

Appendix 2: Housing Delivery Assumptions

Site Ref	Site name	Total capacity	YR1 2017/ 18	YR2 2018/ 19	YR3 2019/ 20	YR4 2020/ 21	YR5 2021/ 22	YR6 2022/ 23	YR7 2023/ 24	YR8 2024/ 25	YR9 2025/ 26	YR10 2026/ 27	YR11 2027/ 28	YR12 2028/ 29	YR13 2029/ 30	YR14 2030/ 31	YR15 2031/ 32	YR16 2032 -33	Next plan	Notes	
CLACTON																					
12/01262/OUT	Thorpe Road	250		RM	DC/C	50	50	50	50	50										50dpa confirmed by developer.	
16/01250/OUT	Brook Park West	200		RM	DC/C	50	50	50	50											50dpa confirmed by developer.	
15/01720/OUT	Centenary Way	175	HCC	OUT/ RM	RM/ DC	C/20	40	40	40	15										Rate of 40 dpa advised by planning agent. Permission subject of legal challenge.	
15/01351/OUT	Sladbury's Lane	132		RM	DC/C	30	30	30	30	12										Council considering whether to challenge decision.	
16/00421/FUL	Chicken Farm, Thorpe Road	80		DC/C		27	27	26												Trajectory advised by developer.	
16/01520/FUL	82 Jaywick Lane	68	DC	C/15	48	5															
14/00931/FUL	Gainsford Avenue	51 (of 65)	25	26																Under construction.	
16/01916/FUL	Coppins Court, Coppins Road	60		DC/C	60																
16/02107/FUL	Bramcote, Thorpe Road (s106)	48	S106	DC/C	24	24														Committee approval subject to s106 agreement.	
06/00255/FUL	Royal Hotel, Marine Parade (under construction)	32 (of 46)																		Limited evidence that development will happen.	
15/00578/FUL	Sandles Inn, Rosemary Road (s106)	23																		Limited evidence that development will happen.	
14/00593/FUL	Rumours Nightclub, Rosemary Road	16																		Limited evidence that development will happen.	
16/00921/FUL	23-27 Brooklands	15		DC/C	15															Demolition of existing properties already recorded.	
16/00740/OUT	Elm Farm, Little Clacton Road	14	RM	DC/C	14															Trajectory advised by planning agent.	
15/00899/FUL	691-717 St. John's Road	14		DC/C	14																
14/00929/FUL	824 St. John's Road	13																		Limited evidence that development will happen.	
14/01375/FUL	3 Marine Parade East (Liquor Lounge)	13																		Limited evidence that development will happen.	
16/00920/FUL	32-37 Brooklands	13			DC/C	13														Demolition of existing properties already recorded.	
15/01700/FUL	Grove Cottage, Jaywick Lane	13	13																	Completed.	
12/01087/FUL	R/o Wick Lodge, Jaywick Lane	11																		Limited evidence that development will happen.	
15/01655/FUL	R/o 1-3 Valley Road (under construction)	8 (of 11)	8																	Under construction.	
17/01030/FUL*	Lotus Way/Tamerisk Way	10		DC/C	10															Combined with application 17/01032/FUL	
11/00865/FUL	143-145 Kings Parade (under construction).	10		10																Under construction.	
LP Allocation SAMU3	Oakwood Park	750		OUT	RM	DC	C	30	30	30	30	30	60	60	60	60	60	60	60	240	Longer term development.
LP Allocation SAMU2	Hartley Gardens	1,700		LPA	OUT	RM	DC	C	30	30	30	30	30	60	60	60	60	60	60	1,250	Longer term development.
LP Allocation SAMU4	Rouses Farm	950	OUT	RM	DC	C/15	30	30	30	30	30	60	60	60	60	60	60	60	60	365	Subject of current application 17/01229/OUT .
LP Allocation MSA6	Waterworks Drive	90		LPA	OUT	RM	DC	C	30	30	30									Longer term development.	
LP Allocation MSA5	Station Gateway	60										FUL	DC	C	30	30				Longer term development.	
LP Allocation MSA4	R/o 522-524 St. John's Road	43			OUT	RM	DC	C	43											Longer term development.	
LP Allocation MSA3	Orchard Works	14	FUL	DC/C	14															Subject of current application 17/01328/FUL	
LP Allocation MSA2	Cotswold Road	12						FUL	DC/C	12										Longer term development.	
			46	51	226	234	226	230	333	209	120	120	150	180	210	210	180	180		Total for Clacton = 2,905	
HARWICH & DOVERCOURT																					
14/01431/OUT	Harwich Valley (East of Pond Hall Farm)	297			RM	DC	C	20	20	20	20	20	20	20	20	20	20	20	20	77	Infrastructure issues that might delay development.
16/00729/FUL	Delfords Factory, Main Road	66	DC	15	30	21															
16/00504/FUL	Williamsburg Avenue	38		DC/C	19	19															
15/01549/OUT	SATO Site, Valley Road	38					RM	DC	19	19										Requires factory to be redeveloped before housing.	
12/00843/FUL	R/o Pound Farm, Main Road (under construction)	8 (of 30)	8																	Under construction.	
16/02128/OUT	Brickfield Site, Una Road/Edward Road	12		RM	DC/C	12														See detailed note in the Committee report.	
LP Allocation SAH2	Low Road	300		LPA	OUT	RM	DC	C	20	20	20	20	20	20	20	20	20	20	20	100	See detailed note in the Committee report.
LP Allocation MSA8	Harwich & Parkeston FC	89												20	20	20	20	9			
LP Allocation SAH1	Greenfields Farm	164		LPA	OUT	RM	DC	C	20	20	20	20	20	20	20	20	4				
LP Allocation MSA7	Land at Mayflower Primary	15						FUL	DC/C	15											
			8	15	49	52	0	20	79	94	60	60	60	80	80	80	64	49		Total for Harwich = 850	
FRINTON/WALTON/KIRBY CROSS																					
15/01234/OUT	Halstead Road	240	RM	DC/C	50	50	50	50	40											Rate of 50dpa advised by developer.	
15/01714/FUL	Martello Site (under construction)	216	15	30	30	30	30	30	30	21										Under construction.	
16/00031/OUT	Turpins Farm	210		RM	DC/C	40	40	40	40	40	10									Housebuilder in process of acquiring site.	
15/01710/OUT	R/o 121-183 Thorpe Road	109			RM	DC/C	30	30	30	19										Scheme involves demolition of one property.	
16/00270/FUL	Former Anna Victoria Nursing Home	40	40																	Under construction.	
16/01446/DETAIL	R/o 32-52 Frinton Road	26		26																Under construction.	
14/00953/FUL	17 & 19 Harold Road (under construction)	13	13																	Under construction.	
17/00571/FUL	Martello Site (near Martello Tower)	16		DC/C	16																
17/01080/FUL	Luff Way	12		DC/C	C	12															
16/01841/DETAIL	The Sheltons	10	C	10																Under construction.	
16/00538/FUL	88-90 Pole Barn Lane	10	DC	C/10																	
LP Allocation MSA12	The Farm, Kirby Road	47						FUL	DC/C	24	23									Longer term development.	
LP Allocation MSA11	Station Yard/Avon Works	40					FUL	DC/C	20	20										Longer term development.	
LP Allocation MSA10	Southcliffe Trailer Park	15							FUL	DC/C	15									Longer term development.	
LP Allocation MSA9	Old Town Hall Site	15								FUL	DC/C	15								Longer term development.	
			68	76	96	132	150	150	160	124	48	15	0	0	0	0	0	0		Total for Frinton/Walton/Kirby Cross = 1,019	

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MANNINGTREE/LAWFORD/MISTLEY																				
15/00876/OUT	Lawford Green, Bromley Road	360	RM/ DC	C/20	40	40	40	40	40	40	40	40	28							Trajectory and rate advised by developer.
15/00761/OUT	Long Road/Clacton Road	300		RM	DC	C/25	50	50	50	50	50	25								Reserved matters for first phase under consideration.
14/01050/DETAIL	Summers Park, Cox's Hill (under construction)	98 (of 150)	50	48																Under construction.
15/01520/OUT	Harwich Road	135	RM	DC/C	40	40	40	15												Reserved matters under consideration.
15/01810/OUT	Stourview Avenue	70		RM	DC/C	30	30	10												Trajectory advised by developer.
12/00427/FUL	Thorn Quay Warehouse	45																		Limited evidence that development will happen.
12/00109/FUL	Secret Bunker Site	31																		Development stalled.
15/01787/FUL	Pound Corner	25		DC	C/10	15														
11/00037/FUL	Heathview Close	7 (of 15)																		Development partly complete but stalled.
LP Allocation SAMU1	EDME Maltings	150								OUT	RM	DC	C	30	30	30	30	30		Longer term development.
			50	60	90	150	160	115	90	90	90	65	28	30	30	30	30	30		Total for Manningtree/Lawford/Mistley = 1,138
BRIGHTLINGSEA																				
13/01470/FUL	Colne Gardens (Phase 1)	23 (of 77)	23																	Under construction.
15/01328/FUL	Waterside Marina	51 (of 199)	DC	C	29	22														New developers looking to complete the scheme.
LP Allocation SAH3	Colne Gardens (Phase 2)	115	FUL	DC/C	40	40	35													Subject of current application 17/01318/FUL
			23	0	69	62	35	0	0	0	0	0	0	0	0	0	0	0	0	Total for Brightlingsea = 189
COLCHESTER FRINGE/GARDEN COMMUNITY																				
15/00932/OUT	Avellana Place (Phase 2)	120	RM/ DC	C/25	50	45														Second phase of development.
14/00807/DETAIL	Avellana Place (Phase 1)	25 (of 70)	25																	Under construction.
15/00241/FUL	Westpark	14		DC/C	14															
LP Allocation SP7	Colchester Borders Garden Community	7,000-9000							100	100	100	100	100	150	150	150	150	150	4k +	Trajectory agreed with Colchester Borough Council
			25	25	64	45	0	0	100	100	100	100	100	150	150	150	150	150		Total for Colchester Fringe = 1,409
ALRESFORD																				
17/00565/DETAIL	South of Cockaynes Lane	144	DC	25	50	50	19													Scheme involves demolition of one property.
15/00120/OUT	North of Cockaynes Lane	60			RM	DC/C	30	30												Development likely to form second phase.
15/01277/OUT	St. Andrew's Road	45	RM	DC/C	45															Reserved matters under consideration.
			0	25	95	50	49	30	0	0	0	0	0	0	0	0	0	0	0	Total for Alresford = 248
ELMSTEAD MARKET																				
14/01728/OUT	Charity Field	50		RM	DC/C	50														Site expected to go onto the market.
16/01994/DETAIL	Clacton Road	32	32																	Under construction.
16/00219/OUT	Tye Road	32	RM	DC/C	32															
14/01238/OUT	Meadow Close	20		RM	DC/C	20														
14/01292/OUT	Church Road	20			RM	DC/C	20													
			32	0	32	70	20	0	0	0	0	0	0	0	0	0	0	0	0	Total for Elmstead Market = 154
GREAT BENTLEY																				
14/01750/OUT	Station Field	150		RM	DC/C	50	50	50												
16/01912/DETAIL	Admirals Farm	50	DC	C/25	25															
15/01820/OUT	Heckfords Road	50		RM	DC/C	50														
			0	25	25	100	50	50	0	0	0	0	0	0	0	0	0	0	0	Total for Great Bentley = 250
LITTLE CLACTON																				
15/01550/OUT	West of The Street	98		RM	DC/C	30	30	30	8											Legal matters to be resolved before development.
14/00159/FUL	Greengates/Springfield Meadows (under construction)	21 (of 25)	21																	Under construction.
16/00427/OUT	24 The Street (Hayes)	10		RM	DC/C	10														
16/01001/FUL	Stone Hall, London Road	10	DC	C	10															
LP Allocation MS14	Montana Roundabout	35							30	5										Subject of current application 17/00790/FUL.
			21	0	10	40	30	30	38	5	0	0	0	0	0	0	0	0	0	Total for Little Clacton = 174
ST. OSYTH																				
11/00333/OUT	Wellwick Field	190			RM	DC/C	30	30	30	30	30	30	10							Part of St. Osyth Priory enabling development.
16/00656/FUL	Priory West Field (s106)	71	DC	C/15	30	26														As above, involves loss of one existing property.
16/00671/FUL	Priory Parkland (s106)	17		DC/C	3	3	3	3	3	2										As above.
			0	15	33	29	33	33	33	32	30	30	10	0	0	0	0	0	0	Total for St. Osyth = 278
THORPE-LE-SOKEN																				
16/01169/OUT	Landmere Road	98	RM	DC/C	40	40	18													Reserved matters under consideration.
16/00838/OUT	Frinton Road	49	OUT	RM	DC/C	19	30													Subject to appeal decision.
13/01481/FUL	Abbey Gardens	40	20	20																Under construction.
			20	20	40	59	48	0	0	0	0	0	0	0	0	0	0	0	0	Total for Thorpe = 187

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WEELEY																					
15/01750/FUL	St. Andrew's Road (s106)	14		DC/C	14																
LP Allocation SAMU5	R/o Council Offices	280		OUT	RM	DC/C	40	40	40	40	40	40	40								Rate of 40dpa agreed with developer.
LP Allocation MSA1	TDC Council Offices	24												24							
			0	0	14	0	40	40	40	40	40	40	40	24	0	0	0	0			Total for Weeley = 318
SMALLER RURAL SETTLEMENTS																					
13/01385/FUL	Thorpe Maltings	54																			Viability issues.
15/01080/OUT	Adj Great Oakley Primary School	51		RM	DC	C/26	25														
16/01152/DETAIL	Tokely Road, Frating	49		DC/C	49																
16/01456/DETAIL	Willow Farm, Weeley Heath	46	DC	C/10	36																Trajectory advised by developer.
16/00782/OUT	Badley Hall Farm, Great Bromley	24		RM	DC/C	24															
16/00677/FUL	Kidby's Nursery, Weeley Heath	22	DC/C	22																	
15/01737/OUT	Station Road, Wrabness	18		RM	DC/C	18															
13/00036/OUT	Notcutts, Ardleigh (under construction)	9 (of 18)	9																		Development under construction
15/00987/OUT	Break of Day, Great Oakley	17		RM	DC/C	17															
16/01137/FUL	Edwards Drive/Clacton Road, Thorrington	16	DC	C16																	
12/01023/FUL	Chapelfields, Wix	14																			
16/00871/DETAIL	White Hart, Wix	10		DC/C	10																
17/00090/FUL	Adj. Morton House, Station Road, Thorrington	10		DC/C	10																
			9	48	105	85	25	0	0	0	0	0	0	0	0	0	0	0			Total for smaller rural settlements = 272
	Small Sites Windfall Allowance		204	179	154	129	104	94	87	80	72	65	57	50	42	35	27	20			Total for small/windfall sites = 1,399
	TOTAL FIGURES		506	539	1002	1237	970	792	960	774	560	495	417	514	512	505	451	429			TOTAL: 10,793

Key:

LPA Local Plan adoption

OUT Outline consent

FUL Full consent

RM Reserved matters approval

HCC High Court challenge

DC Discharge of conditions

C Commencement of development