/OUT	Land North of Stourview Avenue Mistley Essex	612653 (E) 231602 (N)	4.63ha	70 dwellings as per the outline consent.	Outline planning permission granted in May 2017. No reserved matters approval or applications submitted.	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.	✓	✓	Assumptions: Reserved matters approval 2019/20. Discharge of conditions in 2020/21. Commencement early 2021/22 with first completions in late 2021/22.	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.
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.	Full planning permission granted in June 2014. Variation of conditions to amend car parking arrangements approved in December 2016. Conditions yet to be discharged. 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 irresolvable 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. Viability independently tested at planning application stage and s106 agreement adjusted accordingly to allow viability to be reviewed.	✓	X	No strong indication of the developer's intentions to implement the current scheme. Development considered more likely to take place as part of a comprehensive scheme for the whole EDME site.	A comprehensive plan for the EDME maltings site being promoted as part of the Local Plan process and it is considered that any development of the quayside maltings is more likely to come forward as part of that wider plan.
12/001 09/FUL	Crown Building Former Secret Bunker Shrubland Road Mistley Essex CO11 1HS	612189 (E) 231361 (N)	0.86ha	31 dwellings as per the full consent which involves the conversion of the former nuclear bunker into 3 dwellings and erection of 28 dwellings in the grounds.	Some demolitions have taken place but not all pre-commencement conditions have been discharged.	The conversion of the bunker and demolition of other structures required as part of the scheme.	No irresolvable or overriding issues.	No irresolvable or overriding issues.	Understood that site was sold at auction in 2016.	The slow progress of development and sale of site would suggest there could be viability issues.	✓	✓	Uncertain as to whether the scheme will be implemented in full.	New buyer's intentions unclear at present time.
15/017 87/FUL	Site to South of Pound Corner Harwich Road Mistley Essex CO11 2DA	612287 (E) 231383 (N)	4.04ha	25 bungalows as per the full consent.	Full planning permission granted in September 2017. No conditions discharged.	No irresolvable or overriding issues.	No irresolvable or overriding issues.	No irresolvable or overriding issues.	Landowner had leased land for use as allotments and it is proposed that some are transferred to the Parish Council.	No viability issues raised during application process.	✓	✓	2019-2021 Assumptions: Discharge of conditions in 2018/19 with development taking place over 2019/20- 2020/21.	Subject to a developer taking on the site, completions can be expected in the early part of the plan period.
11/000 37/FUL	'Heathview Close' Land adjacent 142 Harwich Road Mistley Essex CO11 2DN	612633 (E) 231365 (N)	0.50ha	7 dwellings of the 15 approved under the full consent which was allowed through the rural exceptions policy.	Development partially implemented.	No irresolvable or overriding issues.	No irresolvable or overriding issues.	No irresolvable or overriding issues.	Site understood to be controlled by the housing provider. The English Rural Housing Association.	It is understood that the funding for this project was withdrawn, hence why the scheme was only partially implemented.	✓	✓	Very uncertain as to whether the remainder of the scheme will be implemented. Assumed, for now, that it will not.	Limited evidence to suggest that the development will be completed.

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
13/014 70/FUL	'Colne Gardens Phase 1' Land South West of Robinson Road Brightlingsea Essex CO7 0ST	609330 (E) 217204 (N)	3.03ha	23 dwellings of the 77 approved under the full consent.	Development under construction with 54 completions having taken place prior to 1 st April 2017.	No issues.	No issues.	No issues.	Development being implemented by Hopkins Homes.	Development progressing well with no viability issues.	✓	✓	Development likely to have been completed by end of 2017/18.	Phase 2 of the development is the subject of a current planning application for 115 dwellings.

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	'Waterside Marina' Former James and Stone Shipyard Waterside Marina Brightlingsea Essex CO7 0AP	608510 (E) 216261 (N)	0.58ha	51 dwellings of the 199 originally approved as part of this major waterside development.	Development stalled after previous developer went into administration. Development on the remaining site partially built. New planning application to reconfigure elements of the original scheme approved in February 2017. Conditions in the process of being discharged. Abandoned structures being removed from the site in preparation for new development.	Some land preparation required to remove the previous structures from the site.	No overriding or irresolvable issues.	Developer required to implement off-site highway works in line with revised s106 agreement.	Site acquired by new developers Purelake New Homes following the previous developer going into administration.	Viability independently tested at planning application stage and s106 contributions were adjusted accordingly.	✓	✓	2019-2021 Assumptions: Discharge of conditions in 2017/18 and commencement on development in 2018/19. Construction, on a block-by-block basis from 2019/20.	Development proposes blocks of 16, 13, 12 and two smaller blocks including 10 units. The delivery rates reflect a block-by-block approach to development.

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
15/009 32/OUT	'Avellana Place Phase 2' Land North of Former Betts Factory Ipswich Road Colchester Essex CO4 4HE	601765 (E) 228210 (N)	6.99ha	120 dwellings as per the outline planning consent.	Outline planning permission granted in March 2016. Reserved matters application in the process of being determined (17/01477/DETAIL). Planning conditions in the process of being discharged.	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 promoted by Bellway Homes who were the developer for Phase 1.	No viability issues raised during application process.	✓	✓	2018-2022. Assumptions: Reserved matters approval and discharge of conditions in 2017/18. Commencement and first completions in 2018/19.	Second phase of popular development on the former Betts Factory site extending onto less-constrained greenfield land.
14/008 07/DET AIL	'Avellana Place Phase 1' 505 Ipswich Road Colchester Essex CO4 4HE	601765 (E) 228210 (N)	3.00ha	25 of the 70 dwellings originally approved through the planning consent.	Development under construction.	No issues.	No issues.	No issues.	No issues.	No issues with development nearing completion.	✓	✓	Development expected to complete in 2017/18.	Phase 2 (above) expected to be implemented by Bellway Homes.
15/002 41/FUL	Westpark Ipswich Road Colchester Essex CO4 9HB	601741 (E) 228549 (N)	0.39ha	14 dwellings as per the full consent.	Full planning permission granted in August 2016. No conditions discharged.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No issues.	No issues.	✓	✓	2019-2020. Discharge of conditions and commencement in 2018/19 and development in 2019/20.	Residential consent was granted following earlier proposal for a drive-thru takeaway which was dismissed on appeal.

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	145 dwellings as per the detailed planning consent. The need to demolish one property to secure pedestrian access reduces the net increase to 144.	Outline planning permission granted, on appeal, in June 2016. Reserved matters approved in June 2017. Conditions in the process of being discharged.	Complex access arrangements in Cockaynes Lane with possible requirement for third party land.	Need to retail as much as possible of the rural character of Cockaynes Lane through appropriate landscaping.	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 controlled by Taylor Wimpey.	No viability issues raised during application or appeal process.	✓	✓	2018-2022 Assumptions: Discharge of conditions late 2017/18. Commencement early 2018/19 with first completions in late 2018/19. Average rate of 50 completions per annum.	Taylor Wimpey at an advanced stage of the planning process and looking to commence development soon after discharging relevant 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
15/001 20/OUT	Land North of Cockaynes Lane Alresford Essex CO7 8BT	606395 (E) 221890 (N)	3.85ha	60 dwellings as per the outline planning consent.	Outline planning permission granted, on appeal, in December 2016.	Complex access arrangements in Cockaynes Lane with possible requirement for third party land.	Need to retail as much as possible of the rural character of Cockaynes Lane through appropriate landscaping.	S106 agreement to secure £33k for early years and childcare provision, £195k for primary school places, £10k for school transport and £18k for health provision.	Land understood to be controlled by Taylor Wimpey.	No viability issues raised during application or appeal process.	✓	✓	2021-2023 Assumptions: Reserved matters approval and discharge of conditions during the construction of housing on land to the south. First completions in 2022/23 following development on land to the south.	Understood to have been acquired by Taylor Wimpey to form a second phase of the wider Cockaynes Lane development and to secure a complimentary highway access solution.
15/012 77/OUT	Land South of St Andrews Close Alresford Essex CO7 8BL	606762 (E) 221074 (N)	2.56ha	45 dwellings as per the outline planning consent.	Outline planning permission granted in May 2016. Reserved matters application in the process of being determined (17/00658/DETAIL).	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: Reserved matters approval 2017/18. Discharge of conditions and commencement of development 2018/19. First completions in 2019/20.	Subject to obtaining reserved matters approval, development could 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
14/017 28/OUT	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. .	Outline planning permission granted, on appeal, in November 2016. No reserved matters approval or applications submitted.	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 the Winsley Charity and is yet to be put on the market for transfer to a housebuilder.	No viability issues raised during application or appeal process.	✓	✓	2020/2021. Assumptions: Site likely to go onto market in 2017/18. Reserved matters approval in 2018/19. Discharge of conditions in early 2019/20 with commencement in late 2019/20. Completion of dwellings in 2020/21. One year build programme.	Development provides for a community hall and s106 requires this to be delivered halfway through the development. However the development off Church Road is also provides for a community centre and there is uncertainty over which scheme will prevail. Owners want to explore options with the Council and with the Parish to find a suitable solution.
16/019 94/DET AIL	'Elmstead Green' Land off Clacton Road Elmstead Essex	606726 (E) 224278 (N)	1.99ha	32 dwellings as per the detailed consent.	Development under construction.	No issues.	No issues.	No issues.	Development being implemented by Go Homes.	No issues as the development is almost complete.	✓	✓	Development has progressed quickly and is expected to complete in 2017/18.	Development likely to complete in 2017/18.

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
16/002 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.	Outline planning permission granted, on appeal, in April 2017. Reserved matters application in the process of being determined.	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.	✓	✓	2019/2020. Assumptions: Reserved matters approval 2017/18. Discharge of conditions and commencement in 2018/19. Completion of dwellings in 2019/20. One year build programme.	Hills Residential also seeking permission, on appeal, for 62 dwellings on land east of School Road. If allowed on appeal, this might represent a more favourable scheme to deliver in the shorter term given some of the access complications at Tye Road.
14/012 38/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.	Outline planning permission granted in April 2016. No reserved matters approval or applications submitted.	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.	Land being marketed by the landowner and is understood to have not yet transferred to a housebuilder.	Viability independently tested at planning application stage and s106 contributions were adjusted accordingly.	✓	✓	2020/2021. Assumptions: Reserved matters approval in 2018/18. Discharge of conditions and commencement in 2019/20. Completion of dwellings in 2020/21, possibly following Tye Road development.	Land has not transferred to a housebuilder which indicates that development to the west off Tye Road is more likely to come first. The Tye Road scheme requires that developer to provide unfettered access to the Meadow Close site. Landowner also controls land to the north which is being promoted through an objection the emerging Local Plan.
14/012 92/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.	Outline planning permission granted in December 2016. No reserved matters approval or applications submitted.	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 had been controlled by a developer but understood land has passed back to landowner.	Viability independently tested at planning application stage and s106 contributions were adjusted accordingly.	✓	✓	2021/2022. Assumptions: Reserved matters approval 2019/20 following resolution of any issues re: community hall. Discharge of conditions and commencement 2020/21 and completion in 2021/22.	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.

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
14/0175 0/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.	Outline planning permission granted, on appeal, in September 2016. No reserved matters approval or applications submitted.	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 understood to be under option to a housebuilder. .	No viability issues raised during application or appeal process.	✓	✓	2020-2023. Assumptions: Reserved matters approval 2018/19. Discharge of conditions and commencement in 2019/20 with first dwelling completions in 2020/21. Estimated build rate of 50 units per annum.	Timing of development could be affected by the speed in which the railway crossing issue is resolved. Planning condition requires safety improvements of Heckfords Road junction with A133 unless other developers provide this first.

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
16/0191 2/DETA IL	Land at Admirals Farm Heckfords Road Great Bentley Essex CO7 8RS	611387 (E) 222165 (N)	5.45ha	50 dwellings as per the detailed consent.	Outline planning permission granted in September 2016. Reserved matters approved in May 2017.	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.	✓	✓	2018-2019. Assumptions: Reserved matters approval 2018/19. Discharge of conditions and commencement in 2019/20 with first dwelling completions in 2020/21. Estimated one year build programme.	Planning condition requires safety improvements of Heckfords Road junction with A133 unless other developers provide this first. Developer has sought permission for a further 25 homes and possible GP surgery on adjoining land. Permission was refused by the Council and this application is subject of a current appeal.
15/0182 0/OUT	Land West of Heckfords Road Great Bentley Essex CO7 8RR	610982 (E) 222215 (N)	2.43ha	50 dwellings as per the outline consent.	Outline planning permission granted, on appeal, in December 2016. No reserved matters approval or applications submitted.	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 controlled by land holding company looking to transfer to a housebuilder.	No viability issues raised during application or appeal process.	✓	✓	2020/2021. Assumptions: Reserved matters approval 2018/19. Discharge of conditions and commencement in 2019/20 with first dwelling completions in 2020/21. Estimated one year build programme.	Planning condition requires safety improvements of Heckfords Road junction with A133 unless other developers provide this first.

Assessment of Little Clacton sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status (1st April 2014)	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.	Outline planning permission granted, on appeal, in January 2017. No reserved matters approval or applications submitted.	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 and is understood not to have yet been transferred to a housebuilder. Part of land affected by a covenant from Essex County Council.	No viability issues raised during application or appeal process.	✓	✓	Assumptions: Marketing and sale of site in 2018/19 following resolution of any legal issues. Reserved matters approval in 2019/20. Discharge of conditions and commencement in 2020/21 and first completions in 2021/22.	Land promoted by the landowner and is understood not to have yet been transferred to 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.
14/0015 9/FUL	Land Comprising Greengates Residential Park and adjacent 28 Weeley Road Little Clacton Clacton On Sea Essex CO16 9EN	616206 (E) 219933 (N)	0.95ha	25 dwellings as per the full consent.	Development under construction.	No issues.	No issues.	No issues.	No issues.	No issues.	✓	✓	Development should complete in 2017/18.	Development expected to complete in the short term.
16/0042 7/OUT	24 The Street Little Clacton Clacton On Sea Essex CO16 9LD	616657 (E) 218938 (N)	0.52ha	10 dwellings as per the outline consent.	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.	✓	✓	Reserved matters approval in 2019/20. Discharge of conditions and commencement in 2020/21 and first completions in 2021/22.	Development requires improvements to access to adequately serve both the homes and the existing garage.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status (1st April 2014)	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
16/0100 1/FUL	Stone Hall 55 London Road Little Clacton Clacton On Sea Essex CO16 9RB	616656 (E) 218325 (N)	0.70ha	10 dwellings as per the full consent.	Full planning permission granted in November 2016. Variation to some conditions approved in July 2017. Conditions in the process of being discharged.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Site controlled by Lord Residential Ltd.	No viability issues raised during application process.	✓	✓	Discharge of conditions in 2017/18. Commencement in 2018/19 and completion in 2019/20.	Development expected in the short term.

Assessment of St. Osyth sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status (1st April 2014)	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.	Outline planning permission granted in March 2016. No reserved matters approval or applications submitted.	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.	✓	✓	2021-2028. Development not expected to take place until after West Field. Assumptions: Reserved matters approval 2019/20. Discharge of conditions and commencement 2020/21 and first completions in 2021/22.	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.	Full planning permission granted in November 2016. Variations to the layout are in the process of being determined and planning conditions are in the process of being discharged.	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.	✓	✓	Assumptions: Approval of variations and discharge of conditions in 2017/18. Commencement of development in early 2018/19 with first completions in late 2018/19.	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 planning to undertake the development itself.
16/0067 1/FUL	'Parkland' St Osyth Priory The Bury St Osyth Clacton On Sea Essex CO16 8NZ	612142 (E) 215737 (N)	139ha	17 dwellings as per the full consent.	Full planning permission granted in November 2016. Variations to the some plots are in the process of being determined and planning conditions are in the process of being discharged.	Some plots located away from existing services.	Sites fall within the registered park and gardens at St. Osyth Priory. The location, scale, appearance and design of these bespoke properties have required careful attention.	Located in different parts of the parkland, the services and access roads for some plots will be substantial and of a high cost.	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.	✓	✓	Development likely to take place in stages over the course of the plan period in line with business plan that is yet to be finalised.	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.

Assessment of Thorpe-le-Soken sites with planning permission (with exception of land at Frinton Road which is the subject of a forthcoming appeal decision)

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status (1st April 2014)	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
16/011 69/OUT	Land East Side of Landermere Road Thorpe Le Soken Essex CO16 0NF	618572 (E) 222616 (N)	5.62ha	98 as per the outline consent.	Outline planning permission granted in April 2017. Reserved matters in the process of being determined.	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 under the control of Bellway Homes.	No viability issues raised during application process.	✓	✓	2019-2022. Assumptions: Reserved matters approval 2017/18. Discharge of conditions and commencement 2018/19. First completions in 2019/20.	Site under control of housebuilder that is keen to progress. 40 completions a year considered applicable to this location.
16/008 38/OUT	Land to South of Frinton Road Thorpe Le Soken Essex CO16 0JF	618361 (E) 222073 (N)	5.15ha	49 as per the outline planning application.	Outline planning permission refused by the Council in November 2016. Appeal against refusal heard at a Public Inquiry in October 2017 where Council withdrew its objection to the scheme on housing supply grounds.	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 put in place for development to proceed. Ecological and heritage grounds are were the Council's main grounds of objection to the scheme at the appeal aside from housing supply.	Submitted s106 agreement commits to providing £180k for primary school places.	Land owned by investment company and not likely to transfer to a housebuilder unless and until planning permission is granted on appeal.	No viability issues raised during application or appeal process.	?	✓	Assumptions: Appeal decision in 2017/18. If the appeal is allowed, reserved matters application in 2018/19. Discharge of conditions in early 2019/20 and commencement in late 2018/19. First completions in 2020/21. Development likely to be in two phases over two years.	Whilst the appeal decision is yet to be issued, there is a possibility of the appeal being allowed following the Council having to concede on housing supply argument. This followed the appeal decision on land at Sladbury's Lane, Clacton. If the Inspector dismisses the appeal on either heritage or ecological grounds, then it will not contribute to housing supply.
13/014 81/FUL	'Abbey Gardens' Land North of Abbey Street Thorpe Le Soken Essex CO16 0JE	618327 (E) 222197 (N)	2.45ha	40 based on the full planning consent which also makes provision for allotments.	Development under construction.	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 be completed over 2017/18 and 2018/19.	Development under way and expected to complete by end of 2018/19.

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	14 dwellings as per the full consent.	Full planning permission granted in July 2017.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Land controlled by NEEB holdings.	Viability independently tested at planning application stage and s106 contributions were adjusted accordingly.	✓	✓	2016-2018. Assumptions: Discharge of conditions and commencement 2018/19 with construction taking place in 2019/20.	Site relatively unconstrained and represents an obvious gap in the built up area. Development could come forward within years 1-5 of the plan period.

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
13/0138 5/FUL	Land at Thorpe Maltings & Former King Edward VII Public House Station Road Thorpe Le Soken Essex	617786 (E) 221350 (N)	1.90ha	54 as per the full planning consent which also proposes the conversion of existing maltings building and the creation of a commercial unit.	Full planning permission granted in December 2014. Variation to layout of and design of the surgery/shop in September 2017. No conditions discharged.	The maltings are listed but are derelict and in a grave state of repair and the proposal requires the conversion and partial preservation of this building.	The land is within the Conservation Area and the buildings are listed.	No overriding or irresolvable issues.	Site has been marketed but it is understood that development companies have been reluctant to buy.	Significant costs involved in preserving the listed buildings as far as is practicable, given their derelict state.	✓	✓	Serious concerns over the likely deliverability of the scheme.	No evidence to suggest the development, as consented, is likely to be implemented.
15/0108 0/OUT	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.	Outline planning permission granted in March 2016. Variation to layout of and design of the surgery/shop in September 2017. No reserved matters approval or applications submitted.	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.	✓	✓	2021-2022 Assumptions: Reserved matters approval 2018/19. Discharge of conditions 2019/20. Commencement and first completions 2020/21.	Recent variations to scheme indicate a desire from the landowners to implement the scheme.
14/0137 1/OUT	Land North of Tokely Road Frating Essex	609321 (E) 223402 (N)	2.76ha	49 dwellings as per the detailed consent.	Outline planning permission granted, on appeal, in March 2016. Reserved matters approved in December 2016.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	S106 agreement to secure £159k for primary school places and £15k for healthcare provision.	Site controlled by Inland Homes.	No issues raised during application or appeal process. S106 agreement provides for 40% affordable housing.	✓	✓	Assumptions: Discharge of conditions and commencement 2018/19. Completions 2019/20.	Site adjoins existing housing estate and will increase the size of the local play area.
16/0145 6/DETA IL	Land adjacent Willow Farm Mill Lane Weeley Heath Essex CO16 9BZ	615109 (E) 220728 (N)	3.14ha	46 dwellings as per the detailed consent.	Outline planning permission granted in March 2016. Reserved matters approved in March 2017. Planning conditions in the process of being discharged.	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 10 completions in 2018/19 and 36 completions in 2019/20.	Reserved matters approved, conditions nearly discharged and developer keen to progress with the scheme.
16/0078 2/OUT	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.	Outline planning permission granted in March 2017. No reserved matters approval or applications submitted.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Land owned by local farmer who is keen to provide some affordable homes for people of the village.	High cost in serving the development by footpath – an issue to be negotiated.	✓	✓	Assumptions: Reserved matters approval 2018/19. 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.
16/0067 7/FUL	Kidbys Nurseries Clacton Road Weeley Heath Clacton On Sea Essex CO16 9EF	615589 (E) 220384 (N)	1.40ha	22 dwellings as per the full consent.	Full planning permission granted in February 2017. Minor variations to house types approved in September 2017. Conditions in the process of being discharged.	Former nursery use has been removed from the site.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Site acquired by South East Developments Ltd.	No viability issues raised during the application process.	✓	✓	Assumptions: Discharge of conditions and commencement 2017/18. Development in 2018/19.	Development expected to deliver in the short term with a developer on board and conditions in the process of being discharged.
15/0173 7/OUT	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.	Outline planning permission granted in September 2016. No reserved matters approval or applications submitted.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Land owned by local farmer.	No viability issues raised during the application process.	✓	✓	Assumptions: Reserved matters approval 2018/19. Discharge of conditions and commencement 2019/20. Completions 2020/21.	Development to provide a village green.

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
15/0013 6/DETA IL	Notcutts Garden Centre Station Road Ardleigh Colchester Essex CO7 7RT	605426 (E) 229016 (N)	0.74ha	9 of the 18 dwellings subject of detailed consent.	Development under construction with 9 of the 18 units having already been built before 1 st April 2017.	No issues.	No issues.	No issues.	No issues.	No issues.	✓	✓	Development expected to complete in 2017/18.	Development expected to complete in 2017/18.
15/0098 7/OUT	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.	Outline planning permission granted in December 2016.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No viability issues raised during the application process.	✓	✓	2020/21. Assumptions: Reserved matters approval 2018/19. Discharge of conditions and commencement 2019/20. Completions 2020/21.	Site adjoins the land proposed for 51 homes and community facilities.
16/0113 7/FUL	Site to West of Edwards Drive Clacton Road Thorrington Essex	609056 (E) 220261 (N)	1.17ha	16 bungalows as per the full consent.	Full planning permission granted in January 2017. Variation of plans approved in August 2017. Conditions in the process of being discharged.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Site controlled by Scott Properties.	No viability issues raised during the application process.	✓	✓	Assumptions: Discharge of conditions 2017/18 and development in 2018/19/	Developer keen to deliver these bungalows as there is strong demand in the area.
12/0102 3/FUL	Site to The East of Chapelfields Harwich Road Wix Essex CO11 2RY	616592 (E) 228496 (N)	0.70ha	14 dwellings as per the full consent.	Full planning permission granted in November 2014. No conditions discharged.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Understood to be legal issues that have resulted in the scheme not proceeding.	No issues.	✓	?	Lack of progress suggests that permission will not be implemented.	Limited evidence to suggest the development will take place.
16/0087 1/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.	Outline planning permission granted in July 2013. Reserved matters approved in November 2011. Conditions in the process of being discharged.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	✓	✓	Assumptions: Discharge of conditions and commencement 2018/19. Completions in 2019/20.	Development expected to complete in early part of the plan period. .
17/0009 0/FUL	Land adjacent Morton House Station Road Thorrington Essex CO7 8JA	609103 (E) 220739 (N)	0.97ha	10 bungalows as per the full consent.	Full planning permission granted, on appeal, in September 2017. Conditions yet to be discharged.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Site controlled by Scott Properties.	No issues raised during application or appeal process.	✓	✓	Assumptions: Discharge of conditions and commencement in 2018/19 and development in 2019/20.	Developer keen to deliver these bungalows as there is strong demand in the area.