



Strategic Housing Land Availability Assessment (SHLAA)

August 2026

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Executive Summary

The provision of sufficient housing to meet future needs remains one of the most significant planning challenges facing local authorities. As part of the review of the Tendring District Local Plan, this Strategic Housing Land Availability Assessment (SHLAA) provides an up-to-date assessment of housing land supply across the District and forms an important component of the evidence base supporting the emerging Local Plan. The assessment has been prepared using a base date of 1 April 2026 and reflects the latest information on housing completions, planning permissions, site allocations and other development proposals.

The purpose of the SHLAA is to identify sites and broad locations with potential for housing development, assess their housing capacity, and consider their suitability, availability and achievability. The assessment informs decisions on the allocation of land for housing development and demonstrates the extent to which identified sites are capable of contributing towards meeting the District's housing requirement.

The assessment has been undertaken in the context of the Government's Standard Method for calculating local housing need, which generates a housing requirement of 1,069 dwellings per annum, equivalent to 18,173 homes over the period 2026-2043. The SHLAA concludes that, through a combination of sites with planning permission, windfall development, allocations in the adopted Local Plan and proposed allocations in the emerging Local Plan, sufficient land has been identified to meet this requirement. The assessment identifies a total housing supply of approximately 18,334 dwellings, representing a surplus of 161 dwellings above the identified requirement.

The key conclusions from the SHLAA are summarised as follows:

- 1) The Government's Standard Method generates a housing requirement of 18,173 dwellings over the period 2026-2043.
- 2) Large sites with planning permission are expected to deliver approximately 2,876 homes.
- 3) Small sites and windfall developments are expected to contribute approximately 1,462 homes.
- 4) Housing and mixed-use allocations within the adopted Local Plan are expected to deliver approximately 5,873 homes.
- 5) Proposed allocations within the emerging Local Plan are expected to deliver approximately 8,123 homes.
- 6) The overall housing supply identified through the SHLAA is approximately 18,334 homes, exceeding the housing requirement by 161 dwellings.
- 7) For development management purposes, the Council can demonstrate a 3.52-year supply of housing land when assessed against the Government's Standard Method requirement and based on existing commitments, windfalls and adopted Local Plan allocations.
- 8) For plan-making purposes, including proposed allocations in the emerging Local Plan, the assessment identifies a 5.04-year supply of housing land, demonstrating that the emerging Local Plan is capable of identifying sufficient deliverable land to meet the Government's five-year housing land supply requirements.

The SHLAA demonstrates that meeting the District's housing requirement will require a combination of existing commitments, strategic allocations, urban extensions, windfall development and longer-term strategic growth locations. The majority of housing growth is expected to be delivered within the Strategic Urban Settlements, the Tendring Colchester Borders Garden Community, the proposed Garden Villages at Hare Green, Horsley Cross and Weeley Green, and other settlements identified within the emerging settlement hierarchy.

1 Introduction

- 1.1** The need to build new homes to meet the future needs of a growing population is one of the biggest planning issues facing most local planning authorities and Tendring is no exception. More than ever before, there is a pressure on local authorities not only to identify sites for housing development but also to ensure that those sites will realistically deliver the number of homes required within a set period to meet objectively assessed needs.
- 1.2** Following the introduction of the National Planning Policy Framework (NPPF) in 2012, its subsequent revisions and ongoing reforms to the planning system, Tendring District Council prepared and adopted a Local Plan to guide future development in the District, including the delivery of new housing. The Local Plan was fully adopted in January 2022 and the Council is currently undertaking a review of the Plan to establish a new planning framework for the period 2026-2043.
- 1.3** A Strategic Housing Land Availability Assessment (hereafter referred to as a 'SHLAA') is an essential part of the 'evidence base' that is needed to inform and underpin decisions on allocating sites for housing in Local Plans. The primary purpose of the SHLAA is to:
- identify sites and broad locations with potential for housing development;
 - assess their housing potential; and
 - assess their suitability for development and the likelihood of development coming forward.
- 1.4** The SHLAA provides a baseline position at 1 April 2026 for the Local Plan Review, demonstrating what housing development is already expected to come forward through existing commitments, planning permissions, adopted allocations and windfall development over the period 2026-2043. It also identifies the additional sites and broad locations that should be considered for allocation through the reviewed Local Plan to meet the residual housing requirement over the plan period.
- 1.5** It is important to point out that the SHLAA is not a planning document in its own right and does not dictate which areas of land should be allocated for development, but it is one piece of evidence, amongst others, containing information that should be taken into account when preparing the Local Plan itself.
- 1.6** The assessment has been undertaken by officers of the Council, in consultation with the promoters and developers of many of the larger development sites, and has a statistical base date of 1 April 2026.
- 1.7** The methodology used to undertake the assessment is consistent with the Government's Planning Practice Guidance, which was originally published in 2014 and has subsequently been updated. Where there is a departure from the guidance, the reasons for doing so are explained. In accordance with the Planning Practice Guidance, the assessment includes, as a minimum:
- a list of all sites or broad locations considered, cross-referenced to their locations on maps;
 - an assessment of each site or broad location, in terms of its suitability for development, availability and achievability including whether the site/broad location is viable) to determine whether a site is realistically expected to be developed and when;
 - contain more detail for those sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidenced and justified reasons;
 - the potential type and quantity of development that could be delivered on each site/broad location, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when; and
 - an indicative trajectory of anticipated development and consideration of associated risks.
- 1.8** The assessment has been updated to reflect the evidence prepared in support of the Local Plan Review, including the revised housing requirement of 18,173 dwellings for the period 2026-2043, updates to the Strategic Housing Market Assessment, Infrastructure Delivery Plan, Employment Land Review and other elements of the Local Plan evidence base.
- 1.9** The availability of land for housing can change very quickly for a variety of circumstances and so as part of the 'plan, monitor and manage' approach that is key to ensuring plans are flexible and responsive to change, the Council intends, resources permitting, to update the assessment periodically to ensure that the data is always as up-to-date as possible.

2 Background

National Planning Policy

- 2.1** In March 2012 the Government published the National Planning Policy Framework (NPPF), aimed at making the planning system more accessible, streamlined and effective in supporting sustainable development. Revised versions of the NPPF were published in 2018, 2019, 2021, 2023, 2024 and 2026. The NPPF requires local planning authorities to prepare and maintain an up-to-date evidence base to support the preparation and review of development plans, including evidence relating to housing need and the availability of land for future development. This Strategic Housing Land Availability Assessment (SHLAA) forms part of that evidence base and has been prepared to identify sites with potential for housing development, assess their suitability, availability and achievability, and provide evidence on the capacity of land to contribute towards meeting the District's housing needs over the plan period.

The Tendring District Local Plan – 2013-2033 and Beyond

- 2.2** On 9 October 2017, the Council submitted its new Local Plan to the Secretary of State for examination. Examination hearings commenced in January 2018. The Local Plan was prepared in partnership with Colchester Borough Council and Braintree District Council and is formed of two sections. Section 1 is common to all three authorities and sets out the overall joint strategy for growth across the three areas, including housing and employment targets and the promotion of new Garden Communities to the east and west of Colchester and to the west of Braintree. Section 1 of the Local Plan was adopted in January 2021, confirming that the Council's objectively assessed housing requirement of 550 dwellings per annum is based on sound evidence.
- 2.3** The examination of Section 2 of the Local Plan, which includes policies and proposals specific to Tendring, began at the start of 2021. A consultation on the Inspectors' Main Modifications required to make the plan sound took place over the summer of 2021, and the Plan was adopted in January 2022. Having considered a range of factors including assessments of housing need and employment potential, the Council determined that the requirement for housing would be a minimum dwelling stock increase of 550 dwellings per annum over the 20-year period 2013-2033 (the plan period) – a total of 11,000 homes. The Local Plan however makes provision for just over 12,000 homes thus incorporating a degree of flexibility.

Local Plan Review

- 2.4** National planning policy places a strong emphasis on maintaining an up-to-date development plan and reviewing and updating Local Plans where necessary to respond to changing circumstances, updated evidence and changes in Government policy. Following significant changes to national planning policy and the introduction of substantially higher mandatory housing targets, the Council commenced a review of the Tendring District Local Plan in 2023. Since then, the Council has undertaken Call for Sites exercises, consulted on Issues and Options and the Preferred Options Draft Local Plan, updated its technical evidence base and prepared a Submission Version Local Plan for the period 2026-2043. The review seeks to ensure that sufficient land is identified to meet the Government's housing requirement of 18,173 homes over the plan period, alongside the employment land, infrastructure and other measures necessary to support sustainable growth. The SHLAA therefore provides a baseline position at 1 April 2026, demonstrating what housing development is already expected to come forward through existing commitments, planning permissions, adopted allocations and windfall development, and identifies the additional sites required to meet the residual housing requirement through the reviewed Local Plan.

Housing Requirement

- 2.5** The National Planning Policy Framework, at the time the adopted Local Plan was being prepared, made it clear that local planning authorities were expected to have a clear understanding of the housing requirements in their area before formulating their future housing strategy and were therefore required to prepare a 'Strategic Housing Market Assessment' ('SHMA'). Tendring District Council worked jointly with Chelmsford City Council, Colchester Borough Council and Braintree District Council to commission Peter Brett Associates (PBA) to assess the housing needs across this 'housing market area' and for each of the authorities involved. The Objectively Assessed Housing Needs Study (the OAHN study) recommended that the 'objectively assessed need' for housing in the Tendring District would be between 500 and 600 dwellings per annum across a range of dwelling size, tenure and type. Applying the mid-point of 550 dpa for the period 2013 to 2033, this equates to 11,000 homes – which is the requirement set out in the adopted Local Plan. Much of the demand and need for housing in the District is driven by inward migration – particularly in the coastal towns which are popular for retirement and provide cheaper accommodation for people looking to move out of more urbanised areas such as East London, South Essex and Colchester. The figures for Tendring were adjusted to take into account an unusual level of 'unattributable population change' (UPC) arising from errors in either the Census data or the official mid-year population estimates which, in turn, have transferred to the government's official household projections. The Council's housing requirement of 550 dwellings per annum is therefore lower than the government's official household projections, but for good reasons as demonstrated in the OAHN Study. The housing need of 550 dwellings per annum has now been confirmed by the adoption of Section 1 of the Local Plan in January 2021.
- 2.6** As part of the Local Plan Review, it has been necessary to reassess housing need for the District in order to determine the number of homes required over the updated plan period 2026-2043. National planning policy requires local housing need to be calculated using the Government's Standard Method. Based on the latest available data, the current local housing need figure for Tendring is 1,069 dwellings per annum. This results in a housing requirement of 18,173 dwellings over the 17-year period 2026-2043.

- 2.7** The Standard Method is based on a nationally prescribed formula which takes account of the number of existing homes in an area and local housing affordability. As these inputs are updated periodically, the resulting housing need figure can change over time. The Government expects local planning authorities to calculate housing need at the outset of the plan-making process and keep it under review as the Local Plan progresses.
- 2.8** The latest Standard Method calculation uses Tendring's dwelling stock of 76,074 homes and applies the Government's affordability adjustment, resulting in a local housing need figure of 1,069 dwellings per annum. Whilst this figure is substantially higher than the housing requirement in the adopted Local Plan, it represents the minimum level of housing need that the Government expects the Council to plan for through the Local Plan Review.
- 2.9** For the purposes of this Strategic Housing Land Availability Assessment (SHLAA), housing supply has been assessed against the Government's current housing requirement of 1,069 dwellings per annum. The SHLAA identifies existing commitments, planning permissions, adopted allocations, windfall development and proposed allocations capable of contributing towards meeting the overall requirement of 18,173 homes between 2026 and 2043.

Economic Development Strategy and Employment Land Review

- 2.10** In 2018, the Council commissioned consultants Regeneris to update its 2013 Economic Development Strategy aimed at identifying the key measures required to stimulate economic growth and facilitate the creation of new jobs within the District. Amongst the objectives identified in that strategy was the need to facilitate population growth through housing development in order to support growth in the service sector economy and provide a workforce capable of supporting existing and future businesses. The strategy concluded that without continued housing growth it would be difficult to retain existing employment opportunities and attract inward investment. The strategy identified Clacton, Harwich and West Tendring/Colchester as the locations with the greatest potential for economic growth and where housing growth, employment development and infrastructure investment could be aligned to support sustainable economic development. This broad approach remains consistent with the Council's current evidence base and emerging Local Plan strategy.
- 2.11** An updated Employment Land Review (ELR) has been prepared as part of the Local Plan Review process. The assessment identifies a range of employment land requirements depending on the growth scenario applied. Under the higher growth "policy-on" scenario, which reflects the Council's ambitions for economic growth alongside the Local Plan strategy, the requirement is approximately 35.03 hectares of employment land over the period to 2043, comprising land for industrial, warehousing, office, research and development and light industrial uses. Whilst the District retains a substantial supply of employment land in quantitative terms, the ELR concludes that not all existing sites are in the right locations or of the right type to meet future business needs, particularly along strategically important corridors including the A120 and A133. The evidence highlights the economic opportunities associated with Freeport East, Bathside Bay, the Tendring Colchester Borders Garden Community and the proposed Garden Villages, and supports a flexible and ambitious approach to employment land provision. The Local Plan therefore safeguards existing employment sites, identifies new employment allocations and seeks to ensure that sufficient land is available to support economic growth, inward investment and job creation over the plan period.

Infrastructure Delivery Plan

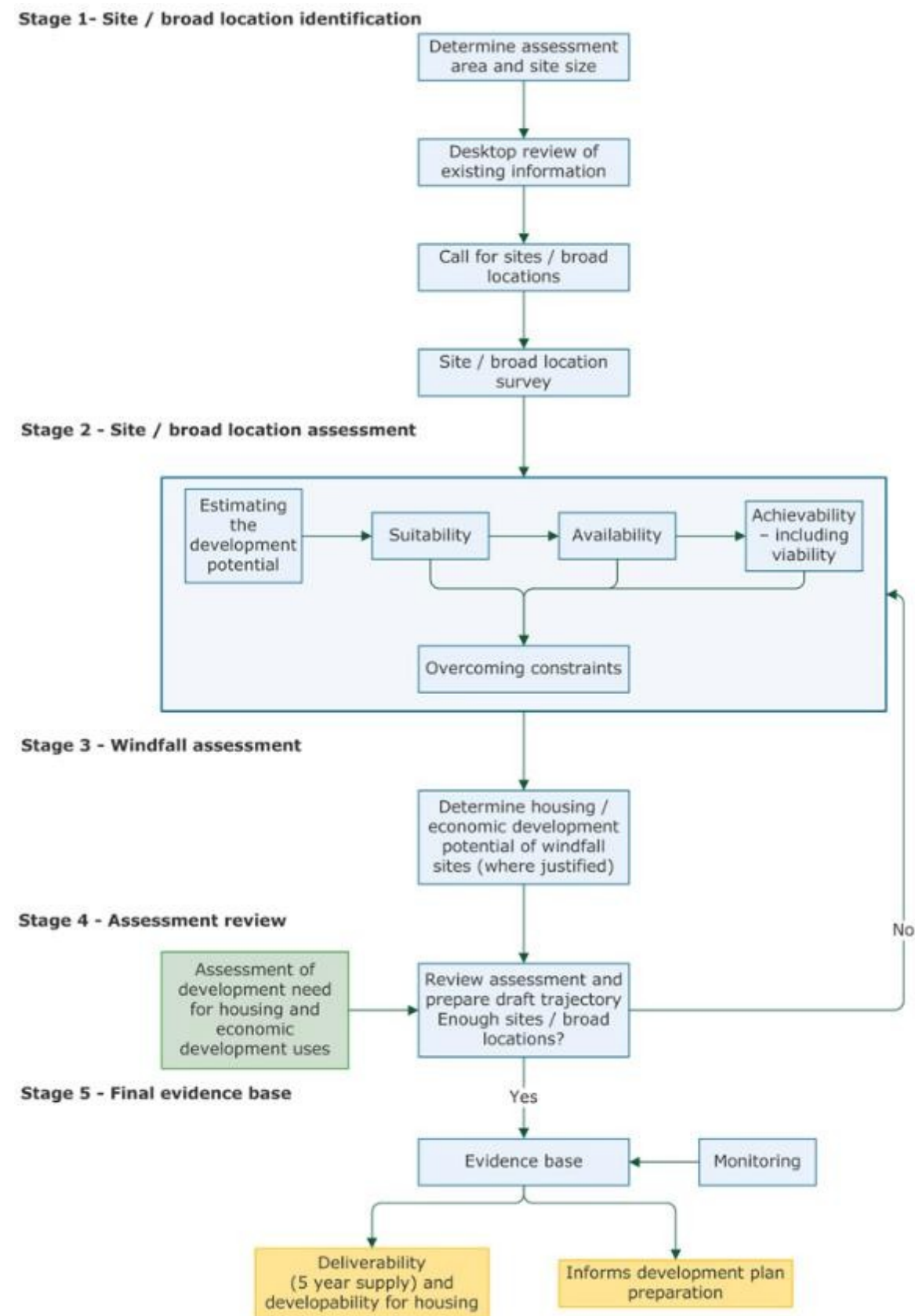
- 2.12** In 2018, the Council commissioned consultants Troy Planning + Design and Navigus Planning to update its 2017 Infrastructure Delivery Plan (IDP), which assessed the infrastructure implications of the growth proposed through the adopted Local Plan and identified the investment required to support development. The findings informed the preparation of the adopted Local Plan and the delivery of infrastructure through planning obligations and other funding mechanisms. As part of the current Local Plan Review, the Council commissioned consultants LUC to prepare an updated Infrastructure Delivery Plan. The updated IDP assesses the infrastructure required to support the proposed growth strategy to 2043, including transport, education, healthcare, utilities, green infrastructure, flood risk management, emergency services and community facilities. The findings of the updated IDP have informed the preparation of this assessment and the emerging Local Plan strategy.

Housing Viability Study

- 2.13** Viability is a key consideration when assessing the housing potential and deliverability of sites. Viability can be affected by a range of factors including construction costs, abnormal site conditions, land values, property prices, market conditions, planning obligations, affordable housing requirements, environmental standards and infrastructure contributions. In 2018, the Council commissioned Three Dragons and Troy Planning + Design to update the 2017 Viability Study, which assessed the economic viability of housing development in different parts of the District at a range of housing densities and infrastructure requirements. The updated study was completed in 2019 and informed preparation of the adopted Local Plan. As part of the current Local Plan Review, the Council commissioned HDH Planning and Development to prepare an updated Local Plan Viability Assessment. This assessment has tested the cumulative impact of the policies and proposals in the emerging Local Plan, including affordable housing, Biodiversity Net Gain, energy efficiency standards, water efficiency requirements and infrastructure contributions. The findings have informed the preparation of the Local Plan and demonstrate that, subject to a balanced and proportionate approach to policy requirements, the proposed strategy and site allocations are capable of being delivered over the plan period.

3 The Methodology

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



Stage 1: Site / Broad Location Identification

Determining assessment area and site size

Geographic coverage

- 3.2** The Practice Guidance states that the area selected for the assessment should ideally be the housing market area, The Strategic Housing Market Assessment (SHMA) March 2025 indicates that Tendring is a distinct housing market area. However, this work does reflect the joint work that has taken place across Tendring, Colchester and Braintree, including the growth proposed for the garden community which crosses the Colchester/Tendring border and has been found, by the Local Plan Inspector, to be deliverable and sound.

Minimum site size

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

Determining where to search for sites / broad locations

- 3.4** The review of the Local Plan has identified a preferred spatial strategy that combines strategic-scale development in the form of Garden Villages and urban extensions with proportionate growth across existing settlements. In identifying and assessing potential sites, priority has therefore been given to locations capable of contributing towards this strategy and supporting the delivery of sustainable patterns of growth.
- 3.5** The strategy focuses significant growth at Harwich and Dovercourt, the Tendring Colchester Borders Garden Community, the proposed Garden Villages at Hare Green, Horsley Cross and Weeley Green, and proportionate growth at smaller urban settlements, rural service centres and selected smaller rural settlements.
- 3.6** This assessment therefore considers sites within and adjoining settlements identified through the emerging settlement hierarchy and proposed spatial strategy. Strategic-scale developments are expected to make a substantial contribution towards meeting housing requirements, whilst proportionate growth elsewhere will ensure that development is distributed in a sustainable manner having regard to local opportunities and constraints.

Determining which sources of sites to include

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

SOURCE 1: House completions since 1st April 2025: i.e. the base date of the Local Plan Period. No homes are attributed to this source at the time of writing, but this will change in the next update to the SHLAA.

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

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

SOURCE 4: Adopted Local Plan allocations: i.e. sites allocated in the adopted Local Plan for residential or mixed use development that are yet to received planning permission or a Committee resolution to grant planning permission.

SOURCE 5: Emerging Local Plan allocations: i.e. sites proposed for allocation within the Submission Version of the emerging Local Plan for residential or mixed-use development that do not already benefit from planning permission or a Committee resolution to grant planning permission.

SOURCE 6: Alternative sites: i.e. sites not proposed for allocation for development in the Local Plan nor benefitting from planning permission. Many of these were either being promoted by landowners and developers through call for sites submissions, objections to the Local Plan, subject of undetermined planning applications or planning appeals, or derived from earlier assessments of housing potential undertaken by the Council. Alternative sites have generally been omitted from the Local Plan for reasons explained in this assessment.

Desktop review of existing information

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

Call for sites / broad locations

- 3.9** Since 2009, the Council has been inviting landowners, developers and the general public to put forward their ideas and suggestions for sites that could possibly be earmarked for housing (or a mix of uses including housing) to accommodate Tendring's future housing growth. These 'call for sites' exercises have presented the Council with a large number of sites across the district, some of which have the potential to be future housing allocations and so are included in this assessment for more detailed consideration. A number of these sites have either gained planning permission or are now allocated in the adopted Local Plan. The most recent call for sites exercises took place in 2024 and 2025 to inform the review of the Local Plan. More than 300 sites were submitted through the 2024 and 2025 Call for Sites exercises, necessitating an initial filtering exercise before detailed assessment.

Initial Site Sifting

- 3.10** Following the Call for Sites exercises undertaken in 2024 and 2025, all submitted sites were reviewed through an initial filtering exercise. The purpose of this exercise was to identify sites that were capable of contributing towards the emerging spatial strategy and to exclude locations that were clearly unsuitable for further consideration.
- 3.11** This high-level review considered factors including the relationship of sites to existing settlements, consistency with the emerging settlement hierarchy and spatial strategy, Strategic Green Gaps, significant environmental designations, and other fundamental constraints. Sites that were remote from existing settlements, located within Strategic Green Gaps, significantly affected by environmental designations or otherwise clearly inconsistent with the emerging strategy for growth were not taken forward for more detailed assessment.
- 3.12** Sites that were considered capable of contributing towards the Local Plan strategy progressed to detailed assessment through the SHLAA process. These sites are reflected in the various categories of site assessment contained within this document, including allocations, commitments and alternative or discounted sites.

Site / broad location survey

The Survey Team

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

Recording Site Characteristics

- 3.14** All the sites identified in the desktop review have been or will be visited to ascertain the characteristics of the site and check the potential constraints that were identified in the desktop review (as well as identifying any further constraints that might not have been identified at the desktop review stage). For each site, the following information has been considered:
- site size, boundaries and location;
 - current land use(s) and character;
 - surrounding land use(s) and character;

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

Recording the site information

3.15 Each site included in the assessment has a unique reference code. Sites with planning permission are generally identified by their planning application reference. Sites allocated in the adopted Local Plan are identified by their policy reference, whilst sites proposed through the Local Plan Review are identified by their emerging allocation references including SAMU (Strategic Allocations and Mixed-Use Development), SAH (Strategic Housing Allocations), SAE (Strategic Employment Allocations) and MSA (Medium-Sized Allocations). Alternative and discounted sites retain their existing SHLAA references or Call for Sites identifiers (CFS).

Stage 2: Site / Broad Location Assessment

Estimating the housing potential of each site

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

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

3.17 Site capacities have also been informed by the emerging Local Plan spatial strategy, supporting evidence base, infrastructure considerations and, where appropriate, discussions with site promoters and developers regarding the realistic development potential of individual sites.

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

3.19 The Practice Guidance advises that the process of calculating site capacities should be guided by local policy on housing densities. Policy LP3 of the adopted Local Plan (Housing Density and Standards) sets out factors that should be considered when determining housing density for new residential and mixed-use development (including conversions and changes of use), and these factors were considered when determining the capacity of sites in this assessment.

Assessing when and whether sites are likely to be developed

3.20 One of the main outputs of this assessment is to provide a judgement on the 'deliverability' and 'developability' of the sites being assessed over the plan period. The NPPF says that for a site to be 'deliverable', it should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. The NPPF, in its glossary, explains that sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). It also says that where a site has outline planning permission for major development, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

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

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

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

a) Suitability

3.23 A site is deemed suitable if it offers a suitable location for development and would contribute towards the creation of sustainable, mixed communities, either now or in the future. The suitability of the sites in this SHLAA was assessed by considering whether there were any policy restrictions (looking at the adopted Local Plan 2013-2033 and Beyond, as well as national planning policy), physical problems or limitations, potential impacts and environmental conditions. Sites allocated for housing or a mix of uses that are allocated in the adopted Local Plan or with planning permission for housing have generally been considered suitable for housing unless circumstances have changed that might suggest housing is no longer suitable. In this assessment, the following factors were considered for each site:

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

3.24 In considering suitability, regard has also been had to the emerging Local Plan spatial strategy, infrastructure evidence and the outcomes of consultation exercises undertaken as part of the Local Plan Review.

b) Availability

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

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

c) Achievability

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

- The Housing Market;
- Development Costs;

- Economic Viability; and
- Delivery Factors.

d) Overcoming Constraints

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

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

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

- 2026-2031 – the first five years of the plan period (years 1-5), during which the Council is required to identify a supply of deliverable housing sites;
- 2031-2036 – years 6-10 of the plan period, during which the Council is required to identify developable sites or broad locations for growth; and,
- 2036-2043 – years 11-17 of the plan period, including longer-term strategic growth locations and broad areas for development.

Stage 3: Windfall Assessment

Determining the housing potential of windfall (where justified)

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

3.30 Evidence on small site delivery rates and planning permissions demonstrates that windfall development has continued to make a significant and reliable contribution to housing delivery within the District and remains an important component of the overall housing supply trajectory.

Stage 4: Assessment Review

Presenting the findings of the assessment

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

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

3.32 In concluding whether a site is ‘suitable’ and ‘available’ and ‘achievable’, a ✓ indicates ‘yes’, a ? indicates some uncertainty and a X indicates ‘no’. The results of these assessments are included in Appendices 1 to 6 to this report. For each site with planning permission or subject of a Local Plan allocation, there is then a ‘trajectory’ indicating the estimated number of dwellings that could realistically be built in each financial year between 2025/26 and 2041/42. This follows the format below.

Site Ref	Site name	Total capacity	YR1 2026/27	YR2 2027/28	YR3 2028/29	YR4 2029/30	YR5 2030/31	YR6 2031/32	YR7 2032/33	YR8 2033/34	YR9 2034/35	YR10 2035/36	YR11 2036/37	YR12 2037/38	YR13 2038/39	YR14 2039/40	YR15 2040/41	YR16 2041/42	YR17 2042/43	Post 2043	Notes
STRATEGIC URBAN SETTLEMENTS, TCB GARDEN COMMUNITY AND GARDEN VILLAGES																					
CLACTON																					
Site 1	Summarised version of the full address.	10	2	2	2	2	2														Delivery in years 1-5
Site 2	Summarised version of the full address.	20				RM	DC/C	4	4	4	4	4									Delivery in years 6-10.
Site 3	Summarised version of the full address.	30											4	4	4	4	4	4	6		Delivery in years 11-17
Site 4	Summarised version of the full address.	40				10	10	10	10												Delivery in years 4-7

3.33 Homes estimated to be delivered between 2026/27 and 2030/31 are shown in green as there is strong evidence to suggest development will take place in the short term. Amber indicates homes expected in years 6 onwards. Where sites are expected to deliver in years 1-5 but are currently only allocated in the emerging Local Plan, they are shown in blue to indicate that they are not included in the calculation of the five-year housing land supply position for decision-making purposes. They are still included in years 1-5 for plan-making purposes.

3.34 The pre-development stages involved in the planning process are also indicated for many sites with the following key.

DPD	Development Plan Document	OUT	Outline consent	DC	Discharge of conditions
SPD	Supplementary Planning Document	FUL	Full consent	C	Commencement of development
MP	Masterplan	RM	Reserved matters approval		

Stage 5: Final Evidence Base

3.35 The findings of this assessment have informed the review of the Local Plan and the identification of sites proposed for allocation to meet housing needs over the period 2026-2043. In accordance with national planning policy and good practice, the Council intends to continue monitoring housing delivery and updating the evidence base periodically to reflect changes in site circumstances, planning permissions, delivery rates and housing supply. This will help ensure that the Council maintains an up-to-date understanding of housing land availability and delivery across the District.

4 Assessment Conclusions

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

Source of housing supply	Years 1-5 2026-2031 (5 years)	Years 6-10 2031-2036 (5 years)	Years 11-17 2036-2044 (7 years)	TOTAL	Notes
Standard Method Housing Requirement					
Housing requirement	5,613	5,233	7,327	18,173	1,069 homes a year is the housing requirement for Tendring calculated using the Government's Standard Method. The emerging Local Plan plans for a minimum of 18,173 homes over the 17-year period 2026-2043. The requirement within years 1-5 is greater than that for years 6-10 because it incorporates the 5% buffer applied for five-year housing land supply purposes.
SOURCE 1: Completions Since 2025					
Supply of homes	0	0	0	0	The Local Plan covers the 17-year period 2026-2043. Future SHLAA updates will reflect housing completions and any subsequent changes to housing supply assumptions, planning permissions and delivery forecasts
Residual requirement	5,613	5,233	7,327	18,173	
SOURCE 2: Large Sites with planning permission					
Supply of homes	2,349	491	36	2,876	Deliverable large sites with planning permission for housing and mixed-use development are expected to contribute 2,876 homes, contributing approximately 16% to the housing requirement for the period to 2043. Most of this development is expected within years 1-5. Some larger sites will continue to deliver homes in years 6-10 and a smaller number of strategic developments are expected to continue delivery into the later years of the plan period.
Residual requirement	3,264	4,742	7,291	15,297	
SOURCE 3: Small sites and windfalls					
Supply of homes	580	455	427	1,462	Small sites and other windfall developments are expected to contribute around 1,462 homes in the period to 2043. The supply of small sites and windfall developments is expected to decline over the plan period and, as a result, their contribution is expected to be greater in years 1-5 than in years 6-10 and years 11-17.
Residual requirement	2,684	4,287	6,864	13,835	
SOURCE 4: Housing allocations in the adopted Local Plan					
Supply of homes	1,018	1,975	2,880	5,873	Based on the most up-to-date assessment contained in this document, sites allocated for housing or mixed-use development within the adopted Local Plan are expected to contribute around 5,873 homes in the period to 2043. The highest levels of delivery are anticipated in the later years of the plan period as larger strategic developments become established and continue to build out over time.
Residual requirement	1,666	2,312	3,984	7,962	
SOURCE 5: Housing allocations in the emerging Local Plan					
Supply of homes	1,706	1,487	4,930	8,123	As part of the Local Plan Review, the Council has identified sites that are proposed for allocation in the emerging Local Plan. These sites are expected to deliver approximately 8,123 homes, addressing the residual housing requirement in full and resulting in an overall housing supply that exceeds the housing requirement by 161 dwellings.
Total Surplus/Deficit	+ 40	(825)	+ 946	+ 161	

- 4.2** The results of the SHLAA assessment show that sufficient sites have been identified to meet the housing requirement generated through the Government's Standard Method for the period 2026-2043. The assessment demonstrates a sufficient supply of deliverable sites to address the five-year requirement, including the application of a 5% buffer for housing land supply purposes. Over the full plan period, the combination of existing commitments, planning permissions, adopted Local Plan allocations, windfall development and proposed allocations in the emerging Local Plan is expected to deliver approximately 18,334 homes against a requirement of 18,173 homes, representing a surplus of 161 dwellings.
- 4.3** The SHLAA demonstrates that large sites with planning permission and small sites and windfall developments together are expected to deliver 4,338 homes over the period 2026-2043. Sites allocated within the adopted Local Plan are expected to contribute a further 5,873 homes. To address the remaining housing requirement, the emerging Local Plan identifies additional allocations expected to deliver approximately 8,123 homes. Together, these sources of supply are expected to meet the District's housing requirement over the plan period.
- 4.4** The following tables analyse the housing potential by settlement and by sources of supply.

Source of supply:	Supply from large site planning permissions and small site/windfalls				Supply from adopted Local Plan allocations				Supply from emerging Local Plan allocations				Grand Total	% of total dwellings planned for 2026-2043	Average rate of housing completions 2026-2043 per annum
Settlement/location	Years 1-5	Years 6-10	Years 11-17	Total	Years 1-5	Years 6-10	Years 11-17	Total	Years 1-5	Years 6-10	Years 11-17	Total			
Clacton	534	-	-	534	480	1,350	2,005	3,835	-	-	-	-	4,369	23.8%	257
Harwich	353	137	-	490	24	-	-	24	110	572	1,200	1882	2,396	13.1%	141
Frinton, Walton and Kirby Cross	133	-	-	133	40	-	-	40	120	200	170	490	663	3.6%	39
Manningtree, Lawford and Mistley	429	200	36	665	-	-	-	0	170	-	-	170	835	4.6%	49
Brightlingsea	41	-	-	41	-	-	-	0	135	15	-	150	191	1%	11
Colchester Fringe and TCB Garden Community	14	-	-	14	450	625	875	1,950	-	-	-	0	1,964	10.7%	116
Hare Green and Horsley Cross Garden Villages	-	-	-	0	-	-	-	0	-	400	3,000	3,400	3,400	18.5%	200
Alresford	-	-	-	0	-	-	-	0	140	-	-	140	140	0.8%	8
Elmstead Market	154	-	-	154	-	-	-	0	-	-	-	0	154	0.8%	9
Great Bentley	36	-	-	36	-	-	-	0	280	-	-	280	316	1.7%	19
Little Clacton	148	-	-	148	-	-	-	0	80	-	-	80	228	1.2%	13
St. Osyth	200	27	-	227	-	-	-	0	100	-	-	100	327	1.8%	19
Thorpe le Soken	4	-	-	4	-	-	-	0	70	-	-	70	74	0.4%	4
Weeley Green Garden Village	150	127	-	277	24	-	-	24	40	300	560	900	1,201	6.6%	71
Smaller Rural Settlements	153	-	-	153	-	-	-	0	461	-	-	461	614	3.4%	36
Small Sites/Windfall	580	455	427	1,462	-	-	-	0	-	-	-	0	1,462	8%	86
TOTALS	2,929	946	463	4,338	1018	1975	2880	5,873	1706	1487	4930	8123	18,334	100%	1078

- 4.5** Through a combination of large sites with planning permission, small sites and windfall developments, allocations within the adopted Local Plan and proposed allocations in the emerging Local Plan, the housing requirement of 18,173 dwellings for the period 2026-2043 can be met. In accordance with the emerging settlement hierarchy and spatial strategy, the majority of new development is expected to be accommodated within the Strategic Urban Settlements of Clacton and Harwich, the Tendring Colchester Borders Garden Community, the proposed Garden Villages at Hare Green, Horsley Cross and Weeley Green, and the Smaller Urban Settlements of Frinton, Walton and Kirby Cross; Manningtree, Lawford and Mistley; and Brightlingsea. Proportionate levels of growth are also expected within Rural Service Centres and selected Smaller Rural Settlements in accordance with their role and function within the settlement hierarchy.

Clacton

- 4.6** For the period 2026-2043, Clacton, being the District's largest settlement, is expected to deliver approximately 4,369 homes, representing around 24% of the overall housing supply identified in the District. Allocations in the adopted Local Plan include new primary schools at the Rouses Farm, Hartley Gardens and Oakwood Park developments to meet the needs arising from growth. Secondary school provision is expected to be accommodated through existing and expanded provision elsewhere in the town. The large-scale allocations also provide opportunities for healthcare and community facilities, subject to the requirements of the relevant service providers. Growth in Clacton is expected to take place throughout the plan period, with delivery increasing as the major strategic allocations become established and move through successive phases of development. Around 1,014 homes are expected to be delivered in the first five years of the plan period, increasing to 1,350 homes between 2031 and 2036 and 2,005 homes between 2036 and 2043. Across the plan period as a whole, delivery is expected to average approximately 257 dwellings per annum. Since 2011, housing delivery in the Clacton area has averaged approximately 134 dwellings per annum, although delivery has accelerated significantly in recent

years as larger developments have commenced. The emphasis on economic growth in the Clacton area is supporting existing businesses to expand, improving the retail and leisure offer through developments in the town centre and Brook Park West. Investment in tourism, regeneration of Jaywick Sands and support for innovation in the care and assisted living sectors are also key elements of the economic strategy.

Harwich

- 4.7** Harwich and Dovercourt, with a historically weaker housing market and a greater range of physical and environmental constraints than some other parts of the District, has not experienced the same level of housing growth seen elsewhere in recent years. However, there is a strong emphasis on attracting inward investment and creating employment opportunities in the Harwich area to support economic growth, including opportunities associated with the Port of Harwich, Freeport East, Bathside Bay and the renewable energy sector. As the District's second largest settlement, Harwich is expected to accommodate a significant proportion of future housing growth through the Local Plan Review. Approximately 2,396 homes are expected to be delivered over the period 2026-2043, representing around 13% of the District's planned housing supply. Growth is expected to accelerate significantly through the plan period as larger allocations become established, with delivery increasing from 487 homes in years 1-5 to 709 homes in years 6-10 and 1,200 homes in years 11-17. Across the plan period as a whole, housing delivery is expected to average approximately 141 dwellings per annum. Since 2011, housing delivery in the Harwich area has averaged approximately 63 dwellings per annum, although delivery has increased in recent years as larger developments have begun to come forward. The increased rate of future delivery reflects the strategic emphasis on economic growth, inward investment and housing development in the Harwich area through the emerging Local Plan. Alongside the largest proposed allocations in Harwich, new and improved infrastructure will be required, including primary school provision, community facilities and contributions towards healthcare services.

Colchester Fringe/Garden Community

- 4.8** Development at the Tendring Colchester Borders Garden Community is anticipated to deliver homes throughout the plan period, with delivery expected to increase as the development becomes established and successive phases come forward. The 1,950 homes expected to be delivered between 2026 and 2043 represent Tendring's 50% share of the 3,900 homes anticipated to be completed at the Garden Community during that period. The Garden Community forms a key component of the District's long-term growth strategy and is expected to contribute approximately 11% of the District's planned housing supply. Close links to the University of Essex, the Knowledge Gateway and wider opportunities for technological innovation and business growth are important elements of the Council's economic strategy, supporting the delivery of jobs alongside housing in this location. Whilst the Garden Community is expected to make a significant contribution towards housing delivery during the plan period, it also has substantial longer-term growth potential beyond 2043.

Hare Green and Horsley Cross Garden Villages

- 4.9** A key element of the Council's strategy for meeting the housing requirement of 18,173 homes over the period 2026-2043 is the delivery of two new Garden Villages at Hare Green and Horsley Cross. These locations have been selected due to their relationship to the strategic road network, proximity to existing and proposed centres of employment activity, including opportunities associated with Freeport East and other planned employment growth along the A120 corridor, and their potential to accommodate strategic-scale development in a sustainable and comprehensively planned manner. To ensure that these developments are properly coordinated from the outset, supported by the necessary infrastructure and integrated with the wider spatial strategy for the District, both Garden Villages are the subject of site-specific allocations within the emerging Local Plan and will require more detailed masterplanning and subsequent planning applications. The developments will be expected to embrace the Garden Community Principles established through the planning and delivery of the Tendring Colchester Borders Garden Community. It is anticipated that Hare Green and Horsley Cross will begin delivering homes during the middle part of the plan period and together contribute approximately 3,400 homes between 2026 and 2043, with substantial further growth potential beyond the plan period. Together, the two Garden Villages account for approximately 18.5% of the overall housing supply identified through this assessment.

Smaller Urban Settlements

- 4.10** Frinton and Walton, including Kirby Cross, are expected to deliver around 663 homes, comprising developments which are already under construction, a site that is allocated in the adopted Local Plan and sites that are being proposed for allocation in the emerging Local Plan. Development in Walton on the Naze has been accompanied by new investment in retail and tourism. An average rate of development of around 39 homes a year over the period to 2043 is considered achievable having regard to historic rates of housing delivery in the area, which have varied considerably since 2011 and have regularly exceeded this level. The Manningtree, Lawford and Mistley area is expected to accommodate about 835 homes which represents a considerable increase in the settlement's housing stock and reflects the area's popularity, its attractive environment and its good mainline rail links. Many of the developments have already obtained planning permission or are under construction, and new proposed allocations are focussed on redevelopment of brownfield land. The average rate of development over the period to 2043 would be around 49 completions a year and historic rates of development would suggest this is achievable. The level of development proposed for Brightlingsea is significantly lower at about 191 homes, reflecting the town's environmental sensitivities and its limited transport infrastructure with no rail services and only one road in and out.

Rural Service Centres

- 4.11** The Rural Service Centres are expected to accommodate a proportionate level of housing growth reflecting their role in the settlement hierarchy and their relative sustainability when compared with the District's smaller rural settlements. Together, Alresford, Great Bentley, Little Clacton, St. Osyth, Thorpe le Soken and Weeley are expected to accommodate around 2,286 homes over the period 2026-2043. Whilst some of these settlements have

experienced significant levels of growth in recent years, often through planning permissions granted during periods when the Council was unable to demonstrate a five-year supply of deliverable housing sites, the emerging Local Plan seeks to provide a more planned and coordinated approach to future development.

- 4.12** The higher levels of development proposed at Great Bentley and Weeley Green reflect their locations on the transport network, including access to branch-line rail services, whilst the majority of development coming forward at St. Osyth relates to the continued delivery of the St. Osyth Priory scheme and an additional site proposed for allocation in the emerging Local Plan. Elmstead Market is not proposed to accommodate any additional allocations through the Local Plan Review, reflecting its relationship to the Tendring Colchester Borders Garden Community and the recently adopted Neighbourhood Plan, although a number of homes remain in the development pipeline through existing commitments and planning permissions. Growth at Alresford, Little Clacton and Thorpe le Soken is more limited and reflects the scale and role of those settlements within the wider hierarchy. With the exception of the longer-term development proposed at Weeley Green Garden Village, the majority of housing delivery within the Rural Service Centres is expected to take place in the earlier years of the plan period. Whilst concerns are often raised about the impact of development on village character and infrastructure, only a modest proportion of the District's overall housing growth is proposed within this tier of the settlement hierarchy.

Smaller Rural Settlements

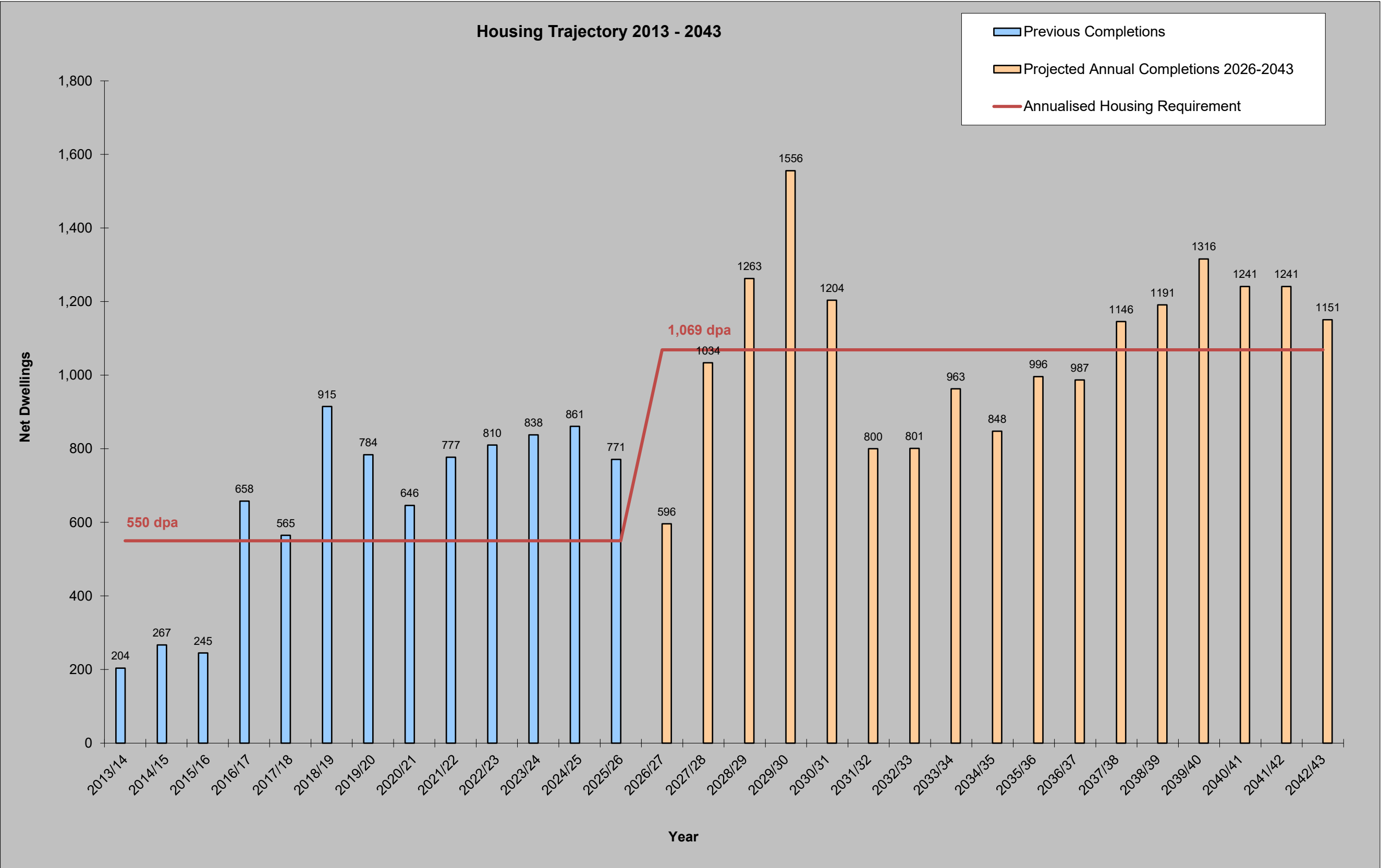
- 4.13** Smaller Rural Settlements are expected to accommodate a relatively small proportion of the District's overall growth, reflecting their more limited access to employment opportunities, shops, services and community facilities. Together, these settlements are expected to accommodate approximately 614 dwellings, representing around 3.4% of the overall housing supply identified for the period 2026-2043. The majority of this growth will be delivered through a combination of small-scale developments, existing commitments and selected allocations that are proportionate to the size and role of the settlements concerned.

Summary of conclusions

- 4.14** This assessment confirms that the sites proposed for allocation in the emerging Local Plan, when combined with large and small sites with planning permission, windfall developments and sites allocated in the adopted Local Plan, can reasonably be expected to deliver the 18,173 homes required in Tendring over the period 2026-2043, in accordance with national planning policy and the Government's Standard Method for calculating local housing need. The assessment identifies a total housing supply of approximately 18,334 dwellings, representing a surplus of 161 dwellings above the identified requirement. The assessment demonstrates a sufficient supply of deliverable sites to meet the District's five-year housing requirement, including the application of a 5% buffer. It also highlights the important role that proposed allocations in the emerging Local Plan will play in meeting housing needs over the plan period, particularly the major strategic developments at the Tendring Colchester Borders Garden Community, Hare Green Garden Village, Horsley Cross Garden Village and Weeley Green Garden Village. Whilst the overall level of contingency within the housing supply is relatively limited, the Council has identified sufficient land to meet its housing requirement and support the delivery of its preferred spatial strategy through to 2043.

5 Housing Trajectory

5.1 The chart below is a trajectory showing both past rates of housing completions since 2013 and future projections based on the assessments of individual sites and realistic estimates of windfall potential for the years 2026 to 2043 (the updated Local Plan Period).



6 Five-Year Housing Supply Position

6.1 The following table sets out the Council's five-year housing land supply position at 1st April 2026 and is based on the evidence and information contained within this assessment. The five-year housing land supply position is calculated against the Government's Standard Method housing requirement of 1,069 dwellings per annum, together with the application of a 5% buffer in accordance with national planning policy. The calculation reflects the housing requirement that the Council is planning to meet through the emerging Local Plan for the period 2026-2043.

Five Year Requirement and Supply	Excluding Emerging Local Plan Allocations	Total	Notes
Requirement 2026/27 – 2030/31	5,345 (1,069 x 5)	5,345 (1,069 x 5)	The housing requirement is based on the Government's Standard Method for calculating local housing need. For Tendring, this generates a housing requirement of 1,069 dwellings per annum, equivalent to 18,173 dwellings over the period 2026-2043.
5% buffer	268	268	All authorities must apply a minimum 5% buffer to ensure choice and competition in the market for housing (as opposed to a 20% buffer where there has been persistent under-delivery).
Total Requirement	5,613	5,613	Sub-Total +5% buffer.
Supply from large site commitments	2,349	2,349	Taken from the trajectory data in Appendix 4.
Supply from adopted Local Plan allocations	1,018	1,018	Taken from the trajectory data in Appendix 4.
Supply from emerging Local Plan allocations	0	1,706	Taken from the trajectory data in Appendix 4.
Supply from small windfall sites	580	580	Taken from the projected small site completions over years 2025/26 to 2029/30 in Appendix 2 Assessment of Small Sites and Windfalls.
Total supply of Homes – Units	3,947	5,653	Supply from large site commitments + Supply from Local Plan allocations + Supply from small windfall sites.
Total five- year supply of Homes	70%	101%	$\frac{\text{Total supply of Homes}}{\text{Total Requirement}} \times 100$
Total supply of Homes – Years	3.52	5.04	Total five-year supply of Homes % x 5 (years)

6.2 The Government's Housing Delivery Test is important in determining the buffer that applies to the calculation of housing land supply. The most recently published Housing Delivery Test results confirm that Tendring District Council remains within the threshold for the application of a 5% buffer. Accordingly, the Council's five-year housing land supply position has been calculated using a 5% buffer in accordance with national planning policy.

6.3 For development management purposes, the Council's five-year housing land supply position is based on large sites with planning permission, anticipated delivery from small sites and windfall developments, and sites allocated within the adopted Local Plan. On this basis, the Council can demonstrate a 3.52-year supply of housing land against the Government's Standard Method housing requirement.

6.4 For plan-making purposes, the Council has also assessed the contribution that can be made by sites proposed for allocation in the emerging Local Plan. Including large sites with planning permission, adopted Local Plan allocations, projected windfall development and emerging Local Plan allocations, the Council can demonstrate a 5.04-year supply of housing land against the Government's Standard Method housing requirement. This demonstrates that the emerging Local Plan is capable of identifying sufficient deliverable land to satisfy the Government's five-year housing land supply requirements.

Appendix 1: Assessment of Large Site Commitments

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

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
17/01229/OUT	'Rouses Farm' Land adjacent and to The rear of 755 and 757 St Johns Road Clacton On Sea Essex CO16 8BJ	614803 (E) 215534 (N)	42.19ha	950 as per the outline planning application.	OUTLINE CONSENT Outline consent granted January 2024. Site is currently allocated for development in the emerging Local Plan (Policy SAMU4) but is now considered to be a 'commitment' following grant of planning permission. Developer has undertaken pre-application consultation on a reserved matters proposal.	No irresolvable issues.	No irresolvable issues.	No irresolvable issues. The site includes provision for a new primary school.	Controlled by Persimmon Homes.	Viability independently tested as part of the planning application and adjustments to the s106 planning obligations were made to address any viability issues.	✓	✓	2027 onwards Assumptions: Reserved matters approval (in phases) from 2025/26. Discharge of conditions and commencement on site 2026/27. First completions from 2027/28.	The trajectory assumes 40 completions per annum in the first year, increasing to 80 per annum from 2031 as a second outlet at the southern end of the site from Jaywick Lane is opened. This is considered to be a conservative estimate and the developers have suggested that a higher rate of completion might be achievable.
16/01250/OUT	'Brook Park West' Land West of A133 Roundabout Clacton On Sea Essex	616639 (E) 217076 (N)	15.89ha	200 dwellings as per the detailed consent as part of a mixed-use development including retail, hotel, pub, restaurants, business uses and an extension to the Pickers Ditch walkway.	UNDER CONSTRUCTION Outline planning permission grated in June 2017. Retail and leisure phase has full consent and development has commenced with the completion of a Lidl food store, a McDonalds drive-thru and a Marstons pub/restaurant and hotel. Reserved matters for residential phase (19/01945/DETAIL) application approved June 2020. Variation of condition application approved May 2022.	Fourth arm onto existing roundabout needed to secure access, this has now been constructed. No other overriding physical constraints.	Land not affected by any designations. Ecological mitigation, landscaping and SuDS secured through planning conditions.	S106 agreement to deliver £250k for early years and childcare provision, £730k for primary school places and £69k for health provision. Access to the new homes would be via the spine road to be built as part of the commercial development.	Land controlled by development company with deals in place for the retail, pub and restaurant units. They are working with a housebuilder to bring the residential scheme forward.	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.	✓	✓	Anticipate completion in two years. Site under construction.	Variation of condition application approved May 2022.
21/01000/FUL	St Johns Plant Centre Earls Hall Drive Clacton On Sea Essex CO16 8BP	614377 (E) 216021 (N)	7.49ha	180 dwellings following demolition of nursery buildings and existing dwelling.	DETAILED CONSENT Full planning permission granted at appeal.	Demolition of existing bungalow required to achieve suitable access.	No irresolvable issues.	S106 agreement to deliver 18 affordable houses, education contribution, Open Space, healthcare contribution, RAMS contribution, live-work units, and highways and transportation contribution .	The land is in single ownership.	Viability independently tested at application stage to determine appropriate amount of affordable housing. Allowed appeal secures 18 affordable houses.	✓	✓	2027-31 Assumes 40 dwellings per year from 2027.	Allowed at appeal.
20/01130/FUL	Foots Farm Land South of Centenary Way and West of Thorpe Road Clacton On Sea Essex CO15 4QD	617779 (E) 217937 (N)	4.09ha	122 dwellings as per the full planning permission.	UNDER CONSTRUCTION Full planning permission granted May 2024. Discharge of conditions applications received.	No irresolvable outstanding issues.	No irresolvable issues subject to appropriate ecological mitigation measures.	S106 agreement signed.	Land controlled by housebuilder.	No outstanding viability issues.	✓	✓	2026/27 Remaining dwellings expected by end of current financial year.	Site was previously an alternative/discounted site but has now secured planning permission. Expected to follow on from Flint Grange.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
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.	UNDER CONSTRUCTION Full permission granted in June 2017. Pre-commencement conditions discharged. Under construction.	Existing bungalow to be demolished and access to be widened and formalised.	Potential bats on site that will require Natural England license for removal.	No overriding or irresolvable issues.	Land controlled by development company although it is expected to be sold on to a house builder.	Viability independently tested at planning application stage and s106 contributions were adjusted accordingly.	✓	✓	2026/27 Remaining dwellings expected by end of current financial year.	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.
24/0138 4/OUT	Colchester Institute The Clacton Campus Church Road Clacton On Sea Essex CO15 6JQ	618048 (E) 214926 (N)	0.25ha	60 dwellings as per outline planning application.	OUTLINE CONSENT Outline planning permission granted February 2025.	Brownfield site, existing derelict building to be converted.	No irresolvable issues.	S106 agreement to secure RAMS contribution.	No issues	Viability independently tested at planning application stage, and S106 contributions not sought except for RAMS.	✓	✓	Assume delivery in 2028/29	Site is a derelict further education establishment.
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.	DETAILED CONSENT Full permission granted in February 2017. Pre-commencement conditions discharged 2019. Site being prepared for development.	Existing building to be demolished to make way for development. Site clearance has begun.	Site surrounded by protected trees which will be retained within the scheme.	No overriding or irresolvable issues.	Site transferred from NHS to Essex Housing (part of Essex County Council) which specialise in independent living accommodation in Essex.	No viability issues raised during application process.	✓	✓	Assume delivery in 2029/30	High demand for independent living accommodation in the Clacton area and Essex Housing have confirmed that the scheme is progressing through internal procurement processes. Expect delivery from year 4.
16/0152 0/FUL 17/0214 8/FUL 20/0078 0/FUL 22/0161 9/FUL 19/0191 5/FUL	82 Jaywick Lane Clacton On Sea Essex CO16 8BB	615119 (E) 215600 (N)	1.79ha	Original scheme was 69 units (68 net), but the current application (undetermined) for 9 bungalows in lieu of 48 originally approved supported living apartments suggests a smaller scheme is more likely to proceed. Additional consents form part of the wider site, bringing the current total proposed dwellings to 47 (net)	UNDER CONSTRUCTION Development under construction with 35 completions having taken place prior to April 2023. Remaining four dwellings of existing permissions under construction. Application 19/01915/FUL for 9 bungalows in lieu of the original 48 supported living units refused by the Council, with an outstanding appeal yet to be determined.	No issues.	No issues.	No issues.	No issues.	Development progressing well with 35 completions. However a revised application for 9 units in lieu of the originally consented 48 supported living scheme has been submitted – indicating that the original proposal for the remainder of the site is no longer viable.	✓	✓	Deliverability of the remainder of the scheme uncertain until the revised planning application is determined.	Adjoining land is subject of an allocation in the emerging Local Plan and an outline planning application for up to 950 homes (see Rouses Farm development above). Assumed that current scheme for 48 supported living units will not be delivered and that it is the developer's intention to proceed with the revised proposal for 9 bungalows if planning consent is secured.
25/0101 1/OUT	Land to The West of Sladburys Lane Clacton On Sea Essex CO15 6NU	619076 (E) 216772 (N)	1.56	30	OUTLINE CONSENT Outline planning permission allowed on appeal for Up to 30 dwellings plus associated infrastructure including a new access onto Sladburys Lane PINS ref (6004354)	Open, undeveloped greenfield site. Existing trees and hedgerows require protection. Drainage and archaeological considerations. New access and highway works required.	Located within the Strategic Green Gap. Loss of openness and landscape character identified as the main harm. Ecological constraints including designated coastal habitat sites (RAMS mitigation required). Biodiversity enhancement/net gain requirements.	Highway access improvements required. Surface water drainage infrastructure required. Affordable housing and RAMS contributions required. No evidence of severe infrastructure capacity issues identified by the Inspector.	no	NA	✓	✓	Delivering expected in 2029/30 – 2030/31.	Inspector considered site to 'adjoin' Clacton-on-Sea, the District's most sustainable settlement, has good access to services and public transport, and would deliver up to 30 homes (including affordable housing) in the context of the Council's significant housing land supply shortfall. Although the proposal would cause moderate harm to the Strategic Green Gap through the loss of openness, the Inspector concluded that this harm did not significantly and demonstrably outweigh the substantial housing, social and economic benefits of the scheme.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
19/0159 8/FUL	Crossways Garden Centre, Thorpe Road Clacton-on-Sea Essex CO16 9RZ	618002 (E) 218731 (N)	0.86 ha	21 dwellings based on detailed approval.	UNDER CONSTRUCTION Full planning permission granted July 2021. Pre-commencement conditions in the process of being discharged.	Site was last used as a garden centre but has been vacant for several months.	Due to the existing use of the site, there is potential for contamination.	S106 agreement to secure £182k education contribution, £11k highways contribution, £120k affordable housing contribution, £53.5k open space contribution and £2.6k RAMS contribution.	Land owned by applicant.	Costs involved in removing existing structures from the site. Independent viability testing has confirmed that full contributions in line with policy cannot be secured.	✓	✓	Remaining units expected to be delivered in current financial year.	The site lies amongst other parcels of land that have obtained planning permission for residential development, including the Flint Grange development, part of the wider Oakwood Park development. The rapid delivery of the 'Bramcote' development further south in Thorpe Road, in 2019/20, suggests that the market could deliver sites of this scale fairly easily.
19/0000 3/FUL	Rumours Night Club 50 Rosemary Road Clacton On Sea Essex CO15 1PB	617606 (E) 214831	0.09ha	16 dwellings based on full planning permission.	DETAILED CONSENT Full planning permission granted Feb 2024.	Site is a vacant theatre/nightclub last active over a decade ago. Conversion of existing building as opposed to new-build.	No irresolvable issues.	S106 agreement signed to secure affordable housing contributions, RAMS contribution, and open space contribution.	Land owned by applicant.	No overriding issues.	✓	✓	Delivery in year 2028/29, following discharge of conditions and commencement on site.	The site lies within the priority area for regeneration in Clacton Town Centre and is a non-designated heritage asset.
16/0092 1/FUL	23 - 27 Brooklands Jaywick Essex CO15 2JS	614111 (E) 212764 (N)	0.06ha	15 flats as per the full consent.	DETAILED CONSENT Full planning permission granted in January 2017. Pre-commencement conditions discharged January 2020.	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.	✓	✓	Assumptions: Commencement in late 2026/27 with completion in 2027/28.	Prime location on Brooklands seafront. Council is actively supportive of this development and others like it.
14/0137 5/FUL	3 Marine Parade East (Former Liquor Lounge) Clacton on Sea Essex CI15 1PT	617689 (E) 214639 (N)	0.10ha	14 dwellings as part of a mixed-use scheme including restaurant/bar at ground level.	DETAILED CONSENT Site has been cleared and conditions discharged for landscaping and materials.	No irresolvable issues.	No irresolvable issues.	No irresolvable issues.	No irresolvable issues. Site has been cleared in anticipation of development. Site controlled by local developer Krishna Kandiah.	No viability issues raised during application process.	✓	✓	Assumptions: Commencement in late 2026/27 with completion in 2027/28.	Prime seafront site close to the town centre and the town's seafront attractions. Full consent has been granted for 14 dwellings, the site is cleared ready for development. Delivery is anticipated within two years.
16/0092 0/FUL	32-37 Brooklands Jaywick Essex CO15 2JS	614192 (E) 212774 (N)	0.05ha	13 flats as per the full consent.	DETAILED CONSENT Full planning permission granted in January 2017. Pre-commencement conditions discharged December 2019.	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.	✓	✓	Assumptions: Commencement in late 2026/27 with completion in 2027/28.	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.
22/0203 2/FUL	St Helena Hospice Tendring Centre Jackson Road Clacton On Sea Essex CO15 1JA	617361 (E) 214697 (N)	0.24ha	10 flats as per full planning consent.	UNDER CONSTRUCTION Full planning permission granted May 2023.	Extension to existing building.	No overriding or irresolvable issues.	Legal agreement secured for open space contribution and RAMS contribution.	Application submitted by owner.	No overriding issues.	✓	✓	Under construction.	Extension to previous scheme to convert existing building to 18 flats.

Assessment of Harwich sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
17/0216 8/OUT	'Languard View' Land West of Low Road Dovercourt Essex CO12 3TR	623253 (E) 230175 (N)	14.12	300 as per the outline planning permission.	UNDER CONSTRUCTION Outline planning permission granted in March 2019. Site is allocated for development in the Local Plan (Policy SAH2) but is now considered to be a 'commitment' following the grant planning permission. Reserved matters application approved in June 2022 (22/00374/DETAIL). Development under construction.	No irresolvable issues.	No irresolvable issues.	No irresolvable issues.	Site being delivered by David Wilson Homes and Barratt Homes.	Dependent on prevailing housing market conditions.	✓	✓	Completed in 2027/28 based on current rate of delivery.	Developer has advised the Council of a 6 year build programme, although a more conservative prediction is made within the trajectory. This reflects the Harwich housing market, which has been weaker than in western parts of the district.
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.	DETAILED CONSENT Outline planning permission granted in June 2016. Retail and leisure phase has full consent. Reserved matters application (19/00851/DETAIL) determined March 2022. Conditions being discharged.	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 Persimmon Homes.	Viability independently tested at planning application stage. S106 obligations adjusted accordingly. Concerns that the overall package of development (including retail) is no longer viable, but the submission of reserved matters and advanced discussions with a housebuilder suggest an appetite to bring the residential scheme forward.	✓	✓	2027 onwards. Assumes discharge of conditions and commencement in 2026/27 and first completions in 2027/28.	Developer projected first completions in 2023, averaging 70 dwellings per year – but the trajectory takes a more cautious approach at this stage.
18/0210 9/OUT 22/0192 0/DETAIL	Sato UK Limited Valley Road Dovercourt Harwich Essex CO12 4RR	622700 (E) 230700 (N)	1.19ha	42 dwellings based on outline permission, granted at appeal.	UNDER CONSTRUCTION Outline consent granted on appeal in May 2021, some conditions discharged. Reserved matters approved April 2023. Groundworks have commenced on site.	Redevelopment of old factory required, following the construction of the new factory on adjoining land.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	All land controlled by the existing business SATO.	Viability issues raised during latest application process. Affordable housing contribution adjusted to counter viability issues.	✓	✓	Assumptions: Delivery over 2 years, with first completions in 2026/27.	Developer has indicated their intention to begin construction in 2023/24. A conservative approach assumes no completions on site until 2026/27. Groundworks have commenced.
19/0040 6/DETAIL 20/0179 8/FUL	Brickfield Site Land rear of Edward Street and Una Road Parkeston Essex CO12 4PS	623407 (E) 231983 (N)	1.89ha	30 dwellings as approved under the detailed consent.	UNDER CONSTRUCTION Outline planning permission granted in June 2017. Reserved matters approved in August 2019. Full application to amend the plans was approved February 2022 (20/01798/FUL). Conditions being discharged. Groundworks commenced on site.	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.	Submission of reserved matters and applications to vary plans suggests that development is now likely to be implemented.	✓	✓	Remaining 6 dwellings expected to be completed within the year.	Approved scheme proposes development only in the southern portion of the site. Under construction.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
17/0133 8/FUL	Cliff Hotel 22 Marine Parade Dovercourt Harwich Essex CO12 3RE	625516 (E) 231287 (N)	0.25 ha	20 dwellings as part of a mixed scheme including a new 61-room hotel and a commercial unit.	DETAILED CONSENT Detailed planning permission granted in November 2019. Pre-commencement conditions discharged.	Existing hotel demolished to make way for the new development.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Costs involved in the demolition of existing hotel and preparation of site for development.	✓	✓	Assumed commencement in 2028/29 and completion in 2029/30.	Existing hotel closed due to viability issues. Development proposal includes a modern hotel facility as well as residential and ground floor restaurant. Demolition of the original hotel completed and site cleared for development.
11/0030 1/FUL	Land By The Railway Line Ferndale Road Harwich Essex CO12 3BP	625973 (E) 232280 (N)	0.35 ha	13 dwellings based on full planning permission.	DETAILED CONSENT Application 11/00301/FUL for 13 dwellings was approved and evidence provided to confirm implementation. Under construction.	Access via tight historic roads and the site area itself is irregular and options for layout are limited.	Site adjacent to conservation area with numerous Listed Buildings in close proximity. .	No overriding or irresolvable issues.	No irresolvable issues.	Need to achieve flood resilience within development and located in a part of Harwich with lower property values. The site is subject of a lapsed planning permission. This would indicate a potential viability issue.	✓	✓	Site under construction. Assume completion in 2026/27.	Land suitable for development as established through grant of planning permission.
20/0046 0/DETA IL	Land West of Edward Street, Parkeston (U/C)	623407 (E) 231983 (N)	0.76ha	12 dwellings based on detailed planning permission.	DETAILED CONSENT Detailed consent for 12 dwellings granted July 2020.	No irresolvable issues.	No irresolvable issues.	Contributions secured towards open space and RAMS.	No issues.	No irresolvable issues.	✓	✓	Under construction. Assume completion in year 1.	Land suitable for development as established through grant of planning permission.

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	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
15/0123 4/OUT 17/0189 5/DETA IL 17/0214 5/DETA IL 18/0089 8/DETA IL 20/0047 2/DETA IL 19/0028 3/FUL 22/0174 6/FUL	'Finches Park' Land East of Halstead Road Kirby Cross Frinton On Sea Essex CO13 0LR	622300 (E) 221220 (N)	18.91ha	269 dwellings, comprising: 240 approved under the original outline consent 15/01234/OUT 13 dwellings approved under application 19/00283/FUL 16 dwellings approved under application 22/01746/FUL.	UNDER CONSTRUCTION Development under construction with 134 completions having taken place up to 1 st April 2023 (all of phase 1, part of phase 3, and all of the additional 13 units). Reserved matters have been approved in phases. Phase 1 (49 units) 17/01895/DETAIL. Phase 2 (28 units) 17/02145/DETAIL) approved in March 2018. Phase 3 (91 units) 18/00898/DETAIL approved in July 2019. Phase 4 (72 units) 20/00472/DETAIL approved in May 2021. Additional 13 units approved under 19/00283/FUL. Additional 16 units approved under 22/01746/FUL	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 (application to adjust the timing of these works has been submitted).	Site acquired and being constructed by developers Linden Homes.	No viability issues raised during application or appeal process.	✓	✓	Final 9 dwellings to be completed within the year.	Linden Homes have commenced development. Applications have been submitted to vary the conditions that affect the timing/phasing of the off-site highway works.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
16/0003 1/OUT 20/0030 7/DETAIL 22/0133 3/FUL	'Samphire Meadow' Turpins Farm Elm Tree Avenue Kirby Le Soken Essex CO13 0DA	623590 (E) 221594 (N)	11.73ha	231 dwellings as per the outline consent (210) and subsequent full application (additional 21).	UNDER CONSTRUCTION Outline planning permission granted in March 2017. Reserved matters application approved March 2022, under consideration (reference 20/00307/DETAIL). Development commenced.	No overriding physical constraints.	Land to the north particularly sensitive in landscape terms as it forms part of the coastal slopes around Hamford Water. Scheme required to provide open space at its northern end to provide appropriate transition.	S106 agreement to deliver £162k for early years and childcare, £767k for primary school places, £777k for secondary school places and £63k for health provision.	Single landowner in advanced discussions with a housebuilder. Landowner also promoting development on land off Edenside and Bloomfield Avenue which is subject to a separate appeal.	No viability issues raised during application process. Reserved matters application has been submitted.	✓	✓	Final 49 dwellings to be completed within the year.	Site has very good access to local shops, schools and community facilities and is in an attractive location with views over Hamford Water. New homes in this location are expected to sell well and an average rate of 45 dwelling completions per annum is estimated for this site.
17/0198 8/FUL	Land to The East of Kirby Road Great Holland Essex CO13 0HL	621854 (E) 220602 (W)	0.89ha	41 over-55s dwellings as per the planning application proposal.	DETAILED CONSENT Full planning permission granted in June 2019. Variation of condition application received April 2022, approved March 23.	No overriding physical constraints.	No irresolvable or overriding issues.	No irresolvable or overriding issues.	Development by Beaumont Retirement Living.	No viability issues raised during application process.	✓	✓	2027-29 Assumptions: Commencement in 2026/27 and construction in 2027-29.	Part of a wider complex of care home and extra-care development.
23/0122 1/OUT	Land to The rear of 173 - 203 Thorpe Road, Kirby Cross	620658 (E) 221028 (N)	2.98ha	20 single storey dwellings as per the outline application.	OUTLINE CONSENT Outline planning permission granted at appeal.	No overriding physical constraints.	No irresolvable or overriding issues.	No irresolvable or overriding issues.	No issues.	No irresolvable or overriding issues.	✓	✓	Assume completion in year 3.	Land suitable for development as established through grant of planning permission.
17/0211 8/OUT 22/0064 0/FUL	Former Martello Caravan Park Kirby Road Walton On The Naze Essex CO14 8QP	625045 (E) 221948 (N)	0.24ha	10 dwellings as per the approved planning applications.	OUTLINE CONSENT Full planning permission granted in August 2017 for a 16 unit extra-care facility. Following lack of funding, outline permission for four terrace houses and six detached bungalows approved, as an alternative, in October 2018. Detailed applications rec'd for the 6 bungalows and four dwellings to the western end.	Access through the Martello site has been secured through a separate consent.	Development has needed to respect the setting of the Martello Tower on the site.	No overriding or irresolvable issues.	Land subject of proposal from Aspire Homes.	No viability issues raised during application process.	✓	✓	2026-27 Assumptions: remaining four dwellings delivered in one year.	Forms part of the wider Martello development including housing, retail and extra-care accommodation.
18/0124 4/FUL	27-31 High Street Walton on the Naze Essex CO14 8BW	625264 (E) 221731 (N)	0.08ha	10 apartments as per the full planning consent.	DETAILED CONSENT Full planning permission granted in April 2019 for the proposed demolition of existing commercial building and replacement with 10 apartments with associated parking and landscaping. Conditions partially discharged. Former building now demolished.	Need to demolish existing buildings and remediate any contamination resulting from previous use as a petrol filling station.	No irresolvable or overriding issues.	No irresolvable or overriding issues.	No irresolvable or overriding issues.	No viability issues raised during application process.	✓	✓	Assumptions: commencement in 2026/27 and completion in 2027/28.	Site lies on the edge of Walton Town Centre. Former building now demolished and site cleared ready for development.

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	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
17/011 81/OUT	'Manningtree Park' Land to The South of Long Road and to West of Clacton Road Mistley Essex CO11 2HN	610381 (E) 230877 (N)	23.59ha	484 dwellings as per the detailed consent.	UNDER CONSTRUCTION Outline planning permission originally granted for 300 dwellings in July 2016 and reserved matters applications were also approved. Outline application 17/01181/OUT for 485 dwellings subsequently allowed on appeal in December 2019. Reserved matters application approved December 2021, and variation setting the number of dwellings to 484 approved November 2023. Development commenced on site.	No overriding or irresolvable issues.	Exposed site which is sensitive in landscape terms. Changes to parameter plans to reduce landscaped area rejected by the Council for this reason. No other irresolvable or overriding environmental issues.	S106 agreement to secure 73 (15%) affordable housing units, £586k early years and childcare contribution, £1.7m primary education contribution, £1.7m secondary education contribution, public open space and £186k open space maintenance contribution, £168k healthcare contribution, £16k highways contribution (relating to Manningtree station crossing), and £59k RAMS contribution.	Land controlled by Tendring Farms Ltd who are linked to developers City & Country.	No viability issues raised during application process.	✓	✓	Ongoing Under construction. Assume 30 dwellings per annum, rising to 40 from 2028 onwards.	Development expected to achieve high rate of completions in response to strong market demand, as evidenced by the success of Summers Park and strong delivery at Lawford Green. A conservative average of around 40 completions per annum is estimated towards the end of the plan period – rising from 30 a year initially. Development phase could extend beyond Local Plan period.
15/008 76/OUT 17/015 27/DET AIL 19/014 75/DET AIL 20/004 80/DET AIL 20/007 82/OUT	'Lawford Green' Land East of Bromley Road Lawford Essex CO11 2HS	609826 (E) 230704 (N)	22.70ha	360 dwellings as per the original outline consent, a further 76 dwellings approved in May 2021, and an additional 4 in March 2023.	UNDER CONSTRUCTION Development under construction with 83 completions up to 1 st April 2021. Reserved matters being approved in phases. Phase 1 - 17/01527/DETAIL – 120 dwellings. Phase 2 - 19/01475/DETAIL – 140 Phase 3 - 20/00480/DETAIL – 100 dwellings. Phase 4 - 22/00958/FUL – 80 dwellings	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.	✓	✓	Ongoing Under construction. Assume 30 dwellings per annum.	Development expected to achieve high rate of completion in response to strong market demand, as evidenced by the success of Summers Park. Developer advises 50 dwellings per annum, although a more conservative estimate is used in the trajectory.
15/018 10/OUT 20/004 79/DET AIL 18/007 67/OUT 23/009 92/DET AIL	Land North of Stourview Avenue Mistley Essex	612653 (E) 231602 (N)	4.63ha	72 dwellings as per the most recent outline consent allowed on appeal.	DETAILED CONSENT Previous scheme for 70 dwellings now superseded. Permission for 72 dwellings granted on appeal Sep 2021. RM approval granted 03/04/2024. Conditions being discharged.	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.	Viability was raised as an issue and the developers submitted a revised application for 72 units (allowed on appeal). RM application approved and conditions being discharged for the 72 unit scheme, which suggests this one will be progressed.	✓	✓	2027-2030 Assume commencement in 2026/27, and delivery over 3 years 2027-30.	Developer had indicated delivery of 30 dwellings per annum beginning 2023/24, following approval of reserved matters and discharge of pre-commencement conditions. Trajectory takes a more cautious approach with first completions in 2027/28.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
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.	UNDER CONSTRUCTION Warehouse has been demolished in preparation for development. Site forms part of the EDME holdings subject of a mixed-use development allocation in the emerging Local Plan (Policy SAMU1).	Need to ensure the operational requirements of existing businesses is not compromised. Part of site is within Flood Zone and so development needs to be flood resilient.	Site immediately next to the Stour Estuary which is the subject of a number of environmental designations.	No 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 with rebuilding retaining wall to the High Street.	✓	✓	Site now prepared for development, delivery expected in year 4.	

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	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
19/001 88/FUL	Lower Farm East End Green Brightlingsea Colchester Essex CO7 0SX	609674 (E) 217092 (N)	32.9 ha	36 retirement living apartments and 5 detached farmstead houses (41 units in total), as per full planning permission. Granted March 2021.	DETAILED CONSENT Full planning permission for a mixed-use tourist and residential scheme including 36 retirement living apartments, 5 farmstead houses and 104 holiday lodges. Conditions being discharged.	North of site is Marsh Farm House Grade II; south east of site is East End Green Farmhouse Grade II	Close to SSSI land designation to the north and south. Adjacent to Local Wildlife Site. Within coastal protection boundary.	S106 agreement to secure £14k Open Space Contribution, £799k Affordable Housing Contribution and £5k RAMS Contribution.	Land promoted by its owner for inclusion in the Local Plan.	Potential costs in land preparation given its previous use for extraction.	✓	✓	2027-2029 Assumptions: commencement on site 2026/27, and first completions 2027/28.	Site has potential to accommodate major tourism related development subject to addressing ecological, flood risk and access matters.

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	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
17/008 59/OUT	Land to the south of Bromley Road Ardleigh Colchester Essex CO7 7SE	603135 (E) 226075 (N)	7.47ha	159 dwellings total as per the outline planning consent and additional dwellings allowed on appeal.	UNDER CONSTRUCTION Outline planning permission granted, on appeal, in September 2018. Reserved matters application 19/01392/DETAIL approved May 2020. Additional 14 dwellings allowed on appeal.	No overriding or irresolvable issues.	Close proximity to Salary Brook.	No overriding or irresolvable issues.	Site controlled by Bellway Homes.	No viability issues raised during application or appeal process.	✓	✓	2026-2027 Assumptions: Remaining 14 dwellings to be delivered in year 1.	Development on the Colchester/Tendring border refused over concerns that it might prejudice the garden community proposed for that location. The appeal Inspector did not agree and permission was granted in September 2018. Strong market area where high completion rates are achievable. Bellway Homes is the developer.

Assessment of Alresford sites with planning permission

None.

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	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
22/020 76/FUL	Land North and South of A133 Clacton Road at Finches Lane Elmstead Essex CO7 7FD	607326 (E) 223843 (N)	10.43ha	126 dwellings as part of mixed use development.	DETAILED CONSENT Hybrid application, full consent for dwellings, outline consent for other uses.	Sites is located outside SDB on agricultural land.	Sensitive landscape, biodiversity/habitat concerns.	S106 agreement to secure infrastructure contributions.	No issues.	No irresolvable issues.	✓	✓	Years 2-5.	Scheme is part of a wider redevelopment to support Marketfields School.
20/017 97/FUL	Land to The East of Tye Road Elmstead Colchester Essex CO7 7BB	605640 (E) 224766 (N)	0.87ha	15 dwellings allowed on appeal.	DETAILED CONSENT Full planning permission granted at appeal.	Access would be via adjoining scheme although land under control of the same developer.	No irresolvable issues.	S106 agreement to secure Affordable Housing, RAMS contribution, Public Open Space, Education contribution, and Libraries contribution.	Site controlled by Hills Residential.	No overriding or irresolvable issues.	✓	✓	15 dwellings to be completed in one year following discharge of all conditions.	Adjoins previously completed scheme at Tye Road.
24/013 63/FUL	Land West of Clacton Road Elmstead Market Essex CO7 7DF	607342 (E) 223670 (N)	0.57ha	13 dwellings as per planning permission.	DETAILED CONSENT Full planning permission granted Jun 2025.	Site is within SDB as shown in Elmstead NP.	No irresolvable issues.	S106 agreement for open space, RAMS and affordable housing.	Site controlled by Hills Residential.	No overriding or irresolvable issues.	✓	✓	To be delivered in year 2.	Site to be surrounded by residential developments.

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	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
18/0198 1/DETAIL	Ufford Chase 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.	UNDER CONSTRUCTION Outline planning permission granted, on appeal, in September 2016. Reserved matters application 18/01981/DETAIL approved in August 2019.	No more than 50 dwellings can be constructed until either the unmanned railway crossing north of the site is closed and the footpath diverted, or a new footbridge is constructed over the railway.	No overriding or irresolvable issues.	S106 agreement to secure £83k for early years and childcare provision, £487k for primary school places, £25k for school transport and £45k for health provision. The s106 also requires suitable resolution to the railway crossing issue.	Site controlled by housebuilder Cala Homes.	No viability issues raised during application or appeal process.	✓	✓	Remaining dwellings to be completed within the year.	Developer advises faster builder out rate, but conservative estimate used in the trajectory.
22/0181 8/FUL	'Hartford Green' Land south Weeley Road Great Bentley Essex	611907 (E) 222762 (N)	7.36ha	154 dwellings as per the full planning consent.	UNDER CONSTRUCTION Outline planning permission granted, on appeal in May 2020 following a hearing in October 2019. Reserved matters application approved August 2022. Revised full application for 154 dwellings approved in 2024.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues. S106 put in place through the appeal process to secure contributions to education and health.	Site owned by a single farming family and likely to be sold on to a developer following the appeal decision.	No viability issues raised during application or appeal process.	✓	✓	Remaining dwellings to be completed within the year.	Development allowed on appeal in 2020. Great Bentley is now the subject of major residential developments to the north, south and east. Reserved matters application submitted by Taylor Wimpey.

Assessment of Little Clacton sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
15/0155 0/OUT 19/0009 3/DETAIL	Land at The Street Little Clacton Essex CO16 9LT	616305 (E) 219465 (N)	6.52ha	98 dwellings as per the outline consent.	DETAILED CONSENT Outline planning permission granted, on appeal, in January 2017. Reserved matters application 19/00093/DETAIL for first 18 approved in September 2019. Reserved matters (20/00016/DETAIL) for the remaining 80 approved June 2020. All pre-commencement conditions discharged.	No overriding or irremovable issues.	Comprehensive drainage and ecological scheme to be implemented as part of the development.	S106 agreement to secure £340k primary school places and £30k health provision.	Land promoted by the landowner. First phase reserved matters application submitted by South East Developments Ltd.	No viability issues raised during application or appeal process.	✓	✓	Assumptions: First completions from 2027/28. Average rate of 25 completions per annum assumed.	Reserved matters approved and scheme expected to be delivered mainly within years 2 to 5.
17/0079 0/FUL	Land to rear of 59 & 61 London Road Little Clacton Essex CO16 9RB	616717 (E) 218254 (N)	1.45 ha	30 bungalows, as per the detailed planning permission.	UNDER CONSTRUCTION Full planning permission granted in February 2019. Site forms large part of the Local Plan allocation MSA14 (Montana Roundabout) and the site is now considered to be a commitment. Pre-commencement conditions discharged and ground works commenced.	No overriding or irremovable issues.	No overriding or irremovable issues.	No overriding or irremovable issues.	Land controlled by local developer Krishna Kandiah. Site being marketed for sale.	Viability issues raised during the planning application process and independent viability assessment was undertaken. S106 obligations reduced accordingly.	✓	✓	Assumptions: Development completed over two years 2027-202*.	Groundworks commenced, although little progress made over the last year. Some workers seen on site, so assume delivery in years 2 and 3.
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.	DETAILED CONSENT Outline planning permission granted in January 2017. Reserved matters application 19/01908/DETAIL approved April 2020 and pre-commencement conditions discharged. Variation of condition application submitted, and approved in May 2022 (22/00594/VOC).	Development will share access with the existing garage for which new junction arrangements will be implemented.	No overriding or irremovable issues.	No overriding or irremovable issues.	Land controlled by the owners of the adjoining car sales business.	No viability issues raised during application process.	✓	✓	Assumptions: Completions in 2026/27.	Development requires improvements to access to adequately serve both the homes and the existing garage. Variation of condition application indicates intention to deliver the scheme.
24/0043 9/OUT	Meadowland Holland Road Little Clacton CO16 9QH	618262 (E) 218913 (N)	0.63ha	10	OUTLINE CONSENT Outline planning permission granted January 2025.	No irremovable issues.	No irremovable issues.	No irremovable issues.	No irremovable issues.	No irremovable issues.	✓	✓	Year 4.	Site is adjacent to Oakwood Park adopted allocation.

Assessment of St. Osyth sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	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 CONSENT Outline planning permission granted in March 2016. Reserved matters application 18/01476/DETAIL approved July 2020. Pre-commencement conditions being discharged.	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 of the 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.	✓	✓	Commenced. Assume average rate of delivery 40 dwellings per annum	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.

Assessment of Thorpe-le-Soken sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
21/013 97/FUL	Land East of Henderson Road Thorpe Le Soken Essex CO16 0NF	618572 (E) 222616 (N)	2.27ha	28 bungalows as per full planning permission.	UNDER CONSTRUCTION Full planning permission granted Feb 2023.	No overriding issues. Scheme is an extension to previous development adjacent to this site.	No irresolvable issues.	Section 106 agreement to secure RAMS contribution, on-site affordable housing, healthcare contribution, and education contribution.	Land controlled by local housebuilder.	No overriding issues.	✓	✓	Assume remaining 4 dwellings to be delivered in 2026/27.	Site is an extension to a previous new housing development adjacent to this site.

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	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
19/0052 4/OUT 22/0097 9/DETAIL	'Barleyfields' Land to The South of Thorpe Road Weeley Essex CO16 9AJ	614989 (E) 222456 (N)	17.64ha	277 as per the detailed consent.	OUTLINE CONSENT Outline planning permission granted in August 2019. Reserved matters application approved 2023 (22/00979/DETAIL).	S106 to secure works to public footpath and the construction of a pedestrian bridge over the railway. Mitigation measures and recommendations to enhance biodiversity are secured by planning condition.	Site close to Weeley Hall Wood SSSI, S106 agreement secures contribution towards work to mitigate impact of increased visitors.	S106 agreement to secure £55k towards Weeley Hall Wood, public open space, 84 (30%) affordable housing units, £1.3m primary education contribution, £1.3m secondary education contribution, £285k secondary school transport contribution, 2.1ha education site, £97k healthcare contribution, £150k highways contribution, works to footpath and pedestrian railway bridge, and £34k RAMS contribution.	Site controlled by Rose Builders.	No viability issues raised during application process.	✓	✓	Assumptions: 30 dwellings per annum beginning in 2026/27. 9 year build out.	Site allocated in the emerging Local Plan and was the most contentious proposal in the plan in terms of public objection. Outline planning permission was granted in August 2019, and reserved matters application has been submitted. Developer advises 40 dwellings per annum, although more conservative estimate assumed in early years of delivery.

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	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
20/0054 7/OUT	Hamilton Lodge, Parsons Hill Great Bromley Essex CO7 7JB	608787 (E) 225554 (N)	6.58ha	79 dwellings as per hybrid outline and full planning application.	HYBRID OUTLINE/DETAILED CONSENT Consent granted Feb 2022. Outline: 67 dwellings Detailed: 12 dwellings.	No overriding or irresolvable issues.	Historic buildings on the site to be retrained.	S106 agreement to secure onsite open space and maintenance sum, 30% affordable housing, education contribution, £6k library contribution, £10k RAMS contribution, £20k highways contribution.	Land owned by Colchester Development Ltd.	No viability issues raised during the application process.	✓	✓	Remain 67 dwellings require Reserved Matters application. Assume delivery from 2028 onwards.	Hybrid consent. Only 12 dwellings have detailed approval, remaining 67 require reserved matters application. Developer has indicated the remaining 67 to be delivered in 2025/26 subject to RM approval. A more conservative estimate is used in the trajectory.
21/0183 1/FUL	Allotment Field adjacent Great Oakley Primary School Beaumont Road Great Oakley Essex CO12 5BA	619076 (E) 227241 (N)	3.63ha	86 dwellings based on most recent planning consent granted in 2024.	DETAILED CONSENT. Revised scheme for 86 dwellings submitted in approved in 2024/	No overriding or irresolvable issues.	No overriding or irresolvable issues.	S106 agreement to secure contributions for healthcare, education, RAMS, and the provision of a community building/play area, and on-site affordable housing.	Revised scheme promoted by Great Oakley Developments Ltd.	No viability issues raised during the application process.	✓	✓	Assume delivery over 3 years beginning in 2028.	Revised scheme for 86 dwellings approved.

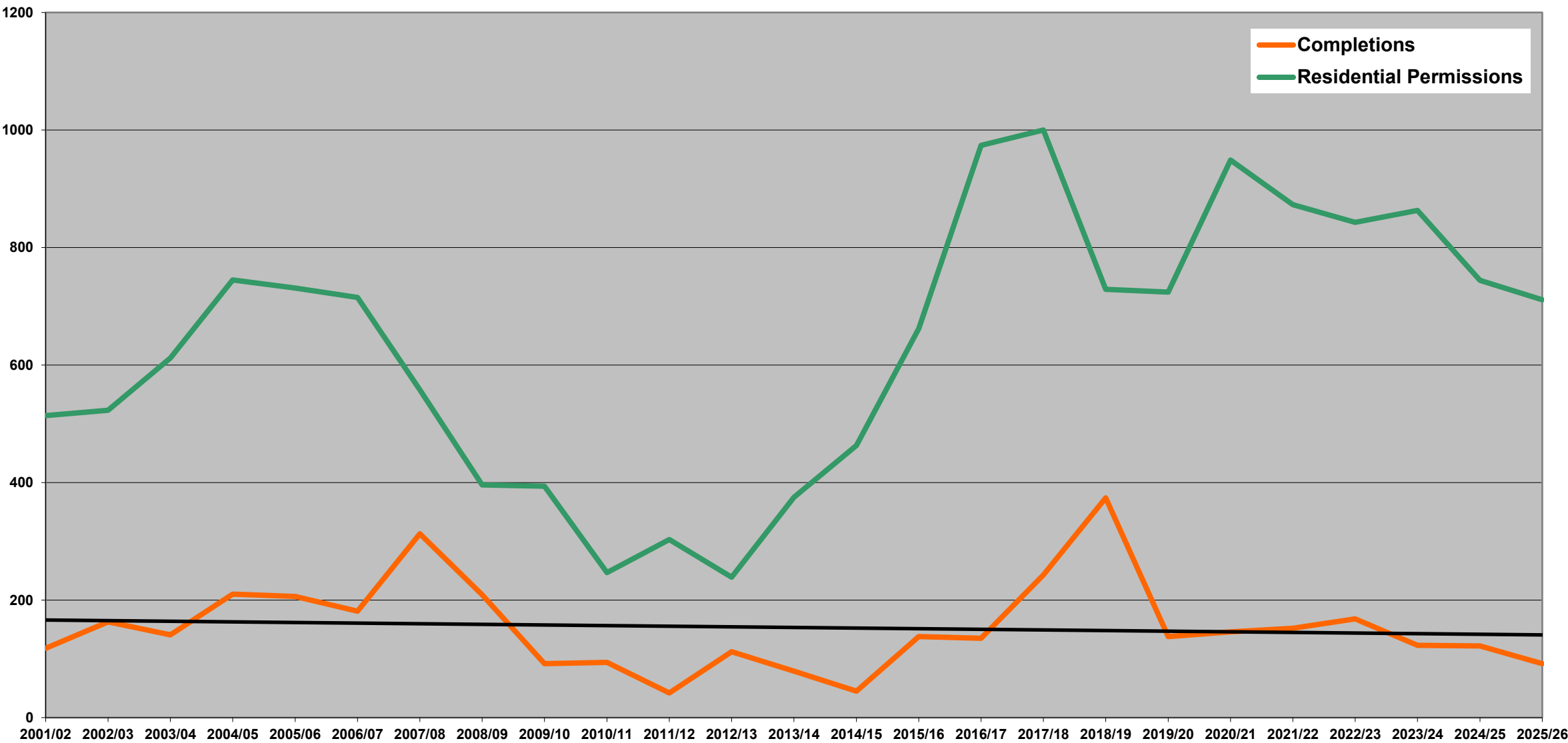
Appendix 2: Assessment of Small Sites and Windfalls

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

On 1st April 2020 (the last statistical base that was reflected in the adopted Local Plan) a number of sites in the district had planning permission for residential development comprising 9 or fewer dwellings and involving a net increase in units which, in total, had the potential to deliver 933 homes. While some planning permissions were not implemented and have now expired, new consents for housing on small sites have continued to be granted since 2020 and the updated figure at 1st April 2026 stood at 771 dwellings. In the six years to March 2026, 803 dwellings had been completed on small sites (an average of just over 133 a year). This is a very clear demonstration that small sites are likely to continue to make a significant contribution towards Tendring’s housing supply.

Without assessing the suitability, availability and achievability of every one of these small sites, which would not have been practical within the resources available, it would not be appropriate to simply assume that the 771 dwellings with planning permission on 1st April 2026 would actually all be built. In reality, sites often gain planning permission for residential development and these can remain uncompleted for many years. It is therefore better to formulate an estimate of how many dwellings are likely to be built on small sites looking at the trends in both the supply of small housing sites and their delivery. The following graph shows, for the period between 1st April 2001 and 31st March 2026, both the outstanding potential for housing development (as measured in any one year) and the actual number of dwelling completions on small sites per year.

Small sites (9 or fewer next dwellings) with outstanding residential permission vs dwelling completions on small sites 2001 to 2026



This graph shows for each year between 2001 and 2026 the number of dwelling completions on small sites and the potential number of dwellings that could be delivered on small sites with outstanding residential planning permissions. The black lines indicate that the trend for each of these measures, which shows that over the 25-year period delivery of homes on smaller sites has been broadly level, even taking into account the impact of the economic downturn in 2008. The graph also shows that both planning permissions and completions have been increasing as the economy grows stronger and the publication of the NPPF has required more permissions to be granted. Taking the trend over the full 25 years, on average, the level of dwelling capacity has grown at a rate of approximately 10 dwellings per year. Over the period since 2020, the ratio of outstanding dwelling potential to actual dwelling completions has been around 1 to 6. Whilst the trend shows a general increase in capacity on small sites over the last two decades, it would be reasonable to expect the supply to diminish in future years as land, available within the settlement development boundaries of the Local Plan, is a finite resource that can eventually be expected to run out. This effect will be tempered by the fact that settlements are expected to expand over the Plan Period to 2043, in light of an increased focus nationally on housing delivery.

The table below provides an indication of how many dwellings might be completed on small sites if it is assumed that the supply of land will 'dry up' over the period. For the Plan Period 2026-2043 a decline in available supply of around 30 units per annum is assumed.

Projected dwelling completions on small sites (with a capacity of 9 or fewer dwellings) 2026-2043

Year	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43
Projected dwelling potential of small sites (reducing by 30 a year)	754	724	694	664	634	604	574	544	514	484	454	424	394	364	334	304	274
Projected dwelling completions on small sites (one sixth of the figure above).	126	121	116	111	106	101	96	91	86	81	76	71	66	61	56	51	46
Cumulative dwelling completions on small sites	126	247	363	474	580	681	777	868	954	1,035	1,111	1,182	1,248	1,309	1,365	1,416	1,462

The small sites/windfall figure of 1,260 set out in the adopted Local Plan was based on a similarly calculated projection published in the Council's 2020 SHLAA. In that 2020 projection, the years 2020/21 to 2024/25 were predicted to yield 166, 151, 136, 121, 106 and 99 dwelling completions on small sites respectively, an average of 129 per annum. In reality, the actual completions on small sites for those six years was 146, 152, 168, 123, 122 and 92 – an average of 133 per annum. This indicates that the Council's projections were realistic.

For the 17-year plan period 2026 to 2043 the cumulative figure for small site dwelling completions comes out at 1,462 and for the 5 year period 2026 to 2031, the cumulative figure is 580 dwellings. The projected average for the five-year period is 116 small sites completions per annum and the projected average for the 17 years of the plan period is 86 per annum. This is consistent with previous projections made using a similar methodology, and reflects actual outturn from small sites in recent years. Given the history of small sites dwelling completions in Tendring since 2001 set out in the chart above and the fact that there were sites, with planning permission, at 1st April 2026 with the capacity for 771 units; the revised projection appears reasonable and achievable.

The National Planning Policy Framework sets out the tests for considering a housing site to be 'deliverable' and therefore justified for inclusion in the five year housing supply. It states: *"To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that homes will be delivered on the site within five years. In particular:*

- sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years."*

For the purposes of the contribution of small sites of 9 or fewer dwellings (which are not classed as 'major development') towards the deliverable five-year supply, the guidance in the NPPF indicates that the Council could reasonably place all 771 dwellings with planning permission as of 1st April 2026 in the five-year supply. Therefore, the projected five year contribution of 580 set out above is considered justified and, if anything, conservative.

Appendix 3: Assessment of Adopted Local Plan Housing Allocations

Assessment of Clacton Local Plan housing allocations

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
SAMU3	'Oakwood Park' Land to The South of Holland Road Little Clacton Essex	618548 (E) 218698 (N)	53.80ha	900 dwellings as indicated in the adopted Local Plan.	Planning application for up to 896 dwellings submitted Mar 2022 (22/00537/OUT) Land allocated for a mixed-use development in the emerging Local Plan (Policy SAMU3) which includes housing, community facilities, a primary school and open space.	The need to secure pedestrian connection to the established built up area. Existing footpath runs through the centre of the site, but pedestrian access via the adjoining Flint Grange development of 250 homes will also be secured.	Site unaffected by any ecological or landscape designations. Site outside of the flood zone.	Development would be of a scale that would require infrastructure to be delivered on site. The Local Plan requires a primary school, early years and childcare facility and health facilities. No irresolvable transport or utilities problems.	Site being promoted by a single developer (Scott Properties) with an option on the land. They have an agreement with the developers of the Flint Grange scheme to ensure that adequate access arrangements are secured.	Viability likely to be determined by prevailing housing market conditions. Property prices in the Clacton area are generally lower than elsewhere in Tendring (excluding Harwich) and this will impact upon viability. Costs involved in delivering new facilities – particularly the school, however development would be of a scale capable of absorbing this cost.	✓	✓	2029 onwards Assumptions: Outline approval in 2026/27. Reserved matters approval 2027/28. Discharge of conditions and commencement in 2028/29 and completions from 2029/30. Assume additional two outlets to the development will enable 80 completions per annum, potentially more.	Proposal not the subject of many substantive objectives following consultation on the Local Plan. Trajectory assumes between 30-80 dwellings a year from 2029 until the end of the Plan Period.
SAMU2	'Hartley Gardens' Land between St. John's Road and Little Clacton Road Clacton on Sea Essex	616298 (E) 217060 (N)	68.00ha	1,700 dwellings as indicated in the Local Plan. Plus 10% as assessed through the SPD.	Land allocated for a mixed-use development in the Local Plan (Policy SAMU2) which includes housing, community facilities, primary school, open space and employment. The adopted Local Plan indicates that some dwellings will be delivered within the Plan Period to 2033.	Currently there are overhead power lines running across the site. These will need to be grounded prior to development commencing.	Site unaffected by any ecological or landscape designations. Site outside of the flood zone. Two areas of copse woodland will need to be protected and incorporated into the scheme.	Engagement with Anglian Water is required to address capacity issues within the waste water treatment works. Financial contributions will also be required for health care and education on or off site.	Land in multiple ownership but development is now being lead by Homes England, in collaboration with existing landowners. Some land has been acquired by Homes England, and discussions underway with smaller land owners.	It is understood that the developer deems the site viable and this is supported by the Council's evidence. Costs in regard to sewerage treatment works expansion will need to be considered and incorporated.	✓	✓	2029 onwards Assumptions: First outline approval in 2026/27, first reserved matters approval 2027/28. Discharge of conditions and commencement 2028/29 with first completions in 2029/30. Development is expected to complete within the Local Plan period.	A strong planning framework is established through the SPD which is due to be adopted this year. This will allow Planning applications to come forward from various landowners and deliver a comprehensively masterplanned scheme that delivers the appropriate infrastructure. First planning applications expected in 2026.
MSA30 (formerly MSA6)	Land off Waterworks Drive, Clacton-on-Sea, Essex CO16 8AW.	615773 (E) 216219 (N)	2.19ha	90 dwellings based on pre-application discussions with site owners. Density would equate to around 40 dwellings per hectare.	This site is allocated in the Local Plan.	Demolition and remediation will need to be carried out on site.	Site adjoins a Local Wildlife Site and ancient woodland.	No significant issues.	Water company continues to occupy and utilise the site.	Costs of removing existing buildings and infrastructure from site and cost of creating a suitable access. Previous viability studies have suggested that viability could be marginal. General housing market issues	✓	X	2031-2034 Assumes that there will some years in the short term whilst operations are relocated to an alternative site.	Site suitable for residential development but timing dependent on the relocation of the current operation. Development most likely in the middle part of the plan period.

Assessment of Harwich Local Plan housing allocations

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
21/0092 6/FUL MSA31 (former ly MSA8)	Land adjoining Harwich & Parkeston Football Club Main Road Harwich Essex CO12 4AA	625083 (E) 231332 (N)	1.9	24 dwellings based on submitted planning application. Site allocated for 48 dwellings in adopted Local Plan.	Planning application for 24 affordable houses submitted May 2021 (21/00926/FUL) Site allocated for residential development in the adopted Local Plan.	No irresolvable issues.	Old Vicarage Farmhouse Grade II south of site; Towel Hotel Grade II north east of site	No irresolvable issues.	Land now controlled by developer.	Cost of demolition and land preparation and dependent on prevailing housing market conditions.	✓	✓	Assumes discharge of conditions and commencement in 2026/27, all dwellings delivered in 2027/28.	Proposed allocation originally included land owned by the football club, but it is now understood that they will not be relocating or seeking to redevelop the land.

Assessment of Frinton and Walton Local Plan housing allocations

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
MSA32 (former ly MSA11)	Station Yard and Former Avon Works, off Station Road, Walton-on-the-Naze, Essex CO14 8DA.	625102 (E) 221452 (N)	0.72 ha	40 dwellings as indicated in the Local Plan. The density would be 60 dwellings per hectare – reflecting the site's accessible location next to the railway station and close to the town centre.	This site is allocated in the Local Plan and was recommended as an 'opportunity site' for development in the Walton Regeneration Framework.	Need to maintain operational access to the railway line for Network Rail. Part of the site is also industrial. Possible relocation of Sea Scouts too.	No irresolvable issues. Part of site falls within Walton Conservation Area.	No irresolvable issues.	Multiple Ownerships (including the Council). Part of site currently used by Sea Cadets and railway station car park.	Costs associated with redeveloping industrial site and dependent on prevailing housing market conditions.	✓	?	2029-2031 Assumes delivery in years 4 and 5 of the Plan Period.	Site partly allocated in 2007 Local Plan and continues to be promoted by the Council and the owner of the adjoining industrial estate for residential or mixed-use development.

Assessment of Manningtree, Lawford and Mistley Local Plan housing allocations

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
SAMU1 (in adopte d LP)	EDME Maltings High Street Mistley Manningtree Essex CO11 1HG	611858 (E) 231740 (N)	2.24	100 based on latest indicative proposals produced by the owners for pre-application consideration. This is a variance from the 150 units set out in the 2017 draft Local Plan, but excluding the Thorn Quay warehouse which already benefits from planning permission for 45 units.	Part of the site (Thorn Quay Warehouse) has planning permission (12/00427/FUL) including 45 dwellings. Just the southern part of the site is now allocated in the emerging Local Plan as a mixed use allocation. Council in discussions with current owners about relocating to alternative premises an enabling existing site to be developed.	Existing business operations would need to relocate and many historic building would need to be retained.	Listed buildings within the site and site falls within the conservation area. Land adjoins the Stour Estuary which is an internationally important wildlife designation.	No irresolvable Issues subject to making necessary contributions to education and health through s106 or CIL.	Site controlled by Anglia Maltings (Holdings) Ltd who are keen to relocate the business to more modern premises within Tendring.	Careful consideration is needed in regard to the cost of conversion and/or alterations to listed buildings on site.	✓	X	Whilst the concept of a mixed use development at EDME is supported by the Council through the Local Plan, its timing is very much dependent on the successful relocation of the business to alternative premises in Tendring.	The redevelopment of EDME Maltings is dependent on its relocation to alternative premises. No timescales for this can be given at the present time and there is limited evidence to demonstrate that 150 dwellings will be delivered on the site within the plan period.

Assessment of Colchester Fringe Local Plan housing allocations

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
SP7	Tendring Colchester Borders Garden Community	603976 (E) 225113 (N)	Around 400 ha	7,000-9,000 homes as indicated in the Local Plan on an area that crosses the Tendring/Colchester administrative boundary.	Broad location for new Garden Community identified in Colchester and Tendring's adopted Local Plans. Proposal is the subject of a specific Development Plan Document which provides more detailed parameters and requirements for the development.	Various constraints within and adjoining the indicative search area, including Salary Brook and areas of woodland. Delivery dependent on construction of link road between the A120 and A133 which has secured government funding.	Proximity to protected: Colne Estuary; SSSI; coastal protection belt issues.	Development requires significant infrastructure investment including new schools, health facilities, sewerage facilities and a relief road between the A120 to the A133. A successful bid to the Housing Infrastructure Fund, for £99m, relates to the provision of a link road and rapid transit system. The link road has received planning permission.	Multiple ownership but two main landowners. The lead developer is Mersea Homes who have announced they will be delivering the site alongside Clarion Housing Group (the largest social landlord in the country).	Viability tested by the Local Plan Inspector who has confirmed the proposal as being viable and deliverable.	✓	✓	For the purposes of determining the five year housing supply, this development will be excluded from the calculation until the Planning Applications have progressed.	The current assumption is for homes to start being delivered in 2027/28 with the trajectory to provide for 200 homes per year each in yr1 and yr2, and thereafter to accord with the 250 per year figure. This means that the Garden Community will be delivered over a 30+ year period. The trajectory therefore assumes a completion total of around 3,650 units by the end of the Plan Periods to 2042, with a realistic onward delivery. However, there will be many influences on the actual rate of delivery and housing trajectory for a scheme of this size and nature. Housing delivery from the garden community, irrespective of its actual location, will be distributed equally between Colchester City Council and Tendring District Council

Assessment of Weeley Local Plan housing allocations

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
MSA29 (former ly MSA1)	Land at Weeley Council Offices Thorpe Road Weeley, Essex CO16 9AJ	614889 (E) 222434 (N)	0.8 ha	24 dwellings as indicated in the Local Plan.	This site is allocated in the Local Plan for residential development.	The Council offices have now closed, and have been sold at auction.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	The site has now been sold to a developer.	Potential costs involved in relocation of Council services and demolition of buildings on site.	✓	✓	Redevelopment of the old Council offices is now underway. Assume completion in year 2.	Council operations have been relocated and the site has been sold at auction. Awaiting information about the new owner's intentions.

Appendix 4: Assessment of Emerging Local Plan Allocations

Assessment of Emerging Local Plan Garden Village Broad Locations

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
SAMU8	Broad Location for Hare Green Garden Village	609318 (E) 224136 (N)	365.85	Up to 4,500	Site has been promoted through the Local Plan process over a number of years. No planning application for a development of this scale has been submitted.	Incorporates the Frating SDB, borders a Protected Lane (Ravens Green Lane).	A LoWs to the north west of the site and the boundary on the west is within Flood Zone 2&3 along Tenpenny Brook. There are listed Buildings and TPOs contained within the site boundaries.	For a development of this size in this location all infrastructure will be required, health, education, open spaces, employment, waste, community facilities, transport.	Land is in multiple ownership.	Deliverability given multiple owners and level of infrastructure required.	✓	✓	Land promoter suggests that delivery could commence in as little as 5 years, although delivery of the entire site will take many years. The timescales of delivering a scheme of this nature, given the multiple agencies and landowners involved, is a consideration.	This could become one of the District's largest strategic allocations. Development at this scale has the capability to deliver strategic infrastructure. Expect only 1,700 homes to be delivered in Plan period to 2043.
SAMU9	Broad Location for Horsley Cross Garden Village	612,456 (E) 226,677 (N)	453	Up to 6,000	The site was previously proposed for redevelopment in the early stages of the previous local plan. The cable corridors for the Nationally Significant Infrastructure projects (NSIPs) for North Falls and Five Estuaries run diagonally across the central area (south east to north west).	Water town and NSIP cable corridors. Most of the site forms part of Minerals Safeguarding Areas for Sand and Gravel.	Listed Farmhouse west of Clacton Road. Flood Zone 2 and 3 to the west (ditch/brook running north south)	For a development of this size in this location all infrastructure will be required, health, education, open spaces, employment, waste, community facilities, transport.	A memorandum of understanding exists between the landowners and the promoter.	No overriding issues	✓	✓	Land promoter suggests that delivery could commence in as little as 5 years, although delivery of the entire site will take many years. The timescales of delivering a scheme of this nature, given the multiple agencies and landowners involved, is a consideration.	The area surrounding Horsley Cross has been identified as a potential site for a new garden village, with the capacity to deliver up to 6,000 homes beyond 2042. This would include the necessary infrastructure and services, extending beyond the current local plan period. The location benefits from a strategically advantageous position within the District's transport network, offering reasonably good access to the A120 and onward connections to Colchester via the A12. Expect only 1,700 homes to be delivered in Plan period to 2043.

Assessment of Harwich & Dovercourt Emerging Local Plan housing allocations

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
SAMU5	Land south of Oakley Road, Harwich and Dovercourt	623,149 (E) 229,717 (N)	78.25	Up to 1,650	Land is adjacent Languard View development (to the East) which is now under construction. No directly relevant planning history for whole site. Promoted through the Local Plan review process. Previous planning application on easternmost parcel of site for a chalet park, application withdrawn.	Public rights of way run to the east, west and south of the site.	Partially in mineral safeguarding areas for sand and gravel Adjacent to SSSI FZ 2 & 3 further south. Bramble Island Safeguarding of Hazardous Operations Site to the south and south west (most of site not included) RAMSAR, SPA and Special areas of conservation sites further south.	Development would be of a scale that would require infrastructure to be delivered on site, such as a primary school, early years and childcare facility and health facilities. No irresolvable transport or utilities problems.	Land in multiple ownership, promoted through the Local Plan review process.	Dependent on prevailing housing market conditions.	✓	✓	Assume commencement from year 6, extending to end to the Plan period.	The northern portion of the site remains largely unconstrained, avoiding the SSSI to the west. The existing built form curves around the northern section, and development in this area—while avoiding flood zones located further south—could result in an infill site with the potential to become one of the larger strategic allocations for the settlement. Subject to further landscape and policy review, this scale of development is unlikely to cause significant harm to the surrounding landscape. Moreover, development at this magnitude offers the opportunity to deliver strategic infrastructure improvements that would benefit the wider strategic urban settlement.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
SAH1	Vicarage Farm Main Road Harwich CO12 4LT	623210 (E) 231008 (N)	4.41	150	Previous planning approval (17/01909/OUT) for 42 dwellings has now lapsed. Site was part of an area allocated for 164 dwellings in the 2017 draft Local Plan (Policy SAH1) but was removed as part of the Inspectors Main Modifications.	Proposal relies on access via the proposed Harwich Valley development.	No irresolvable or overriding issues subject to achieving suitable landscaping and ecological mitigation.	No irresolvable issues subject.	No issues identified. Site promoted as part of the LP review.	Dependent on prevailing housing market conditions.	✓	✓	Following commencement of Harwich Valley development.	Part of a wider proposal involving CFS148 – Durite Works.
MSA1	Durite Works Valley Road Harwich CO12 4RX	622795 (E) 230927 (N)	2.81	82	The site comprises the existing Durite works factory (Use Class B2), which was constructed in the late 1960s/early1970s and extends to 2.69 hectares. To the north is the permitted and extant The Harwich Valley development was granted planning permission under reference 14/01431/OUT in June 2016 for a mix of uses to include a foodstore, petrol filling station, retail warehouse units, food and beverage floorspace, leisure floorspace, drive through units, warehouses, business units, a hotel and 297 dwellings. This was a hybrid permission, partially granted in full and partially granted in outline. The full element of the permission was lawfully implemented in May/June 2019 and the reserved matters in February 2024	Vicarage Farmhouse Grade II east of site; Rockhaven Grade II south east of site.	Adjacent to Coastal Protection Belt and Local Green Gap Partially in flood zone 2	Access is due to take place via the new access from the A120 rather than the south, which will be emergency access only.	No issues identified. Site promoted as part of the LP review.	Cost of clearing and remediating land combined with the existing land use value will impact upon viability of any proposal for redevelopment.	✓	✓	Next 5 years as indicated by the site promoter.	Proposal includes relocating the existing factory to a more modern building to be delivered on the Harwich Valley scheme.

Assessment of Frinton, Walton and Kirby Cross Emerging Local Plan housing allocations

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
SAH2	Land north of Thorpe Road, Kirby Cross	621098 (E) 221311 (N)	32	450	No directly relevant planning history in respect of residential development proposals on the land or part of the land in question	Site predominantly arable land, no obvious physical constraints other than the position of Kirby Playing Fields, tennis courts and bowling club to the north east of the site (not part of the site)	Occasional listed building along the north side of Thorpe Road towards the western end of the site. Small area in central part of the site is a safeguarded area for sand and gravel.	Site fronts the northern part of Thorpe Road at its western most point. There is no footpath north of Thorpe Road and existing footpath south of Thorpe Road ends just before the 30mph/national speed limit sign/village entrance. Nearest bus stop on Thorpe Road in front of No 180. Kirby Cross train station located further south (to the south of Thorpe Road close to Holland Road junction	None apparent. House builder understood to be involved with the site.	No obvious issues, predominantly arable land	✓	✓	Year 4 onwards	Compared to other sites in Kirby Cross, this location is relatively unconstrained. While access via Thorpe Road may present some challenges, these are not considered insurmountable. Any future development would need to integrate sensitively with the surrounding landscape.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
MSA2	Land adjacent Branscombe Close, Frinton on Sea	622960 (E) 220378 (N)	2.18	40	Site submitted for consideration as part of the Local Plan review in 2024	Access to be obtained from Branscombe Close to the East. Site is adjacent to railway line.	Site slopes from north to south by approximately 8m. Frinton-on-Sea conservation area boundary further to the south east (not straddling any of the site boundaries). Small pocket of safeguarded open space to the east of the site (not forming part of site)	See comments under physical constraints. Branscombe Close is a windy, quiet residential street footpaths on both sides for most of the length of the road. Frinton on Sea railway station accessible via Branscombe Close and Witton Wood Road	None apparent	Agricultural Land so no overriding viability issues anticipated	✓	✓	Within the next 5 years	This site presents as relatively unconstrained compared to other locations straddling Frinton and Kirby Cross. While access via Branscombe Close may require careful consideration, it is not regarded as a prohibitive issue given the size of the site. The southern areas of the site feature a downward slope, which will necessitate well-designed drainage and surface water management measures to ensure suitability and resilience. Importantly, any future development must be sensitively integrated into the surrounding landscape. Subject to these considerations, the site represents a promising opportunity to accommodate growth within this part of Frinton.

Assessment of Manningtree, Lawford and Mistley Emerging Local Plan housing allocations

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
MSA3	Affinity Water site Mill Hill, Lawford/Manningtree, CO11 2AZ	610465(E) 231587(N)	2.1	80	Pre-application discussions with site promoter, but no planning applications.	Existing buildings on site, dwellings along Colchester Road (western boundary)	Large pond, linear waterbody and green infrastructure offering habitat and biodiversity potential. Site also in con area and the two pump house buildings historically significant (not statutory listed but maybe non designated heritage assets)	No irresolvable Issues subject to making necessary contributions to education and health through s106 or CIL.	Site controlled by the water company.	Cost of demolition and site clearance.	✓	✓	Next 5 years	Development here will be locally controversial, and site is somewhat constrained, but it is brownfield, within SDB and otherwise in a very sustainable location close to amenities
MSA4	Crisp Malting Ltd Mistley Maltings School Lane Mistley CO11 1HL	611852 (E) 231640 (N)	1.89	50	Planning application received for demolition of former Maltings buildings.	Railway line to north of site, access will need careful consideration since only viable option is via School Lane	Within conservation area, borders a strategic green gap on the western boundary and a woodland to the southern boundary.	Access for a medium sized residential development will need careful consideration.	Site in single ownership.	Costs associated with redeveloping industrial site and dependent on prevailing housing market conditions	✓	✓	Next 5 years	Surrounding area is predominantly residential but site is constrained. Likely to be considerable upfront costs due to site clearance. Site is well located towards existing public transport options (Mistley Station directly opposite) and well related to existing residential development to the east and north.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
SAMU7	Riverside Avenue East (Saltings Quarter) Manningtree Essex CO11 1US	610381 (E) 232046 (N)	3.72	40	Complex planning history related to existing commercial uses.	Proximity to the river and in Flood Zones 2& 3, it is not known if existing flood defences will have to be improved to facilitate development, including residential development here, there appears to be already development here, including residential.	Site is within Flood zones 2 & 3, next to SPA, SSSI, getting EA approval will need careful design.	No known, irresolvable issues.	Site promoted by local housebuilder.	Build costs within flood zone to ensure safety in a flood event	✓	✓	Next 5 years	Site appears very constraint from a FR perspective. Potentially a regeneration argument here? Without a sound regen argument a considerable number of new dwellings will be located in FZ3. Currently allocated as an Employment site and within the Settlement Development Boundary. A large section of the site is within the Neighbourhood Centre designation. Also an existing co-op store on site which would appear to be relocated on site as part of any regeneration/redevelopment scheme. Rose has put forward a mixed use development and this would seem more appropriate rather than purely residential. Tentatively yes at this stage but subject to further discussion and a number of questions remain.

Assessment of Brightlingsea Emerging Local Plan housing allocations

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
MSA5	Brightlingsea Telephone Exchange, 16 New Street, Brightlingsea, Colchester, CO7 0BZ	608652 (E) 216729 (N)	0.09	15 homes based on Call for Sites submission	No relevant planning history. Site promoted through the Local Plan review.	Site is currently occupied by the Brightlingsea Telephone Exchange, which is expected to be surplus to operational requirements by 2028-31.	Within Conservation Area, with nearby listed buildings, so proposal will need to be designed in a sensitive manner which enhances the character of the surrounding area.	No overriding issues.	Single landowner who is promoting the site.	Costs involved in clearing the site before development can commence.	✓	?	2031 onwards.	Site is expected to be surplus to BT's operational requirements by 2028-2031, and will be available for development once the existing used ceases.
MSA6	Land at Pannell Place Brightlingsea nearest postcode CO7 0FW	609438 (E) 216813 (N)	1.24	20	No relevant planning history. Site promoted through the Local Plan review.	No unresolvable issues.	Local Wildlife Site to the North East of the site, unlikely to be affected. Existing pond to south of site (likely wildlife habitat).	Access to be obtained through existing development off Robinson Road (Pannell Place)	No issues identified.	No issues identified.	✓	✓	Within 5 years	Call for Sites submission indicates land to the South of the site could be made available as Public Open Space, to expand on land already held by the Town Council.
MSA33	Well House Site, Chestnut Way, Brightlingsea	608235 (E) 217230 (N)	0.45	60	22/00141/OUT - Proposed demolition of redundant care home and erection of 2-storey residential care home and associated external works (all matters reserved) – approved in July 2022.	None apparent	None	None apparent	Not aware of any insurmountable ownership issues	No	✓	✓	Within 5 years	The site is considered suitable for allocation as it lies within the Settlement Development Boundary of Brightlingsea and is well related to the existing built form, making it an appropriate location for housing growth

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
MSA34	Vicarage Field, Church Road, Brightlingsea, CO7 0QU	607992 (E) 218162 (N)	1.43	30	Recent planning applications for residential use refused and dismissed at appeal.	Wooded area to the north and Grade II listed building to the south.	Coastal Protection Belt Grade II Listed building (Greythorpe) to the south of site.	None apparent. Site adjacent to existing SDB.	Site promoted.	None identified.	✓	✓	Within 5 years	Whilst the site lies immediately north of the Grade II listed building 'Greythorpe', further assessment has concluded that a sensitively designed development of up to 30 dwellings could be accommodated without causing unacceptable harm to the significance or setting of the heritage asset. Given the need to identify sufficient land to meet the Council's housing requirement, the site is now considered suitable for allocation, subject to an appropriate layout, scale and design that preserves the setting of the listed building.
MSA35	Land North of Robinson Road, Brightlingsea	609262 (E) 217482 (N)	1.2	25	Initial application for 5 dwellings received (26/00681/OUT). Site promoted through the Local Plan review.	None apparent	Grade II listed building due south west at Orchard Cottage (3 Bell Gren)	Access onto site appears challenging with third party obstruction/wall present to the west (of the main access into the site) however mitigation may be possible (following discussion with ECC highways)	NA	No	✓	✓	Within 5 years	The site is considered suitable for allocation as it is relatively well contained and makes a limited contribution to the openness and character of the surrounding area. Development can be accommodated whilst preserving the setting of the nearby listed building, and any access constraints are considered capable of being satisfactorily mitigated to achieve a safe and suitable access.

Assessment of Rural Service Centres Emerging Local Plan housing allocations

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
SAH6	Land east of Cockaynes Lane, Alresford, Colchester, Essex, CO7 8DA	606250 (E) 222035 (N)	6.70	100 dwellings based on the Call for Sites submission.	Site lies adjacent to the settlement boundary. Outline planning application submitted March 2025 for up to 100 dwellings	The site is within Sand and Gravel safeguarding area but is not allocated in the Minerals Local Plan or a candidate site for the Minerals Local Plan review.	Two protected trees located on the south boundary of the site that will need to be retained – could affect feasibility of constructing a new access. Mature hedgerows surround the site. Nearby Local Wildlife Site	Improvements will be required to Cockaynes Lane in order to secure safe pedestrian and vehicular access.	Site submitted by a Promoter, land within single ownership.	Costs of providing suitable access.	✓	✓	Site is within single ownership and not affected by any legal constraints that would affect its delivery. Promoter indicates delivery could take place within 5 years.	Development of retirement accommodation in this location is supported by the Alresford Neighbourhood Plan, and self-build accommodation supported by the adopted Local Plan.
MSA7	Land On The South-West Side Of Colchester Main Road, Alresford, Colchester, CO7 8DB	606404 (E) 222175 (N)	3.96	40 dwellings based on the Call for Sites submission.	Site lies outside but adjacent to the settlement boundary. Application 17/01761/OUT for 56 homes refused in March 2018 and later dismissed on appeal. A later application 19/00474/OUT for 40 homes was refused in June 2019 and also dismissed on appeal in April 2020. Further application for a subsection of the site submitted for 5no self-build plots and was refused.	The site is within Sand and Gravel safeguarding area but is not allocated in the Minerals Local Plan or a candidate site for the Minerals Local Plan review.	Three protected trees at northern boundary of the site that will need to be retained – could affect options for constructing new access. Nearby Local Wildlife Site.	No irresolvable outstanding issues	Submission by Developer Go Homes, who controls the land.	No issues were raised in the previous planning applications.	✓	✓	Site is controlled by one developer, who indicates delivery could take place within 5 years.	Site adjacent to larger allocation directly to the south.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
SAH7	Land to the East of Admirals Green, Great Bentley and to the North of Weeley Road	611925 (E) 222116 (N)	10.30	120	Land submitted through Call for Sites as part of Local Plan Review.	Access from Weeley Road to South or Extension of Michael Wright Way from West.	In Minerals Safeguarding Areas for Sand and Gravel. Development in this location would represent an obvious intrusion into the open countryside to the north of Great Bentley – a considerable visual impact on the landscape.	Development would need to contribute towards the provision of social infrastructure including schools and health provision. A significant amount of residential development is already proposed for Great Bentley and there could be a limit to how far education and health provision could be expended without the requirement of new facilities.	No	None identified.	✓	✓	Next 5 years	The site is directly related to the existing built form and represents a logical and contained extension to the settlement. Whilst this area has experienced notable growth in recent years, the scale of development proposed is considered capable of being accommodated without undermining the overall pattern of growth.
MSA21	Land to the East of Heckfords Road, Great Bentley, Essex CO7 8RS	611311 (E) 222362 (N)	4.10	80 dwellings	Land submitted through Call for Sites as part of Local Plan Review.	Access arrangements would require careful consideration. Whilst Heckfords Road already serves existing residential development, opportunities may exist to provide suitable access from Heckfords Road and/or via Michael Wright Way, subject to detailed design, transport assessment and highway authority approval.	Appropriate landscape treatment, green infrastructure and sensitive design would be required to minimise visual impacts and create a positive transition between the settlement and surrounding countryside.	Development would be expected to contribute towards education, healthcare and other community infrastructure. Whilst Great Bentley has experienced significant housing growth in recent years, the scale of development proposed is likely to be capable of being accommodated through existing capacity, planned improvements and developer contributions, subject to detailed assessment.	Unknown	Dependent upon prevailing housing market conditions and any infrastructure requirements.	✓	✓	Next 5 years	The site adjoins the existing settlement and has the potential to contribute towards meeting housing needs in a sustainable location. Development should be designed to integrate effectively with neighbouring residential areas, including the South of Admirals Farm development (21/02176/FUL), and provide appropriate pedestrian and cycle connections to the village centre, services, facilities and railway station.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
MSA10	Land south of Weeley Road, Great Bentley	612021 (E) 221830 (N)	5.41	80 homes	Adjacent to existing Taylor Wimpey development. Planning application received for additional homes on this site - 25/01066/OUT.	Site is bounded by Weeley Rd to the north and railway line to the south.	No overriding or irresolvable issues.	Development would be expected to contribute towards education, healthcare and other community infrastructure. Whilst Great Bentley has experienced significant housing growth in recent years, the scale of development proposed is likely to be capable of being accommodated through existing capacity, planned improvements and developer contributions, subject to detailed assessment.	None	Dependent upon prevailing housing market conditions and any infrastructure requirements.	✓	✓	Next 5 years	Development should be designed to integrate effectively with the adjoining Taylor Wimpey development and provide appropriate pedestrian and cycle connections to the village centre, services, facilities and railway station.
SAH8	Land west of Grove Road/east of Amerells Road, Little Clacton	616,697 (E) 219,930 (N)	4.57ha	100	Outline PP (under 23/01707/OUT) for two dwellings granted in the area immediately west of Amerells Road (site put forward includes this area)	One TPO tree east of Amerells Road located in the western section of site.	Wooded area immediately to the north east of Amerells Road (not forming part of site put forward). Another small, wooded area located to the north east of the site (not forming part of site put forward)	Upgrades to Amerells Road may be necessary to secure suitable access. There are bus stops on The Street and Harwich Road. Contributions will be required towards school places, healthcare and other infrastructure.	No – submitted by landowner.	None identified.	✓	✓	5 years	Although site is classed as grade 2 and 3 agricultural land, it is surrounded by existing residential properties to the north, west and partially to the south. A sole access point off Amerells could prove challenging however with road improvements this could be possible/achievable subject to ECC Highways approval.
SAH9	Land South of Clacton Road, St Osyth, CO16 8PR	612877 (E) 215656 (N)	7.27	Application 19/01946/OUT for up to 100 dwellings refused January 2021.	100	No irresolvable Issues.	Partially on the edge of Flood Zone 3. Minerals Safeguarding Areas for Sand and Gravel. The impact on landscape character would be a key consideration in this location.	No known, irresolvable issues. School and health capacity will be key considerations.	Unknown. Submission by Planning Consultant	Dependent upon prevailing housing market conditions and any infrastructure requirements	✓	✓	Next 5 years	Site represents the most logical extension of St Osyth, ensuring population growth is close to existing services and facilities. Careful consideration will be needed to mitigate landscape impacts.

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
SAH11	Lifehouse Spa & Hotel, Frinton Road, Thorpe-le-Soken, Clacton-on-Sea, CO16 0JD	618471 (E) 221934 (N)	5.7	70	Development immediately to the north under construction.	Existing built form to the north and Lifehouse Spa/Hotel complex to the south. Public Right of Way (PROW) 15 cutting through the centre of the site (north south). PROW 16 much further to the south (south o the hotel) running east west) – so not a constraint as such	Central part of site safeguarded area for sand and gravel TPO trees along station road (not part of site) and central part of site, as well as some TPO'ed trees to the south of the site around the pond Historic Park and Garden Designation further to the west (only small part of site straddles this designation to the west). Areas just north of Lifehouse Spa/Hotel complex benefits from significant green infrastructure however most of these treed areas do not form part of the site itself.	Thorpe le Soken station some 800m south west of nearest site boundary. Existing vehicular accesses may have to be upgraded. Public open space and community benefits to be provided as part of this development.	None.	No issues identified.	✓	✓	Next 5 years	The wedge of land situated between the existing Lifehouse Spa and Hotel and the residential development north of Lady Nelson Gardens—comprising the principal area of the site put forward—despite the designations and environmental constraints around it, is still relatively unconstrained. Where constraints have been identified, they are not considered insurmountable. As such, this parcel could represent a logical and coherent extension of the built form of Thorpe-le-Soken. With high-quality design and careful integration into the surrounding landscape, development here has the potential to deliver growth while minimising visual and environmental impact.
SAMU6	Land South of Colchester Road, Weeley, including land bounded by A133, B1033 Colchester Road, B1441, CO16 8JP	614065 (E) 222044 (N)	52.87	Yes Previous outline application reference 16/02131/OUT for residential development of 228 dwellings, primary school, nursery and car park on 11.3 hectares on the site immediately west of the B1441: refused 21 April 2017.	900 dwellings	No irresolvable issues but southern part of site lies within the Flood Zone. Potential for direct access to the strategic road network. Access to railway and bridge over the railway may need to be maintained for operational reasons.	Site partly in flood zone 2 and 3. Site borders Local Wildlife site to the west, along A133. Borders safeguards open space alongside B1441. Partly in Minerals Safeguarding Areas for Sand and Gravel Southerly half of site Risk of Flooding from Surface Water Extent: 3.3 percent annual chance	Scale of development would need to be supported by new services and facilities which are only realistically deliverable as part of a wider comprehensive scheme.	Planning Consultant submission	Costs of new infrastructure and general housing market issues may affect viability	✓	✓	Assume first completions in year 5, and delivery expected to span the entire Plan Period to 2043.	The site is relatively well-contained, bounded by the Weeley Bypass to the north and northeast, the A133 to the west, and a section of railway line along the southern boundary. It offers strong potential for connectivity to employment land to the northwest, as well as existing employment areas along Colchester Road and Thorpe Road through Weeley. Importantly, the site presents an opportunity to deliver the required housing for Weeley in a way that is proportionate and sensitive to the surrounding landscape.

Assessment of Smaller Rural Settlements Emerging Local Plan housing allocations

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
MSA8	Land adjacent Village Hall, Harwich Road, Beamount-cum-Moze, CO16 0AX	617882 (E) 225166 (N)	0.9	12	No relevant planning history	None, land proposed is in agricultural use. PROW 'Beaumont Cum Moze 8' running to north of site. use.	Thick tree belt along southern boundary. More greenery and trees to the north of northern part of site. Grade 2 Listed building to the south- east near Chapel Road junction but far enough away to ensure neutral impact if site is developed. Play space to south of site is safeguarded open space but again development on the site will not affect the play space designation. No irrsolvable or overriding issues.	There is road access and an existing bus stop, limited community infrastructure in the village. Bend in the road which will make multiple accesses challenging (and ECC Highways generally do not support such an arrangement). Site may be too shallow for one single access point and parallel secondary access road serving the proposed dwellings – needs careful consideration.	None identified.	None identified.	✓	✓	Within 5 years	Site could contribute to NPPF requirements regarding small sites as under 1ha.
MSA9	Land south of Windmill Road, and east of Straight Road, Bradfield	613196 (E) 230302 (N)	1.57	20 homes	No relevant history.	The site is within Sand and Gravel safeguarding area but is not allocated in the Minerals Local Plan or a candidate site for the Minerals Local Plan review.	No overriding or irrsolvable outstanding issues. Flood zone 1.	No overriding or irrsolvable outstanding issues	None identified.	No overriding or irrsolvable issues	✓	✓	Within 5 years	Site represents logical infill development in keeping with existing built form.
MSA36	Land North of Wix Road, Bradfield	614330 (E) 230161 (N)	1.46	25	N/A.	No irrsolvable issues identified.	Two Grade II listed buildings lie to the west of the site but are separated from it by intervening unlisted dwellings. As a result, development is unlikely to have a material adverse effect on their setting or significance.	Predominantly dense hedgerow along site frontage but possible to crease safe and suitable access as sufficient visibility in both directions	No known issues	No overriding or irrsolvable issues	✓	✓	Within 5 years	The site is considered suitable for allocation as it is directly adjacent to the defined Settlement Development Boundary of Bradfield, providing a logical and well-related extension to the existing built form. Development would integrate with the established settlement pattern, enabling future residents to access local services and facilities whilst limiting the extent of encroachment into the wider countryside.
MSA37	Land East of The Street, Bradfield	614558 (E) 230397 (N)	1.4	30	14/01048/FUL Erection of 3 No. dwellings and associated garages.	Listed building Maltings Cottage on boundary of site, on The Street. Development to the east of the site in particular would appear incongruous. The site is within Sand and Gravel safeguarding area.	Copse of trees. Borders conservation area	Safe and suitable access considered achievable overriding or irrsolvable outstanding issues	No known issues	No overriding or irrsolvable issues	✓	✓	Within 5 years	The site is considered suitable for allocation as it is directly adjacent to the defined Settlement Development Boundary of Bradfield and therefore has a strong relationship with the existing settlement. Development would represent a logical rounding-off of the built form, integrating well with the village and enabling convenient access to local services and facilities. Subject to appropriate design and landscaping, the site is capable of delivering growth in a manner that reflects the established settlement pattern.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
MSA11	Land west of Parsons Hill , Great Bromley	608394 (E) 225867 (N)	1.3	15 as suggested through call for sites submission.	No relevant planning history.	Northern Part of the site is in Flood Zone 2&3.	Green corridor and tree belt along northern part of site (following the brook) and likely offering wildlife habitat/biodiversity value. Mixed hedgerow consisting of trees and hedgerow along Parsons Hill	No existing access onto site There are sewage works to the north of the brook	No	No issues identified.	✓	✓	Within 5 years	Submission split into 2 sites. Southern site has sewage works, northern site would need hard boundary to prevent ribbon development creep.
MSA12	Land south of Hall Road, Great Bromley	608145(E) 226274(N)	2.26	10 as suggested through call for sites submission.	No relevant planning history.	No hard boundary for the Northern site, but appropriate boundary through natural screening could be created to negate potential for harmful creep of ribbon development further away from settlement nucleus	Existing hedgerow between site and highway. Site could be prominent in the landscape.	No access onto the site	No	No issues identified.	✓	✓	Within 5 years	Submission split into 2 sites. Southern site has sewage works; northern site would need hard boundary to prevent ribbon development creep.
MSA13	Land west of Main Road, Great Holland	E 621247, N 219514	1.77	10	No relevant planning history	Site adjacent to the SBD.	There is a LoWs to the east but no other designations on the site.	Development will need to contribute towards infrastructure through S106 agreement.	No known issues.	No issues identified.	✓	✓	Within 5 years	Appropriate organic growth with limited landscape harm, Development here would mirror the ribbon development on the north side of the road. Appropriate organic growth with limited landscape harm, This proposal could unite the two separate SDB that currently exist at Great Holland.
MSA14	Land East of Kirby Rd Great Holland	E 621355, N 219931	1.3	10	No relevant planning history	Site lies between two SBD. Development here would mirror the ribbon development on the north side of the road.	Site is located within Area of Minerals Safeguarding but area not significant and very much linear and close to existing residential prosperities making extraction complicated and potentially not viable	Development will need to contribute towards infrastructure through S106 agreement.	No known issues.	No issues identified.	✓	✓	Within 5 years	A larger proposal on this side was discounted, but development fronting Kirby Road suitable for this area.
MSA15	Land north east of Wix Road, Great Oakley	619063 (E) 227521 (N)	4.331	50	No relevant planning history	Access to be obtained from Wix Road, with pedestrian and cycle access directly onto School Road.	Site is located within Area of Minerals Safeguarding.	No overriding or irresolvable issues.	Unknown	No issues identified.	✓	✓	Within 5 years	The site appears relatively well-contained, with no major environmental constraints identified. While access may present challenges, initial assessments indicate that, with appropriate mitigation and improvements, a viable access point off Wix Road could be achievable.
MSA16	Land south of Orchard Close, Great Oakley	619260 E 227292 (N)	2.5	50	No relevant planning history	Consideration will need to be given to securing a suitable and safe access to the site.	Site is located within Area of Minerals Safeguarding.	No overriding or irresolvable issues.	1 owner	No issues identified.	✓	✓	Within 5 years	Smaller site scale reflects the form of development elsewhere in the settlement and promotes a modest development growth.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
MSA17	Land north of Walton Road, Kirby le Soken	622873 (E) 221965 (N)	0.857	10	No relevant planning history.	Coastal protection belt designation starts immediately north of northern boundary of site. Existing build form to east and west of site	Coastal protection belt designation directly to north and RAMSAR and SPA sites further to the north but unlikely to be overriding constraints. Strong natural boundary features (dense hedgerow interspersed by trees) along Walton Road frontage	No apparent or unresolvable issues	No – site promoted by landowner	No issues identified.	✓	✓	Within 5 years	Small scale development reflects existing built form in the part of the settlement. Contained and fronting onto main road.
MSA19	West of Manningtree Road, Little Bentley	611578 (E) 225850 (N)	0.75	12	No relevant history.	No irresolvable issues.	Site is located within Area of Minerals Safeguarding.	No irresolvable issues.	Unknown	No issues identified.	✓	✓	Within 5 years	This level of small scale development would be appropriate in this location. The SDB should be extended to prevent further ribbon development creep/
MSA20	Land south of Shop Road (close to the junction with Bentley Road), Little Bromley Essex CO11 2PY	609804 (E) 228433 (N)	0.903	10	None on site but site directly to west benefits from planning approval 19/00676/FUL for 1 dwelling.	Public right of way (Little Bromley 13) cuts through the site (north south) approximately half way into the site	Drainage ditch with mixture of hedgerow and trees along Shop Road	Overhead powerlines (low voltage) otherwise no unresolvable issues	No	No issues identified.	✓	✓	Within 5 years	Site appears suitable - development here would mirror the ribbon development on the north side of the road (opposite)
MSA22	Haulage Depot, Heath Road Tendring Heath	613299 (E) 226340 (N)	0.86	10	No relevant planning history.	Brownfield site, existing building in north western section of site to be demolished and other site clearance work to facility redevelopment	Tree belt along southern boundary	Public transport options limited	Unknown	Cost of preparing brownfield site for development could affect viability.	✓	✓	Within 5 years	The site in question is a long-vacant brownfield plot situated within an area of predominantly residential character, opposite a relatively recent housing development. This site's brownfield status, combined with its location in an established residential setting, makes it a strong candidate for regeneration and reintegration into the local community fabric
MSA23	Land at Avocet Place Thorrington	609122 (E) 220525 (N)	4.185	60	No planning history.	Slightly 'landlocked' with existing dwellings to the west, south and east making access challenging but not impossible. PROW Thorrington 3 running across the site (east west) along the northern boundary of the site	Located in Mineral Safeguarding Area (Sand and Gravel)	None apparent.	Site promoted by local developer.	Site largely greenfield so no known viability issues	✓	✓	Within 5 years	The submission appears to involve an extension of the existing development, with established access already available via Advocate Place. This provides reasonable certainty regarding road/footpath connectivity to and from the site. The area is well contained, benefiting from existing hedgerow screening along parts of the boundaries (of the site), as well as residential properties situated further west along Station Road. These features offers potential to ensure that any new development will remain appropriately enclosed with reasonable prospects to integrate effectively with the existing settlement pattern.
MSA24	Land East of Bentley Road, Weeley Heath, Essex CO16 9DP	614991 (E) 220828 (N)	4.75	60	19/01201/OUT for 80 dwellings refused and dismissed at appeal.	None apparent, TPOs to the west (just off site)	The Site is located in Flood Zone 1 and the risk of flooding will be low. However, a flood risk assessment and surface water drainage strategy will be submitted to accompany any future application as the site is over 1 hectare in site area.	None apparent	The Site is owned by St Osyth Beach Estate Ltd.	None identified	✓	✓	Within 5 years	Will be controversial for locals living around the site but site appears suitable for a smaller scale residential development compared to the 2020 appeal. Alongside residential development on the site, significant areas of public open space to serve the local community could be created, including children's play area, trees and landscaped areas.

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
MSA25	Land south of Mill Lane, Weeley Heath	614932 (E) 220616 (N)	1.37	17	No relevant history.	Access from Roxburghe Rd slightly preferable.	In Minerals Safeguarding Areas for Sand and Gravel. Consideration of trees on south west boundary.	No known issues	Site submitted by Planning Consultant	No known issues	✓	✓	Within 5 years	Site is suitable for development given the existing layer of development along Roxburghe Road. Access off Mill Lane also a realistic prospect subject to ECC highways views
MSA26	Land south of Colchester Road, Wix	615826 (E) 228187 (N)	1.158	20	No relevant planning history.	No irresolvable issues.	No irresolvable issues.	National speed limit applies further to the west however majority of site is within 30mph speed limit	Planning agent submission	No known issues.	✓	✓	Within 5 years	Landscape harm will be limited and a sensitive scheme could be created here that would blend in with the prevailing linear character of Wix
MSA28	Land North of Rectory Rd, Wrabness, CO11 2TU	618293 (E) 231443 (N)	2.1	30 dwellings	No relevant planning history	Playing fields to south west, railway line and wooded area immediately to north. Access lane to east (and providing access to the site) is narrow	The site includes historic glebe land linked to a Grade II listed Rectory, which is important to its setting and significance. Careful consideration will be required to ensure its significance is not harmed. The site also lies within a coastal protection belt, a safeguarded minerals area, and near AONB and ecological designations.	Development here will rely on a narrow access lane off Rectory Road, and even at a low density of up to 30 dwellings it is likely that this lane will require widening/improvements	No overriding or irresolvable outstanding issues	Achieving suitable access could impact viability.	✓	✓	Within 5 years	Access to the site via Rectory Lane presents a challenge due to the narrowness of the existing road. Alternative access could be provided.

Appendix 5: Housing Trajectory Assumptions

Site Ref	Site name	Total capacity	YR1 2026/27	YR2 2027/28	YR3 2028/29	YR4 2029/30	YR5 2030/31	YR6 2031/32	YR7 2032/33	YR8 2033/34	YR9 2034/35	YR10 2035/36	YR11 2036/37	YR12 2037/38	YR13 2038/39	YR14 2039/40	YR15 2040/41	YR16 2041/42	YR17 2042/43	Post 2043	Notes
STRATEGIC URBAN SETTLEMENTS, TCB GARDEN COMMUNITY AND GARDEN VILLAGES																					
CLACTON																					
17/01229/OUT	Rouses Farm (s106)	950	DC/C	40	60	60	80	80	80	80	80	80	80	80	80	70					S106 agreement being finalised.
16/01250/OUT	Brook Park West (U/C)	83 (of 200)	52	31																	Part of mixed-use development. Under construction.
21/01000/FUL	St Johns Plant Centre	180	DC/C	40	40	50	50														Allowed at appeal.
20/01130/FUL	Foots Farm (U/C)	37 (of 122)	37																		Under construction.
16/00421/FUL	Chicken Farm, Thorpe Road (U/C)	16 (of 81)	16																		Development aimed at the retirement market. Under construction.
24/01384/OUT	Colchester Institute, Church Road	60	RM	DC/C	60																
16/01916/FUL	Coppins Court, Coppins Road	60			C	60															Supported living complex on former NHS site.
16/01520/FUL	82 Jaywick Lane (U/C)	69																			Deliverability of 48 supported living units uncertain.
25/01011/OUT	Land west of Sladburys Lane	30	OUT	RM	DC/C	15	15														Allowed on appeal.
19/01598/FUL	Crossways Garden Centre, Thorpe Road (U/C)	6 (of 21)	6																		Under construction.
19/00003/FUL	Rumours Night Club, 50 Rosemary Road	16		DC/C	16																
16/00921/FUL	23-27 Brooklands	15	C	15																	Key regeneration scheme in Jaywick Sands.
14/01375/FUL	3 Marine Parade East	14	C	14																	Site cleared ready for development.
16/00920/FUL	32-37 Brooklands	13	C	13																	Key regeneration scheme in Jaywick Sands.
22/02032/FUL	St Helena Hospice (U/C)	4 (of 10)	4																		
LP Allocation SAMU3	Oakwood Park (Phase 2)	925	OUT	RM	DC/C	60	60	60	60	60	60	80	80	80	80	80	80	85			Outline application received for 925 dwellings.
LP Allocation SAMU2	Hartley Gardens	1,870	OUT	RM	DC/C	60	60	60	120	120	120	120	120	120	170	200	200	200	200		Long-term strategic development programme. SPD assumes 1,870 dwellings.
LP Allocation MSA 30 (Previously MSA6)	Waterworks Drive	90		OUT	RM	DC	C	30	30	30											Development to follow relocation of water works.
			115	153	176	305	265	230	290	290	260	280	280	280	330	350	280	285	200		Total for Clacton = 4,369
HARWICH & DOVERCOURT																					
17/02168/OUT	Languard View (U/C)	102 (of 300)	50	52																	Under construction
14/01431/OUT	Harwich Valley	297	DC/C	40	40	40	40	40	40	57											Reserved matters approved.
18/02109/OUT	Sato UK Limited, Valley Road (U/C)	42	20	22																	Ground works commenced.
19/00406/DETAIL	Brickfield Site, Parkeston (U/C)	6 (of 30)	6																		Ground works commenced.
17/01338/FUL	Cliff Hotel	20			C	20															Mixed development of hotel and residential.
11/00301/FUL	Ferndale Road	13	13																		Application to vary approved plans under consideration.
20/00460/DETAIL	Land West of Edward Street, Parkeston (U/C)	10 (of 12)	10																		
21/00926/FUL	Land adjoining Harwich & Parkeston FC	24	DC/C	24																	Full planning permission.
Emerging Allocation SAMU5	Land off Deane's Lane and Oakley Road, Dovercourt	1650			OUT	RM	DC/C	50	50	100	100	150	150	150	150	150	200	200	200		
Emerging Allocation SAH1	Vicarage Farm, Main Road	150		FUL	DC/C	30	30	30	30	30											
Emerging Allocation MSA1	Durite Works, Valley Road	82		FUL	DC/C	20	30	32													
			99	138	40	110	100	152	120	187	100	150	150	150	150	150	200	200	200		Total for Harwich & Dovercourt = 2,396
Colchester Fringe/TCB Garden Community/Garden Villages																					
17/00859/OUT	Bromley Road	14 (of 159)	14																		Allowed on appeal.

LP Allocation SAMU1	Tendring Colchester Borders Garden Community	7,500	HYB	100	100	125	125	125	125	125	125	125	125	125	125	125	125	125	125	1,800	Long-term strategic development programme.
Emerging Allocation SAMU8	Hare Green Garden Village	4,500				M/P	OUT	RM	DC/C	50	50	100	100	200	200	250	250	250	250	2,800	Long-term strategic development programme.
Emerging Allocation SAMU9	Horsley Cross Garden Village	6,000				M/P	OUT	RM	DC/C	50	50	100	100	200	200	250	250	250	250	4,300	Long-term strategic development programme.
			14	100	100	125	125	125	125	225	225	325	325	525	525	625	625	625	625		Total for Colchester Fringe = 5,364
SMALLER URBAN SETTLEMENTS																					
FRINTON/WALTON/KIRBYCROSS																					
15/01234/OUT (RM)	Finches Park, Kirby Cross (U/C)	9 (out of 260)	9																		Under construction.
16/00031/OUT (RM)	Samphire Meadow, Frinton (U/C)	49 (of 231)	49																		Under construction.
17/01988/FUL	Kirby Road, Great Holland (s106)	41	C	20	21																Over-55s development.
23/01221/OUT	Land to The rear of 173 - 203 Thorpe Road, Kirby Cross	20	RM	DC/C	20																
17/02118/OUT	Martello Site (near Martello Tower)	4 (of 10)	4																		Variations to scheme have been received.
18/01244/FUL	27-31 High Street, Walton	10	C	10																	Site lies on edge of Walton Town Centre.
LP Allocation MSA32 (Previously MSA11)	Station Yard/Avon Works	40		FUL	DC/C	20	20														Part Council-owned site.
Emerging Allocation SAH2	Land north of Thorpe Road, Kirby Cross	450	OUT	RM	DC/C	40	40	40	40	40	40	40	40	40	40	50					
Emerging Allocation MSA2	Land adjacent Branscombe Close, Frinton	40	FUL	DC/C	20	20															
			62	30	61	80	60	40	40	40	40	40	40	40	40	50	0	0	0		Total for Frinton/Walton/Kirby Cross = 663
MANNINGTREE/LAWFORD/MISTLEY																					
17/01181/OUT (RM)	'Manningtree Park', Long Road/Clacton Road (U/C)	416 (of 484)	30	30	40	40	40	40	40	40	40	40	40	36							Development commenced on site.
15/00876/OUT (RM)	'Lawford Green', Bromley Road (U/C)	132 (of 440)	30	30	30	30	12														Under construction
15/01810/OUT	Stourview Avenue	72	C	25	25	22															Revised outline application allowed at appeal.
12/00427/FUL	Thorn Quay Warehouse (U/C)	45			C	45															Permission varied in 2025 to overcome difficulties in implementation.
Emerging Allocation MSA3	Affinity Water, Mill Hill	80		FUL	DC/C	40	40														
Emerging Allocation MSA4	Crisp Malting, School Lane, Mistley	50		FUL	DC/C	20	30														
Emerging Allocation SAMU7	Saltings Quarter, Riverside Avenue	40		FUL	DC/C	20	20														
			60	85	95	217	142	40	40	40	40	40	40	36	0	0	0	0	0	0	Total for Manningtree/Lawford/Mistley = 835
BRIGHTLINGSEA																					
19/00188/FUL	Lower Farm, East End Green	41	C	20	21																
Emerging Allocation MSA5	Brightlingsea Telephone Exchange, 16 New Street	15			FUL	DC	C	15													
Emerging Allocation MSA6	Land at Pannell Place	20		FUL	C	12	8														
Emerging Allocation MSA33	Well House Site, Chestnut Way	60	FUL	C	60																
Emerging Allocation MSA34	Vicarage Field, Church Road	30	FUL	C	30																
Emerging Allocation MSA35	Land North of Robinson Road	25	FUL	C	25																
			0	20	136	12	8	15	0	0	0	0	0	0	0	0	0	0	0		Total for Brightlingsea = 191
RURAL SERVICES CENTRES																					
ALRESFORD																					
Emerging Allocation SAH6	Land east of Cockaynes Lane	100	RM	DC/C	30	30	40														Committee resolution to approve (25/00374/OUT)
Emerging Allocation MSA7	Land south-west of Colchester Main Road	40		FUL	DC/C	20	20														Under construction.
			0	0	30	50	60	0	0	0	0	0	0	0	0	0	0	0	0		Total for Elmstead Market = 140
ELMSTEAD MARKET																					

22/02076/FUL	Land North and South of A133 Clacton Road at Finches Lane	126	DC/C	30	30	30	36														Hybrid consent.
20/01797/FUL	Land to The East of Tye Road	15	C	15																	
24/01363/FUL	Land West of Clacton Road	13	C	13																	Allowed on appeal.
			0	58	30	30	36	0	0	0	0	0	0	0	0	0	0	0	0	0	Total for Elmstead Market = 154
GREAT BENTLEY																					
18/01981/DETAIL	Ufford Chase (U/C)	13 (of 150)	13																		Under construction.
22/01818/FUL	Hartford Green (U/C)	23 (of 154)	23																		Allowed on appeal in 2020.
Emerging Allocation SAH7	East of Admirals Green and North of Weeley Road	120	FUL	DC/C	40	40	40														
Emerging Allocation MSA21	Lane East of Heckfords Road	80	FUL	DC/C	40	40															
Emerging Allocation MSA10	Land South of Weeley Road	80	RM	DC/C	40	40															Committee resolution to approve (25/01066/OUT)
			36	0	120	120	40	0	0	0	0	0	0	0	0	0	0	0	0	0	Total for Great Bentley = 316
LITTLE CLACTON																					
15/01550/OUT (RM)	West of The Street	98	C	25	25	25	23														All reserved matters approved.
17/00790/FUL	R/o 59 & 61 London Road (U/C)	30		15	15																Groundworks commenced.
16/00427/OUT	24 The Street (Hayes)	10	10																		Reserved matters approved.
24/00439/OUT	Meadowland, Holland Road	10		RM	C	10															
Emerging Allocation SAH8	Land east of Amerells Road	80	FUL	DC/C	20	30	30														
			10	40	60	65	53	0	0	0	0	0	0	0	0	0	0	0	0	0	Total for Little Clacton = 228
ST OSYTH																					
11/00333/OUT	Wellwick Field	227	40	40	40	40	40	27													Reserved matters approved. Committee resolution for additional 37 (24/00560/OUT)
Emerging Allocation SAH9	Land south of Clacton Road	100	FUL	DC/C	30	30	40														
			40	40	70	70	80	27	0	0	0	0	0	0	0	0	0	0	0	0	Total for St Osyth = 327
THORPE-LE-SOKEN																					
21/01397/FUL	Land East of Henderson Drive (U/C)	4 (of 28)	4																		Under construction.
Emerging Allocation SAH11	Land North of Lifehouse Spa & Hotel	70	FUL	DC/C	30	40															
			4	0	30	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Total for Thorpe-le-Soken = 74
WEELEY GARDEN VILLAGE																					
19/00524/OUT	Barleyfields, Land South of Thorpe Road	277	30	30	30	30	30	30	30	30	30	37									Outline approval.
LP Allocation MSA29 (previously MSA1)	TDC Council Offices	24	FUL	24																	Site vacated. Conversion of existing building underway.
Emerging Allocation SAMU6	Weeley Green Garden Village	900		OUT	RM	DC/C	40	40	60	60	60	80	80	80	80	80	80	80	80	80	
			30	54	30	30	70	70	90	90	97	80	80	80	80	80	80	80	80	80	Total for Weeley = 1,121
SMALLER RURAL SETTLEMENTS																					
20/00547/OUT	Hamilton Lodge, Great Bromley	67 (of 79)	RM	DC/C	30	37															Hybrid consent granted.
15/01080/OUT (RM)	Adj Great Oakley Primary School, Great Oakley	86	DC	C	30	30	26														
Emerging Allocation MSA8	Land adj Village Hall, Harwich Road, Beaumont	12	FUL	12																	
Emerging Allocation MSA9	Land west of Windmill Road, Bradfield	20	FUL	20																	
Emerging Allocation MSA36	Land North of Wix Road, Bradfield	25	FUL	25																	
Emerging Allocation MSA37	Land East of The Street, Bradfield	30	FUL	DC/C	30																
Emerging Allocation MSA11	Land west of Parsons Hill, Great Bromley	15	FUL	15																	
Emerging Allocation MSA12	Land south of Hall Road, Great Bromley	10	FUL	10																	

Emerging Allocation MSA13	Land west of Main Road, Great Holland	10	FUL	10																	
Emerging Allocation MSA14	Land east of Kirby Road, Great Holland	10	FUL	10																	
Emerging Allocation MSA15	Land north east of Wix Road, Great Oakley	50	FUL	DC/C	25	25															
Emerging Allocation MSA16	Land south of Orchard Close, Great Oakley	50	OUT	RM	DC/C	25	25														
Emerging Allocation MSA17	Land north of Walton Road, Kirby-le-Soken	10	FUL	10																	
Emerging Allocation MSA19	Land west of Manningtree Road, Little Bentley	12	FUL	12																	
Emerging Allocation MSA20	Land south of Shop Road, Little Bromley	10	FUL	10																	
Emerging Allocation MSA22	Haulage Depot, Heath Road, Tendring Heath	10	FUL	10																	
Emerging Allocation MSA23	Land at Avocet Place, Thorrington	60	DC/C	4	24	24	8														Committee resolution to approve (25/01498/FUL)
Emerging Allocation MSA24	Land east of Bentley Road, Weeley Heath	60	OUT	RM/DC/C	30	30															Application received for 75 dwellings (26/00969/OUT).
Emerging Allocation MSA25	Land south of Mill Lane, Weeley Heath	17	FUL	17																	
Emerging Allocation MSA26	Land south of Colchester Road, Wix	20			FUL	20															
Emerging Allocation MSA28	Land North of Rectory Road, Wrabness	30	FUL	30																	
			0	195	169	191	59	0	0	0	0	0	0	0	0	0	0	0	0		Total for Smaller Rural Settlements = 614
	Small Sites Windfall Allowance		126	121	116	111	106	101	96	91	86	81	76	71	66	61	56	51	46		Total for small/windfall sites = 1,462
	TOTAL FIGURES		596	1034	1263	1556	1204	800	801	963	848	996	987	1146	1191	1316	1241	1241	1151		TOTAL = 18,334
			Five Year Supply (excluding emerging allocations) = 3,947																		
			Five Year Supply (total) = 5,653																		

- Key:
- DPD

Development Plan Document
- SPD

Supplementary Planning Document
- MP

Masterplan
- OUT

Outline consent
- FUL

Full consent
- RM

Reserved matters approval
- DC

Discharge of conditions
- C

Commencement of development

Appendix 6: Assessment of Alternative and Discounted Sites

Alternative and discounted – draft Local Plan allocations that were removed prior to adoption.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
DIS5	Land adjacent to Railway Station and Sadd's and St. John's Yard, Skelmersdale Road. Clacton-on-Sea	617733 (E) 215373 (N)	1.7ha	60 dwellings as part of a mixed use scheme which is likely to include commercial units at ground floor and improvements to facilities at the neighbouring railway station.	This site was allocated in the emerging Local Plan, but removed as part of the Inspectors' Main Modifications. The site was identified as an opportunity for development in the Clacton Town Centre Area Action Plan (AAP) associated with the wider regeneration of the area around the station. A Main Modification proposed by the Local Plan Inspectors removes this allocation from the emerging plan.	No irresolveable issues but suitable access would need to be obtained from Skelmersdale Road. Possible contamination from former uses.	No irresolveable issues.	No irresolveable issues.	Any development must form part of a wider comprehensive scheme, as required by the Local Plan. This will require cooperation with adjoining landowners including Network Rail. Site continues to operate viably in its existing business use and as a car park for the railway station.	Costs of removing existing buildings and infrastructure from site. General housing market issues.	✓	X	There has been limited contact with the site owners or Network Rail about the development of this area and whilst identified as a development opportunity in the Clacton AAP, there is limited evidence to support the realistic deliverability of the scheme within the plan period. The site continues to operate in its current range of uses.	Serious questions over whether a mixed-use development on this site is likely to deliver 60 dwellings within the plan period to 2033. The trajectory therefore assumes that the development will not take place. A Main Modification proposed by the Local Plan Inspectors removed this allocation from the now adopted Local Plan.
DIS2	109 Oxford Road, Clacton-on-Sea, Essex CO15 3TJ.	617834 (E) 216068 (N)	0.68 ha	12 dwellings as per a previous planning permission which has since lapsed.	Land subject of a previous planning permission which has been allowed to lapse. The previous consent proposed new industrial buildings as well as housing on the site but the existing operation has continued in its current form. A Main Modification proposed by the Local Plan Inspectors removed this allocation from the now adopted Local Plan.	No irresolveable issues if access is achieved from Cotswold Road. Possible contamination from former uses.	No irresolveable issues.	No irresolveable issues.	Part of site continues to operate as a dance studio and the other part is a commercial premises that is still in operation.	Costs of removing existing buildings and infrastructure from site. General housing market issues.	✓	?	There has been no approach for planning permission since the lapse of the previous consent. With business use continuing at the adjoining site, there is no indication that a residential scheme will come forward.	In the absence of any further attempts to obtain planning permission, there is insufficient evidence to demonstrate that development on this site is deliverable within the plan period. The trajectory assumes no completions. A Main Modification proposed by the Local Plan Inspectors removed this allocation from the now adopted Local Plan.
DIS7	Mayflower County Primary School Main Road Harwich Essex CO12 4AJ	624936 (E) 231411 (N)	0.4 ha	15 as indicated in the emerging Local Plan. This represents a gross density of 37 dwellings per hectare.	This site was allocated for residential development in the old 2007 Local Plan at the request of Essex County Council and was been carried forward into the 2017 draft plan. A Main Modification proposed by the Local Plan Inspectors removed this allocation from the now adopted Local Plan.	No irresolveable Issues as long as staff car park is relocated.	No irresolveable issues.	No irresolveable issues.	Public ownership.	Dependent on prevailing housing market conditions.	✓	✓	Land had been allocated in the Local Plan for more than a decade with no approach by the County Council to develop it. There is limited evidence to suggest that the site will deliver 15 homes in the plan period to 2033.	Urban site suitable for development and deliverable within the plan period subject to the operational requirements of the school being maintained. However, there is limited evidence to suggest that the County Council is seeking to bring a development forward. A Main Modification proposed by the Local Plan Inspectors removed this allocation from the now adopted Local Plan.
DIS12	Land at the Farm, Kirby Road	624896 (E) 221821 (N)	2.1 ha	47 dwellings as indicated in the emerging Local Plan which is a gross density of 22 dwellings per hectare.	This site was allocated for residential development in the 2017 draft Local Plan. A Main Modification proposed by the Local Plan Inspectors removed this allocation from the now adopted Local Plan.	Most appropriate point of access is likely to be from adjoining Martello Site/Hamford Park development. Southern part of site within flood zone.	Historic Farm building within the centre of the site that should be retained and enhanced in any wider development of the site.	No irresolveable Issues subject to making necessary contributions to education and health through s106 or CIL.	Possible ransom strip from Warde Chase. But site is within the same ownership as adjoining Martello site, so access could come from this site. Land understood to be controlled by the original owners of the Martello site.	Development not likely to take place ahead of the adjoining Martello development and may need to secure access from that development.	✓	?	Development not expected during the plan period.	This site is only likely to come forward after the completion of the Taylor Wimpey development on the adjoining Martello site (Hamford Park).

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
DIS10	Southcliffe Trailer Park, Woodberry Way, Walton-on-the-Naze, Essex CO14 8PE.	625034 (E) 221129 (N)	0.8 ha	15 dwellings as indicated in emerging Local Plan. This represents a gross density of 19 dwellings per hectare and reflects the site's location close to the cliff.	This site was allocated for residential development in the old 2007 Local Plan at the request of the owners who were concerned about the long-term sustainability of the existing trailer park, and having been assessed as part of an earlier urban capacity study. A Main Modification proposed by the Local Plan Inspectors removed this allocation from the now adopted Local Plan.	Important to ensure gap from the cliff. There is also a trailer park on site which would need to be removed or relocated.	No irresolvable issues. Within the Frinton Conservation Area.	No irresolvable issues.	Site still operating as a holiday park.	Residential use value would need to exceed value of existing use for residential scheme to be viable. Understood that site is unable to occupy the latest range of larger static caravans which may impact upon the continued operation of the site in the future.	✓	X	There is no evidence to indicate that the owners of the Trailer Park intend to redevelop during the plan period. The site has been allocated for more than a decade with no planning applications coming forward.	In the absence of any firm evidence to suggest a reasonable likelihood of this site being redeveloped for housing, a Main Modification proposed by the Local Plan Inspectors removed this allocation from the now adopted Local Plan.
DIS9	Former Town Hall Site, Public Conveniences ad depot, Mill Lane	625325 (E) 221791 (N)	0.14	15 dwellings as had been indicated in the Walton Regeneration Framework. Represents a high density of development that reflects the site's sustainable location close to the town centre.	This site was allocated in the 2017 draft Local Plan and was also identified as an opportunity site in the Walton Regeneration Framework. A Main Modification proposed by the Local Plan Inspectors removed this allocation from the now adopted Local Plan.	Site lies within Flood Zone. Building works have begun on site.	Southern half of site lies within Walton Conservation Area.	No irresolvable issues.	Likely to be in multiple ownerships. Most of site is vacant but part of site remains occupied by public toilets, servicing for local shops and lock ups.	Costs associated with preparing site for development and dependent on prevailing housing market conditions.	✓	✓	Deliverability of site uncertain with limited activity since its identification in the Walton Regeneration Framework.	Land provides sustainable location for residential development close to the town centre. However, there has been no interest in bringing the development forward since it was identified in the Walton Regeneration Framework and a Main Modification proposed by the Local Plan Inspectors removed this allocation from the now adopted Local Plan.

Alternative and discounted sites within defined settlement development boundaries (as shown in the Local Plan)

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
SDB1	112-118 Oxford Road, Clacton-on-Sea, Essex CO15 3TH.	617923 (E) 216074 (N)	1.2 ha	60 flats based on information provided as part of refused planning applications from 2013.	Site protected for employment use through policies in the Local Plan. Previous planning applications for mixed commercial and residential (13/01309/OUT and 13/01310/OUT) refused by the Council and dismissed on appeal.	The site is surrounded by employment uses which may well conflict with residential on this site.	The site is located within a predominantly employment area of Clacton-on-Sea recommended for protection in the Employment Land Review. A proposed change to residential or mixed use would be out of character and would conflict with the area's economic function.	No overriding or irresolvable issues	Landowner promoted the site through the Local Plan process.	Development costs involved in removing existing use and any contamination. Alternative land use value affects viability on the site for residential or mixed use development. Residential use not compatible with the wider area which could have an impact on sales value.	X	X	Land best retained in employment use for the plan period.	Due to the location and nature of existing development and the need to protect employment land, a proposal for residential or mixed use development is considered to be unsuitable.
SDB2	Land off Lotus Way, Jaywick, Essex CO15 2JE.	614632 (E) 212948 (N)	7.4 ha	A Master Planning exercise being undertaken for Jaywick Sands is considering options to deliver in the region of 500 and 1,000 homes on this land and a wider area of greenfield land. At a range of between 30-50 dwellings per hectare, this 7.4ha site might accommodate between 200 and 400 units.	Site included within the settlement development boundary of the Local Plan but not specifically allocated for development. The land is however controlled by the Council who is exploring options for major residential-led development to assist in the regeneration of the area, which could include a wider area of greenfield land (20ha approx) currently beyond the settlement boundary (see site URB22).	The land is within Flood Zone 3 and any development would need to pass the Environment Agency's sequential and exceptions tests. Development would need to be flood resilient.	Land within flood zone 3. Suitability of development dependent on sequential and exceptions tests being addressed. Site is located within Coastal Protection Belt and Strategic Green Gap	Longer term impacts on education and health services and sewerage system. The regeneration of Jaywick is a multi-agency project with scope to secure public funding.	The Council controls the land in question and is actively promoting development as a means of bringing about regeneration in the area.	Low property values combined with high development costs in order to ensure flood resilience effect viability, development being promoted as a means of generating improvements which are expected to have a positive effect on property values in the medium to long term.	?	✓	The likelihood is that development will take place gradually over the plan period. Estimated 30 net completions per annum from 2026. Rate of development could be higher if regeneration takes off in the short to medium term.	Development likely to happen in phases throughout the course of the Local Plan period. The delivery of new housing designed to improve social conditions in the area whilst encouraging redevelopment of existing poor-quality accommodation. Intention is to reduce the number of unsuitable properties in the existing stock of Brooklands and Grasslands in the long term.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
SDB7 (CFS 2116)	'Oakwood Park (Potential Phase 3)' Land to The South of Holland Road Little Clacton Essex	619339 (E) 218631 (N)	11.6 ha	200 dwellings based on a previous planning application.	The site is within the Settlement Development Boundary as shown in the Local Plan and lies immediately adjacent to the Oakwood Park (Phase 2) allocation. The site is not specifically allocated for development itself.	Without the Phase 2 Oakwood Park scheme in place, there could be issues obtaining a suitable pedestrian and vehicular access and the development would be isolated.	Sladbury's Old House Grade II south east of site; Cartlodge opposite and approximately 30 metres north west of Sladbury's Old House Grade II south east of site.	In conjunction with the larger Phase 2 Oakwood Park site, Phase 3 would have no irresolvable infrastructure issues.	Land submitted through call for sites process by planning agent.	Dependent upon prevailing housing market conditions and the success or otherwise of earlier phases of Oakwood Park.	✓	✓	With Phase 2 of Oakwood Park expected to continue throughout the plan period to 2042, it is assumed that any Phase 3 will be more likely to take place in the next plan period. It is questionable if it would be sensible to allow development to proceed ahead of Phase 2.	Development acceptable, in principle, as part of a wider comprehensive scheme but expected to be delivered as part of a latter part of the scheme. Potentially beyond the plan period of 2042.
SDB8	Navyard Wharf, Kings Quay Street The Quay Harwich Essex CO12 3JJ	626119 (E) 232860 (N)	4.17 ha	373 dwellings based on current planning application.	Identified as an opportunity for development in the Harwich Master Plan which was reflected in the old 2007 Local Plan. Shown in the adopted Local Plan with no specific designation. The site is the subject of a current, but yet to be determined planning application (19/01837/FUL).	The site is currently used as a port. There are flood risk issues to be considered. The site also lies adjacent a SSSI on the Dovercourt Foreshore.	Adjacent to Conservation Area; partly in Historic Town designation and numerous Listed Buildings within close proximity to the site.	No irresolvable Issues subject to a satisfactory s106 agreement.	Owner continuing to use Navyard Wharf as a port to serve the offshore wind farm industry. Existing operation would need to relocate to Harwich International Port for this development to go ahead.	High development costs involved in site remediation, flood defence measures and demolitions. Density of development would need to be sufficient to ensure a scheme is viable.	?	X	Applicant's viability assessment indicates a six-year build period. It is assumed that it would take at least 3 years from planning approval for the port to relocate to Harwich International and a further year for the land to be prepared for re-development. Dwelling completions not likely until at least 2026/27.	Development is envisaged through the Harwich masterplan. However, delivery is dependent upon a number of economic and physical factors. Relocation of the existing operation to Harwich International Port would be required to ensure no loss of employment in the Harwich area.
SDB10	Land opposite Public Gardens, Barrack Lane, Harwich	625981 (E) 231754 (N)	0.9 ha	28 dwellings as indicated in the old 2007 Local Plan.	Designated in the old 2007 Local Plan for mixed use development.	Site contains various community uses that would need to be incorporated into a new mixed-use development.	Conservation Area; protected Open Space. Numerous Listed Buildings within close proximity to the site.	No overriding or irresolvable issues.	Council owned site but there are numerous leaseholders and tenants involved in the running of existing community facilities.	Costs involved in achieving an appropriate mixed development that provides for community uses.	?	X	There are a range of complicated leasehold arrangements and a lack of public support for redevelopment. It is assumed that a scheme will not deliver within the plan period.	Development would need to incorporate or relocate community uses. This complexity would suggest deliverability only achievable in latter part of the plan period. Proposal was locally contentious when considered as part of the Local Plan.
SDB14	88-92 Oxford Road Clacton On Sea Essex CO15 3TH	617834 (E) 215878 (N)	0.16ha	10 dwellings based on refused application..	Site subject of planning application 19/00167/OUT for 10 flats and 3 commercial units, which was refused.	Existing commercial development would need to be removed from the site to allow redevelopment but commercial units would be incorporated.	The site is within a built up area where there would be limited environmental issues. Proximity to the railway line may have noise implications that would have to be factored into the development.	Infrastructure impacts could be mitigated through s106 contributions if development were to be permitted.	Site controlled by the current tyre company.	Cost of demolishing existing buildings combined with the relatively low sale value of residential property in central Clacton.	?	X	If permission was granted in 2022/23, it might be feasible for development to take place in 2026/27 following reserved matters approval, discharge of conditions and clearance of site.	Applications for similar schemes at 112-118 Oxford Road were refused by the Council and dismissed on appeal. The Oxford Road Industrial Estate is a designated employment area and the priority will be to ensure that employment is promoted and retained.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
SDB17	71 Brooklands Jaywick Clacton On Sea Essex CO15 2JG	614512 (E) 212832 (N)	0.06ha	8 dwellings based on extant planning permission. This is now considered a small site, and is covered by projections in appendix 2.	Site was subject of a planning application 18/01289/FUL for 12 flats following demolition of existing bungalows. The proposal was subsequently changed to 4 terraced houses and 4 flats, a net increase of 6 dwellings. This is now considered a small site, and is covered by projections in appendix 2.	Two bungalows would need to be demolished. Site lies within flood zone and development would need to be built to a flood-resilient specification.	Flood risk issues require that no living accommodation be provided on ground floor.	No overriding or irresolvable issues.	Not understood to be overriding or irresolvable issues.	Low property values in the Jaywick area at present, but conditions improving as regeneration takes place in the area. High development costs involved in ensuring flood-resilient design.	✓	?	Permission granted for minor development (8 dwellings) and it seems unlikely that a major scheme will take place here now.	Site well within the built up area and close to the seafront. Council encouraging the redevelopment of parts of Jaywick Sands to help facilitate its long-term regeneration.

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

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
URB1	Land Forming Part of Earls Hall Farm Earls Hall Drive Clacton On Sea Essex CO16 8BS	614282 (E) 216057 (N)	1.9 ha	34 dwellings as per the recently refused planning application.	Previous planning application (17/00826/OUT) refused in 2017 for being beyond settlement development boundaries. Planning permission 18/00952/FUL granted for 62 holiday units.	Access through another site which has planning permission for residential development.	None known	No significant issues subject to the completion of a satisfactory legal agreement.	Land promoted by the landowner.	Costs involved in demolition of property to achieve access. Delivery subject to prevailing housing market conditions.	X	X	To obtain planning permission, a new application would be required. If it were to gain outline permission following adoption of the Local Plan, it would most likely form a further phase of development beyond land north of 782 to 828 St. John's Road, from which access would be secured.	Development dependent on access via adjoining land. Development refused outline planning permission. Any development would follow development on land to the south. The land was subject to objections to the Local Plan. Given current permission for holiday units and the conclusions on the deliverability of dwellings on land to the south, it is not considered likely that residential development will take place on this site within the plan period to 2033.
URB3	Land south of Ramsey Road and east of Mayes Lane, Ramsey, Essex	621950 (E) 230418 (N)	2.2 ha	55 dwellings based on a density of 25 dwellings per hectare.	Outside of the Settlement Development Boundary in Local Plan, having been included in the earlier preferred options draft.	Land forms part of the setting of Grade 1 Listed church.	St Michael's Grade 1 listed church to the north west. A planning application for development on land west of Mayes Lane was dismissed on appeal over concerns about this impact. Due to the appeal decision at Mayes Lane, this land is not proposed for inclusion within the Settlement Development Boundary.	No irresolvable Issues subject to a satisfactory s106 agreement.	The site was promoted by the landowner for inclusion in the Local Plan.	Viability mainly dependent on prevailing housing market conditions i.e. sales values.	?	✓	If planning permission were granted in 2023/24 development could potentially take place from 2026/27.	Site has potential to deliver housing within the plan period. However, the setting of the Grade 1 listed church is a particular issue in terms of the suitability of the site.

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CFS172	Land to West of Harwich Valley Development This site represents land to the west of the Harwich Valley site. It is currently in four separate ownerships and represents a logical extension to the settlement to the west, with the site bounded to the north by the A120 and Ramsey Road to the south. Land to West of Harwich Valley, Ramsey Road, Harwich	621954 (E) 230749 (N)	41.64	1000	N/A	Church and current dwellings Listed building – Michaelstow Hall	2 local wildlife sites. Strategic green gap. Safeguarded open space. Minerals safeguarding areas for sand and gravel.	Access from the A120 could be challenging and access off Church Hill and Ramsey Road will increase traffic on local roads considerable given the scale of the site	Planning Consultant 4 separate ownerships	Unlikely	X	X	5- 10 years	Further enquiries are ongoing from the Harwich Valley developer to ascertain the potential to promote the wider site for a comprehensive landscape led masterplan to the west of the Harwich Valley site. This is presented as a strategic expansion to the West of Harwich Valley
CFS255	Land off Arthur Ransome Way, Walton on the Naze	624705 (E) 222121 (N)	8.76	200	None.	N/A	This is a greenfield site adjacent to (but not within) the flood zone. There are hedgerows and trees to the West, North, and East which should be retained where possible. Wildlife trust advised that site may be functionally linked land potentially making it an ecologically problematic site	Coles Lane has no footpaths but otherwise No overriding or irresolvable issues and there are bus routes along Kirby Road to the south.	None identified.	None identified.	X	✓	Next 5 years	Proximity to the Hamford Water SPA, SAC and Ramsar site give rise to concerns regarding potential adverse effects on internationally and nationally designated habitats, including recreational disturbance, impacts on functionally linked land, and effects on priority habitats and protected species. The Council has also taken into account flood risk, landscape sensitivity within the Hamford Coastal Slopes character area, and coastal protection considerations. As such the primary reason for excluding the site is the scale of likely environmental constraints and the extent of mitigation likely to be required, which would adversely affect the site's suitability and deliverability.
URB6	Walton Mere Mill Lane Walton On The Naze Essex CO14 8PE	625382 (E) 222254 (N)	15.8 ha	129 dwellings as per the previous planning application.	Planning application for mixed use development (11/01062/OUT) including for up to 129 dwellings, a care home, a health centre, shops and yacht haven withdrawn by the applicant following strong local objection. Site was identified as a potential regeneration opportunity in the Walton Regeneration Framework.	The site is a Mere, much of which would need to be reclaimed from the sea to enable development.	St Dominics Grade II east of site. Local Wildlife site and Hamford Waters adjoins site. Hamford water has a considerable amount of environmental designations.	Significant improvements to surrounding streets required to accommodate scale of development.	Owned by Titchmarsh Marina.	Substantial costs in land preparation and flood defences. Scale of development would need to be sufficient to cover these costs whilst ensuring a form of development that meets the regeneration objectives of the area in a sympathetic manor.	?	X	Very significant issues to overcome if the Council would support a scheme. Delivery within the plan period very uncertain.	Major physical and environmental constraints. Development can only be justified if it brings about regeneration in Walton and can address flood risk and ecological concerns. Given lack of advancement since the 2011 application, no development in the plan period is assumed.
URB7	Land west of North Street (adjoining Walton Mere), Walton on the Naze. Essex	625407 (E) 222011 (N)	0.22 ha	16 dwellings as proposed in a planning application that was refused.	Site was promoted through the Local Plan process. Lies outside but abutting the settlement development boundary in the Local Plan. Planning application 18/01098/OUT refused by the Council in October 2018 on technical design, ecological and highways matters.	Narrow historic streets in surrounding area and land may need raising to bring it out of the flood zone.	In the coastal protection belt. Part of the site is in the Flood Zone. Adjacent to: National Nature Reserve; Site of Special Scientific Interest; Ramsar site; Special Protection Area.	Significant improvements to surrounding streets required to accommodate scale of development.	Land is actively being promoted by landowners.	Cost of addressing flood risk causes concerns and achieving density of development which is viable and appropriate for area.	?	✓	Serious questions over the suitability of this land for residential development. No completions assumed for the plan period.	To comply with sequential and exceptions tests in respect of flood risk, development would have to be justified by its positive impacts on regeneration. Deliverability of a viable scheme is uncertain.

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URB8	Land east of Mill Lane (Adjoining Walton Mere), Walton on the Naze, Essex	625326 (E) 221911 (N)	0.34 ha	20 as suggested by the site promoter – a higher density waterfront scheme.	Site was promoted through the Local Plan process. Lies outside but abutting the settlement development boundary in the Local Plan.	Narrow historic streets in surrounding area and land may need raising to bring it out of the flood zone.	In the coastal protection belt. Part of the site is in the Flood Zone. Adjacent to: National Nature Reserve; Site of Special Scientific Interest; Ramsar site; Special Protection Area.	Significant improvements to surrounding streets required to accommodate scale of development.	Land being actively promoted by its owner.	Cost of addressing flood risk causes concerns and achieving density of development which is viable and appropriate for area.	?	✓	Serious questions over the suitability of this land for residential development. No completions assumed for the plan period.	Proposal raises concerns about impact on international wildlife designation. Any such proposal is best considered by its individual merits and must be accompanied by detailed environmental assessment, habitat regulation assessment and flood risk assessment.
URB9	Land west of Old Hall Lane, Walton on the Naze, Essex	626041 (E) 223516 (N)	20 ha	400 dwellings at a density of 20 dwellings per hectare.	Site lies outside of the settlement development boundary of the Local Plan. Was assessed as part of initial sieving exercise to inform the preparation of the Local Plan.	Earmarked as a location for managed realignment in the Shoreline Management Plan.	Major landscape sensitivity issues as site is within the Coastal Protection Belt and is a very exposed site.	Development would need to contribute towards the expansion of existing schools.	Unknown.	Securing appropriate access. Dependent on prevailing housing market conditions.	X	?	Land not promoted for inclusion in the Local Plan for housing. Development unlikely within the plan period.	Unsuitable for residential development due to its sensitive location.
URB11	Land off First Avenue, east of the Cricket Club, Frinton on Sea, Essex	623060 (E) 219969 (N)	2.97 ha	60 dwellings at a density of 20 dwellings per hectare.	Site outside of settlement development boundary in Local Plan and protected for recreational use. Previously promoted for inclusion in the Local Plan.	The Council is unsure if the site has suitable topography for development.	Adjacent to Conservation Area. The site is designated Green Space	No irresolvable outstanding issues.	Unknown. The site was promoted in 2015 but not promoted since.	Dependent on prevailing housing market conditions.	X	?	Development unlikely within the plan period.	Land not being actively promoted for development at the present time. Landscape impact issues.
URB12 (CFS12 9)	Land at rear of 185 Thorpe Road, Kirby Cross, Essex	620664 (E) 221010 (N)	2.4 ha	55 dwellings at a density of 23 dwellings per hectare.	Site was promoted for inclusion in the Local Plan. However, outline planning permission has been granted, on a small portion of the site, for five dwellings (19/01054/OUT).	Access issues. Woodland Walk seems only realistic option to provide access to site however there are several TPO trees on site and located just south of the southernmost point of Woodland Walk.	White Ladies Grade II north of site; Blue House Farmhouse Grade II north of site; 178 Thorpe Road Grade II, north of site. Several TPO trees on site as well as other significant green infrastructure	No irresolvable outstanding issues.	Promoted through Local Plan representations and planning permission granted for a portion of the site.	Cost associated in attaining access through demolition of existing property. The consented scheme for five dwellings is accessed by a driveway between existing dwellings. A larger scheme would require property demolition.	?	?	The consented scheme of five dwellings is designed in a way that cannot facilitate access to the remainder of the site without significant changes.	The site holds notable biodiversity value, which should be carefully preserved. The lack of a clear access solution presents a significant constraint and could further complicate development efforts. Given these combined challenges, pursuing development at this location may be considered less favourable at this time.
CFS 240	Land East of Beaumont Manor Care Home, Kirby Road Great Holland	622386 (E) 220431 (N)	32	600	Site submitted for consideration as part of the Local Plan review in 2024	Site is located to the south of the railway line, physically separated from the settlement of Kirby Cross. Access to the west would be under the low and narrow railway bridge, which does not have a suitable footpath.	Site slopes from north to south by approximately 8m (down towards the ditch further to the south). Frinton-on-Sea conservation area boundary further to the south east (not straddling any of the site boundaries). Small pocket of safeguarded open space to the east of the site (not forming part of site). Greenfield site that faces open countryside to the south. Would result in development south of the railway line, which currently serves as a defensible boundary to the southern edge of Kirby Cross.	Consideration will need to be given to suitable access to Kirby Cross to the north. Development of this scale would put increased pressure on education and health provision, and additional provision may need to be made on site.	None apparent	Agricultural Land so no overriding viability issues anticipated	X	✓	5-10 years	Development on this 32-hectare site would, at present, result in disproportionate growth to the south of the railway line—which currently functions as a defensible boundary for the southern edge of Kirby Cross. Due to the physical constraints posed by the railway, access to the site is significantly limited. Additionally, the sloped nature of the land would likely cause considerable harm to the surrounding landscape.

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URB13	Land off Grange Road, Lawford, Essex	609047 (E) 230644 (N)	3.19 ha	110 as proposed in the planning application from Gladman Developments which was refused planning permission and subsequently dismissed on appeal. Permission for Judicial Review also rejected.	Land promoted for inclusion in the Local Plan through representations and also the subject to refused application 17/01950/OUT for 110 dwellings that has been dismissed on appeal.	The character on Grange Road is that of ribbon development fronting the highway. If the entire site were to be developed, this would promote backland development, out of character with the area.	Settlement Site NNE of Lawford House; Lawford House Grade II to south east of site; Glanfields Grade II to west of site; War Memorial to north of site Grade II; Grange Farmhouse Grade II to south west of site. Adjacent to open green space. Appeal dismissed partly on heritage impact grounds.	No irresolvable Issues subject to satisfactory s106.	Land being promoted by Gladman Homes through Local Plan objections and recent application.	Dependent on prevailing housing market conditions.	X	✓	Refusal of permission, dismissal of appeal (on grounds of ecological and heritage impact) and subsequent rejection of permission for a Judicial Review would indicate that deliverability in the plan period is unlikely.	Site has been determined through the planning application and appeal process to be unsuitable for a large residual development.
CFS 131	Lawford House, Bromley Road, Lawford, Manningtree, CO11 2JD	609360 (E) 230512 (N)	15.14	150	None on larger southern section. House construction underway in north eastern corner of site	Overhead pylons to the north of the site.	Grade II listed building nearby, in the MSA. Several TPO trees in northern part of site	Recent development brought in the area means infrastructure provision need stringent analysis.	Site is the Tendring Hundred Showground. Ownership unknown.	Relocating Tendring show	X	✓	Next 5 years	Land was understood to have been gifted to Tendring Hundred Farmers club in perpetuity. Lack of clarity regarding ownership although submission indicates that site can be delivered 'within a short timeframe' – the above notwithstanding, the site is constrained in that there is a Grade II listed building in the northern part of the site, it is in the MSA. Several TPO trees in northern part of site. The neighbouring areas to the north east of the site (north of Dead Lane) saw significant development in recent years and there will be concerns that further expansion of the settlement in a south western direction, at this time, will unbalance the settlement spatially and lead to disproportionate growth in this area which is lacking in support infrastructure
CFS 239	Land at Tye Field Grange Road Lawford	608975 (E) 230766 (N)	6.54	Medium 30-99 homes Site is an Awkard shape making it difficult to estimate nr of dwellings – between 60-80	Yes – application for 110 refused and subsequent appeal dismissed	The character on Grange Road is that of ribbon development fronting the highway. Developing this site would clearly 'jump over' the playing field open space, it will introduce a noticeable second layer of development that will promote harmful and incoherent backland development, out of character with the area.	Several Grade II listed properties to the east, and a SAM within close proximity. Adjacent to open green space. Appeal dismissed partly on heritage impact grounds.	Access will be challenging, Grange Road could be an option but it is very narrow, site does not border Wignall Street	Land being promoted by Roman Summer Associates.	Dependent on prevailing housing market conditions.	X	✓	Next 5 years	This is site appears as an Alternative & Discounted site in the previous SHLAA (URB13) It has been determined through the planning application and appeal process to be unsuitable for a large residential development. impact on scheduled monument

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CFS 2225	Stacies Farm, Chequers Road, Little Bromley, Manningtree, CO11 2NG	610487 (E) 230480 (N)	21.2	400	No relevant planning history	PROW Little Bromley 1 cuts diagonally through the site linking Chequers Road with Pedlers Cor	Manningtree / Mistley Conservation area boundary runs along northern side of Clacton Road, therefore north eastern corner of site adjoins conservation area boundary (but not within it). Grade 2 and 3 Agricultural Land. Minerals Safeguarding Area (sand and gravel)	Narrow Roads and some distance from core of Lawford. Manningtree station a very considerable distance away to the north (1.8 miles of 40mins walk. Development will need to contribute towards schools, healthcare, improvements to public transport etc.	Unknown.	No known, irresolvable issues.	X	✓	Next 5-10 years	Development here will extend build form of Lawford for some distance to the south, increasing the size of Lawford considerably. Other than the B1035 Clacton Road, other roads are narrow and difficult to navigate – ECC Highways views will be important. Other constraints such as sand and gravel and con area further to the north not insurmountable so a difficult one but will undoubtedly result in significant growth for Lawford which has seen already considerable growth over the last 5-10 years. This additional site could be viewed as urban sprawl into the sensitive rural landscape.
CFS2220	Land east of Church Road and north of Samsons Road, Brightlingsea, CO7 0RZ	608163 (E) 218666 (N)	10	300	Promoted through the Local Plan review.	Conservation area to the west, and flood zone to north. Existing farm and farm buildings to east. PROW 'Brighlinsea 3' cutting through site (south north direction) to the west. Land adjoins the existing urban area but development would extend the settlement northwards	Sections of southern boundary / area to north of Samsons Road heavily treed, contributing to character of area. Northern part of site is Flood Zone 2 and 3. All Saints Church (Grade II Listed building) and conservation area immediately to the west of site. TPO tree and group TPOs in north western section of site. RAMSAR and SPA further to north and north west (but not part of site)	No footpaths along northern section of Samson Road./Church Road, and public transport options relatively limited in Brightlingsea.	Unknown	Dependent on prevailing housing market conditions.	X	✓	5-10 years	The site has been discounted due to its weak relationship with the existing settlement pattern of Brightlingsea and its sensitivity in landscape terms. In addition, concerns have been identified regarding Brightlingsea's transport constraints, particularly its reliance on a single point of vehicular access, which limits network resilience and raises questions about the ability of the area to accommodate significant additional growth.
URB15 (CFS29)	Land off Samsons Road, Brightlingsea	608461 (E) 218210 (N)	2.7 ha	67 based on a density of 25 dwellings per hectare.	Site lies outside of the settlement development boundary of the Local Plan. Was assessed as part of initial sieving exercise to inform the preparation of the Local Plan.	Northeast of site is Morses Farmhouse Grade II	Site lies within Coastal protection belt designed to protect the undeveloped landscape around the coast.	Access track would require upgrading, although Call for Sites submission indicates that this is achievable. Development would need to contribute towards the expansion of existing schools and medical provision through s106. Brightlingsea is only served by an in/out road which makes for a problematic highway connection. With limited bus services, and no rail, this situation is compounded.	Land under control of one owner.	Dependent on prevailing housing market conditions.	?	?	Within 5 years.	Site poorly related to the built-up area and would represent an illogical intrusion into the countryside.

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URB18 (CFS22 14)	Land at Brightlingsea Hall Farm, west of Church Road, Brightlingsea	605810 (E) 218386 (N)	17 ha	306 dwellings based on a low density scheme of around 18 dwellings per hectare.	Land promoted for inclusion in the Local Plan by the landowner.	Following discussions with Essex Highways, it will be extremely challenging to provide suitable safe access to the site. As with all sites in Brightlingsea, there is only one point of access and egress to and from the town.	Potential for some biodiversity as neighbouring land contains former gravel pits and woodland, which is likely to be a habitat for wildlife. Northern part of site adjoins a Conservation Area around the Listed All Saints Church.	Development would need to contribute towards the expansion of existing schools and medical provision through s106. Brightlingsea is only served by an in/out road which makes for a problematic highway connection. With limited bus services, and no rail, this situation is compounded.	Site promoted by its owners, Trinity College, Cambridge, for inclusion in the Local Plan.	Dependent on prevailing housing market condition and any costs of off-site highway works.	X	✓	Unknown due to access constraints and impacts on surrounding area.	Concerns about its impacts on the location in terms of the sensitive landscapes around Brightlingsea and the setting of All Saint's Church. Suitable access doesn't appear achievable.
URB19	Land west of Lodge Lane, Brightlingsea	607943 (E) 217457 (N)	9.0 ha	160 dwellings based on a low density scheme of around 18 dwellings per hectare.	Site lies outside of the settlement development boundary of the Local Plan. Was assessed as part of initial sieving exercise to inform the preparation of the Local Plan.	No irresolvable issues but access may be difficult to achieve unless access from the existing built up area to the east is possible.	Potential for some biodiversity as neighbouring land contains woodland, which is likely to be a habitat for wildlife.	Development would need to contribute towards the expansion of existing schools and medical provision through s106. Brightlingsea is only served by an in/out road which makes for a problematic highway connection. With limited bus services, and no rail, this situation is compounded.	Ownership unknown. Third party land may be required for access.	Costs involved in obtaining suitable access via third party land and dependent on prevailing housing market conditions.	X	X	Site not considered deliverable within the plan period to 2033.	No active interest in delivering development on this site combined with access problems and potential adverse environmental impacts.
CFS 254	Top (northern section) of Lime Street, Brightlingsea, CO7 0BH	608880 (E) 216646 (N)	0.7	The southernmost plot - 22/00590 - refused, then lost at appeal; 24/00316/FUL approval for storage building (for storage of kayaks) The northernmost plot - 20/00934/OUT refused, lost at appeal; 24/00501/FUL refused, lost at appeal. No other planning history for the four plots in between these two.	Call for sites submissions states 12	Site is accessed via a narrow, unmade road.	Coastal protection belt. Brightlingsea Conservation area boundary immediately opposite (west) of site.	Single track/lane.	Uncertain.	None identified.	X	?	5 years	Development for 12 dwellings here would be intrusive in the open rural landscape and within the setting of Brightlingsea. These effects would be significant making the site unsuitable for residential at this scale.

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URB20	Land at 85 Halstead Road Kirby Cross Frinton On Sea Essex CO13 0LR	621954 (E) 221321 (N)	0.86ha	13 dwellings based on the current, yet to be determined planning application.	Site lies outside of the settlement development boundary in the Local Plan for Kirby Cross.	New access would need to be created on the western side of Halstead Road.	Site is in open countryside adjoining a ribbon of development extending along Halstead Road. Site in agricultural use and landscape impact would be an important consideration.	No irresolvable issues at the scale of development proposed – although impacts would need to be considered in combination with the major developments already under construction to the east of Halstead Road.	Site understood to be in single ownership with no ransom strips or other access issues. This site is not being actively promoted through the Local Plan process.	Unlikely to be any unresolvable issues.	?	✓	If planning permission was granted in 2022/23, it is conceivable that the development could take place from 2025/26 or earlier.	Development in this location would extend growth into a backland location in an illogical manner that would depart significantly from the general character of Halstead Road which is ribbon development.
CFS 103	Halstead Road, Kirby Cross, Frinton on Sea	621924 (E) 221419 (N)	1.81	10	Planning application submitted in 2020 for 7 dwellings, refused.	Kirby Playing Fields, tennis courts and bowling club to the west of the site (not part of the site)	Small group TPO in south eastern corner of site	Unclear where access will be taken from and or whether access off the lane to the playing field would be possible/feasible	None identified	None identified	X	✓	Next 5 years	Further linear development along Halstead Road, at this distance from the settlement nucleus, risks creating an unbalanced pattern of growth. Such expansion may lead to an undesirable coalescence between built form and the nearby settlement of Kirby-le-Soken, undermining the distinct separation between communities.
URB21	Land at Plains Farm Plains Farm Close Ardleigh Colchester Essex CO7 7QU	602087 (E) 228644 (N)	8.84 ha	116 dwellings as per planning application 19/01085/OUT which was refused.	Site lies outside of the settlement development boundary of the Local Plan. It lies on the Colchester Fringe. This land, and the wider landholding, has been considered as an alternative option to Garden Communities as part of the Section 1 Local Plan examination process and Sustainability Appraisal.	One point of access via Plains Farm Close which might or might not be deemed suitable to serve this level of development. No alternative points of access available.	Listed Farm House in the centre of the site surrounded by a number of agricultural buildings.	Development would need to contribute towards social infrastructure including schools and health facilities through s106 legal agreement.	This particular site is in single ownership, but a wider development involving other landowners is being promoted by a strategic development company as part of the Local Plan process.	Given the strong progress of Avellana Place, the Bellway Homes development immediately to the south, there should not be any significant viability concerns about further development in this general location.	?	✓	If an outline planning permission were granted in 2022/23 development could potentially take place from 2026/27.	Colchester Borough Council would be a key consultee in determining any application because the site is more closely related to the urban area of Colchester than to any defined settlement in Tendring. .
URB22	Tudor Fields Jaywick, Essex CO15 2JE	614916 (E) 213372 (N)	20ha approx.	300-600 dwellings based on initial feasibility work being undertaken on a potential Master Plan for Jaywick Sands.	Land lies outside of the settlement development boundary of the Local Plan but the Council is in the early stages of developing proposals for the land that would assist in the regeneration of the wider area. It is envisaged that the site could accommodate a significant amount of high-quality new housing with accompanying services and facilities.	The land is low-lying and at risk of flooding. Any development proposal would need to eliminate flood risk concerns and help to improve the overall flood resilience of Jaywick Sands.	See physical constraints.	Any development of this scale would need to be accompanied by new infrastructure including schools, health and employment opportunities and possibly new link roads.	The land is owned by Tendring District Council.	Severe viability issues in the short term whilst Jaywick Sands remains a low-value area with issues of high deprivation. Also need to build to a high specification to address flood risk concerns. As regeneration takes hold and improves the market conditions in Jaywick Sands, the viability is expected to improve.	?	✓	If deemed suitable for development, land is most likely to form part of the Council's next Local Plan.	Development likely to happen in phases beyond the current Local Plan period. The delivery of new housing designed to improve social conditions in the area whilst encouraging redevelopment of existing poor-quality accommodation. Intention is to reduce the number of unsuitable properties in the existing stock of Brooklands and Grasslands in the long term.

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

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RSC1 (RSC21 79)	Land adjacent to 2 Wivenhoe Road, Alresford	607326 (E) 221158 (N)	14.5ha	450 dwellings based on the Call for Sites submission	Land submitted to the Local Plan Review call for sites. Was previously promoted during the last Local Plan process, but not allocated.	It is unclear how access to the site would be possible.	Ancient woodland to south west; Milestone on south verge approximately 100 metres east of junction with Heath Road Grade II east of site	The site is located in a remote location. It is unclear how access to the site will be achieved. Land intrudes into sensitive open countryside.	No known issues.	Cost of access and dependent upon prevailing housing market conditions.	X	✓	5-10 years based on landowner submission.	While the land is being promoted by the owner, the landscape constraints and accessibility issues make the site undeliverable in the plan period. Land also poorly related to the established settlement.
RSC2	Land at Tenpenny Farm, North of St Osyth Road Alresford Essex	606888 (E) 221747 (N)	3.34 ha	50 as per the refused planning application.	Application 16/00669/OUT for 50 dwellings was refused for being poorly related to existing settlement form and this decision was upheld on appeal.	Site is on the opposite side of St. Osyth Road from the main built up area containing local services and facilities.	Concern over landscape impact in this location.	S106 agreement submitted as part of appeal process.	Land was promoted by the landowner	No issues were raised at application stage.	X	✓	The appeal has been dismissed and this location is not currently considered suitable for development.	The site has been subject of a refused planning application and subsequent dismissal on appeal. Development is unlikely to be acceptable any time during the plan period.
CFS27	Kemp Brook Farm, Wivenhoe Road, Alresford, Essex, CO7 8AH	605953 (E) 221216 (N)	5.06	Site lies outside but adjacent to the settlement boundary. Was submitted during the 2024 Call for Sites exercise.	Up to 150, based on 30 dwellings per hectare.	Site doesn't reflect settlement form, concern about landscape impact. Minerals Safeguarding Areas for Sand and Gravel, with candidate site for Essex Minerals Plan immediately to the East.	Local Wildlife Site immediately adjacent to the South West. Mature trees at northern boundary with highway, and through the middle of the site.	Unclear how access will be provided to the site – track to the East appears too narrow, and large mature trees to Northern boundary with the highway. Access off Wivenhoe Road will be challenging due to existing mature trees.	Site submitted by the landowner during the 2024 Call for Sites exercise.	No specific issues raised. Cost of creating suitable access.	X	✓	Site not considered deliverable within the plan period to 2042.	Site not considered suitable for allocation in the emerging Local Plan.
RSC4	Land at the end of Orchards Close, Elmstead Market.	606466 (E) 224813 (N)	4.05 ha	100 dwellings at 25 dwellings per hectare.	Site promoted for inclusion in the Local Plan at preferred options stage.	No irresolvable outstanding issues	Lodge Farmhouse Grade II east of site; Barn approximately 30 metres south west of Lodge Farmhouse Grade II east of site	No irresolvable outstanding issues.	Land is being promoted by the landowner	Cost of securing suitable access and dependent upon prevailing housing market conditions.	X	?	Site not considered deliverable within the plan period to 2033.	Due to the location and nature of development, the proposal is considered to be unsuitable at this time. The development would represent an illogical intrusion into the countryside. Existing permissions already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.
RSC5	Land north of Meadow Close and west of Holly Way, Elmstead Market, Essex CO7 7QR.	605806 (E) 224949 (N)	4.5 ha	72 dwellings on the basis of 80% of the site being developed at a density of 20 dwellings per hectare.	Site lies outside the settlement boundary of the Local Plan but had been allocated in an earlier version to be met with strong local objection. Land was subject of an objection at publication stage.	No irresolvable issues– but there are local concerns about highway safety and suitability of Meadow Close for access.	No irresolvable issues.	No irresolvable issues subject to securing suitable s106 contributions.	No irresolvable Issues. Land controlled by the same owner as adjoining Meadow Close site.	General housing market issues and cost of providing a new primary school and other community infrastructure would affect viability.	?	✓	If permission were ever granted on this site, development would, at the earliest, follow on from the adjoining development off Meadow Close or Tye Road from 2023/24.	Development of this land was contentious when suggested as part of the draft Local Plan in 2012. Existing permissions already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.

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RSC6	Land to the north of Colchester Road and east of Tye Road	605639 (E) 224630 (N)	1.9 ha	30 dwellings on the basis of 80% of the site being developed at a density of 20 dwellings per hectare.	Whilst this land has not been submitted as part of the call for sites process, development exists to the north and east so this would form a logical extension.	No irresolvable issues.	No irresolvable issues.	No irresolvable issues.	Unknown.	Development would have to factor in joining up with the main road network.	?	X	If permission were ever granted on this site, development would, at the earliest, follow on from the adjoining development off Meadow Close or Tye Road from 2024/25.	Whilst the site has not been formally submitted as part of the Local Plan process, or has been submitted to the Council as a planning application, it is considered that due to the recent grant of planning permission for land to the north and east and hard boundaries formed by the highway to the west and south, it may be that this land would be suitable for residential development to "fill-in" this corner of Elmstead Market. There are however concerns about disproportionate levels of growth being allowed in the village.
RSC7	Land to The South of Thorrington Road Great Bentley Essex	610573 (E) 221769 (N)	3.1 ha	40 dwellings as per the refused planning application that was subsequently dismissed on appeal.	Application 17/01098/OUT for 40 dwellings, a health centre and land for the expansion of the local primary school was refused by the Council and later dismissed on appeal. Sites RSC7, RSC8 and RSC9 were determined as a package of developments.	No overriding or irresolvable issues.	The Field House Grade II north of site; Gardens of Cottage at Rear of Field House Grade II north of site; Church of St Mary Grade I east of site; Great Bentley Hall Grade II east of site. East of site; adjacent to Conservation Area	No overriding or irresolvable issues subject to securing an appropriate s106 agreement for health and education provision.	Land controlled by developers City & Country.	No viability issues raised during the application or appeal process.	X	✓	Inspector's decision highlighted significant impacts arising from the development, in particular the setting of the listed Church. Development not considered suitable or deliverable.	Site subject of dismissed appeal where the Inspector identified highlighted significant impacts and the landscape character around the village.
RSC8 (CFS22 8)	Land to The North of Thorrington Road Great Bentley Colchester Essex CO7 8QD	610426 (E) 221828 (N)	3.2 ha	75 dwellings as per the refused planning application that was subsequently dismissed on appeal.	Applications 17/01096/OUT and 16/02125/OUT for 75 dwellings refused by the Council and later dismissed on appeal. Sites RSC7, RSC8 and RSC9 were determined as a package of developments.	No overriding or irresolvable issues.	The Field House Grade II north of site; Gardens of Cottage at Rear of Field House Grade II north of site; Sturrick Farmhouse Grade II north east of site	No overriding or irresolvable issues subject to securing an appropriate s106 agreement for health and education provision.	Land controlled by developers City & Country.	Cost of securing access through demolition of existing property. Dependent upon prevailing housing market conditions.	X	✓	Inspector's decision highlighted significant impacts arising from the development, in particular the setting of the listed Church. Development not considered suitable or deliverable at this time.	Site subject of dismissed appeal where the Inspector identified significant harm to heritage assets and the landscape character around the village.
CFS177	St Marys Field, Land east of Plough Road, Great Bentley, CO7 8QU	611729 (E) 221415 (N)	10.36	150	No relevant planning history.	Existing employment site to the West. Several TPO's to the North. The site is within Sand and Gravel safeguarding area. Railway line to the north, a road to the south providing strong containment for the development.	In Minerals Safeguarding Areas for Sand and Gravel. No overriding or irresolvable outstanding issues . Grade II listed farmhouse bordering the southern boundary.	Development would need to contribute towards the provision of social infrastructure including schools and health provision. A significant amount of residential development is already proposed for Great Bentley and there could be a limit to how far education and health provision could be expended without the requirement of new facilities.	Unknown.	No known issues.	X	✓	Commencement within 5 years.	Although the site could broaden the spatial distribution of development within Great Bentley, its allocation would be likely to increase traffic movements through the village centre, placing additional pressure on a constrained local road network. Taking account of these accessibility and transport considerations, the site is not considered to be the most suitable option for growth and is therefore not proposed for allocation.

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RSC9	Land to the west of Plough Road, Great Bentley	611188 (E) 221167 (N)	4	75	Earlier Planning applications on the site refused by the Council.	No overriding or irresolvable outstanding issues.	No overriding or irresolvable outstanding issues.	No overriding or irresolvable outstanding issues. Development would need to contribute towards the provision of social infrastructure including schools and health provision. A significant amount of residential development is already proposed for Great Bentley and there could be a limit to how far education and health provision could be expended without the requirement of new facilities.	Submitted by City & Country as per previous application.	Unknown.	X	✓	Commencement within 5 years.	Although the site could broaden the spatial distribution of development within Great Bentley, its allocation would be likely to increase traffic movements through the village centre, placing additional pressure on a constrained local road network. Taking account of these accessibility and transport considerations, the site is not considered to be the most suitable option for growth and is therefore not proposed for allocation.
RSC11	South of Station Field, East of Plough Road, Great Bentley	611438 (E) 221096 (N)	37 ha	500 dwellings based on around 80% of the site being developed at a density of 20 dwellings per hectare.	Land promoted for inclusion in the Local Plan through representations at publication stage.	No irresolvable issues.	Significant landscape impacts and the potential coalescence of two settlements – Great Bentley and Aingers Green.	Scale of development would potentially require new school, health and other social infrastructure.	Land being actively promoted by its owner through the Local Plan process.	Dependent upon prevailing housing market conditions and any infrastructure requirements.	X	✓	Site not considered deliverable within the plan period to 2033. Major concerns over scales of development already proposed for the village.	The site was promoted as part of the Publication Draft Local Plan. Whilst the area has relatively few physical constraints, it is considered that the scale and situation of the development would go against the sustainable strategy advocated in the Local Plan and would lead to coalescence between villages. Existing permissions already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.
CFS484	Admirals Farm, Land South of Moors Lane, Great Bentley, CO7 8RS	611,850 (E) 222,317 (N)	10	100-299 homes	Land submitted through Call for Sites as part of Local Plan Review.	Unclear how access will be obtained.	In Minerals Safeguarding Areas for Sand and Gravel. Development in this location would represent an obvious intrusion into the open countryside to the north of Great Bentley – a considerable visual impact on the landscape.	Development would need to contribute towards the provision of social infrastructure including schools and health provision. A significant amount of residential development is already proposed for Great Bentley and there could be a limit to how far education and health provision could be expended without the requirement of new facilities.	Unknown	Dependent upon prevailing housing market conditions and any infrastructure requirements.	X	✓	Next 5 years	Further development to the north of Great Bentley will contribute to population growth further away from key services, facilities and public transport connections, which increases car dependency.

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CFS 1094	Aingers Green Road, Aingers Green, Great Bentley, CO7 8NH	611901 (E) 220321 (N)	1.42	1-29 homes based on call for sites submission.	No relevant planning history.	Concern about access, likely to be unacceptable due to impact on the neighbouring residential community In Minerals Safeguarding Areas for Sand and Gravel.	No overriding or irresolvable outstanding issues Trees to South of boundary.	Site located next to a settlement with very limited services. Therefore, new growth would rely on services away from the settlement.	None.	Dependent upon prevailing housing market conditions and any infrastructure requirements.	X	✓	Next 5 years	Site is located adjacent to a settlement not within the settlement hierarchy, not a suitable location for growth due to lack of services and infrastructure.
RSC12	Land at Progress Way, Little Clacton, Essex	616429 (E) 218210 (N)	3.3 ha	70 dwellings based on indicate proposals from the landowner.	Site lies beyond the settlement development boundary in the Local Plan.	It is unclear how access to the site would be possible without direct access onto Progress Way, close to the roundabout at the entry to Little Clacton.	Local Green Gap. Part of site effected by fluvial flood risk and is located within the Strategic Green Gap designed to maintain separation between Clacton-on-Sea and Little Clacton. Arrangements for access are also unclear.	No irresolvable issues.	Land was promoted by the landowner as part of the Local Plan process. The same promoter as for Brook Park West and Phase 1 of Oakwood Park.	Cost of securing suitable access. Dependent upon prevailing housing market conditions.	?	✓	If landowner was to submit a planning application in 2022/23, it might be conceivable – if permission were granted that development from 2027/28 might be achievable. Site lies immediately opposite approved scheme. Access issues are likely to be difficult to resolve.	Due to the coalescence, access and flood risk issues above, this site is considered unsuitable for residential development. Deliverability in the plan period is very uncertain. Existing permissions already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village. Access issues could be significant.
CFS 1639	Land to the north of Batemans Lane and rear of 15-23 Weeley Road, Little Clacton	615985 (E) 219844 (N)	2.76	30	25/00185/OUT (smaller site than one put forward under call for sites - 11 self builds – pending decision at time of writing)	Batemans Lane (which will provide access) is a narrow single track lane)	Nothing showing on local plan	Plans have subsequently been prepared which provide details of the potential for an upgrade of the access at Batemans Lane with Weeley Road	Unknown – submitted by Planning Consultant	None identified.	X	✓	Next 5 years	Just outside settlement boundary. Development here will introduce a harmful second layer of development behind the linear pattern of development along Weeley Road – development on a site to the extent of the one put forward will result in considerable landscape harm
CFS 101	Land rear/north of 35 Holland Road, Little Clacton, CO16 9RT	616952 (E) 218909 (N)	0.88	1-29 homes based on call for sites submission	21/00345/OUT (refused) 19/01726/FUL (refused)	Access is challenging and will require demolition of existing buildings	Established trees along the northern boundary, site boundaries mostly treed. Backland location	Contribution will be required towards education, healthcare etc.	No	None identified.	X	✓	Next 5 years	Just outside SDB, Backland, will introduce a new layer of development behind a predominantly linear pattern along north side of Holland Road
CFS 1643	Land to the northwest of Connaught Road, and to the rear of Heathfield, Clacton Road, CO16 9EL	615983 (E) 220186 (N)	3.07	55 based on call for sites submission	None but adjacent site to south benefits from pp 21/02014/FUL 7 dwellings and 3 garages – refused (allowed on appeal) 20/00667/DETAIL 7 dwellings approval of reserved matters 18/00389/OUT 1 chalet style dwelling approved	TPO Polygons on neighbouring site, fronting Clacton Rd	TPO Polygons on neighbouring site, fronting Clacton Rd. Potential for bats and other protected species south west of site. Gradually brings neighbouring settlements of Weeley Heath and Little Clacton closer together – this should be a key consideration.	Unclear where access will be brought in from. Schools/healthc are capacity issues in area, development will have to contribute	Planning Consultant submission	No known issues.	X	✓	Next 5 years	Outside of the settlement boundary and will bring settlements closer together. Unclear how access will be achieved, potentially impacts on woodlands.

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CFS 2200	Land at Woodlands Farm North of Harwich Road Little Clacton	617175 (E) 220554 (N)	1.25	20	No relevant planning history.	Located in between the settlements of Little Clacton and Thorpe Le Soken, but clearly detached from, and well away from both current settlement development boundaries	Mineral safeguarding areas for sand and gravel (only western half of site. Grade II (BMV) agricultural land	Site set away from existing schools and healthcare facilities (being located in between and well detached from two settlements)	Submitted by agent, but unlikely to be ownership issues	None identified.	X	✓	5 years	Situated between the settlements of Little Clacton and Thorpe Le Soken, yet distinctly separate from both existing settlement boundaries, development in this area would lead to the fragmentation of the open countryside. It would extend the built form—albeit in a linear fashion—into previously undeveloped land, significantly detached from existing settlements, potentially resulting in incoherent and unstructured growth. Furthermore, the area currently benefits from uninterrupted views to the north and northwest, which would be lost if development proceeds, causing notable harm to the landscape and diminishing its visual openness.
CFS 952	National Animal Welfare Trust, The Street, Little Clacton, Clacton-on-Sea, CO16 9LG	616629 (E) 219166 (N)	1.4	40	22/02098/FUL (smaller site than one put forward) – proposal was for 10 market dwellings (net increase of 8) – application withdrawn following concerns raised by LPA.	Within SDB, behind existing linear development on The Street. Site is currently used as an animal rescue centre.	Existing green infrastructure present on site in areas	Access could potentially be challenging with any intensification	Unknown	None identified.	?	✓	5 years	Due to the location and nature of existing development, and concerns raised through the planning application process, site isn't proposed for allocation at this stage.
CFS 910	Land at Hayes Garage, 25 The Street, CO16 9LQ	616792 (E) 218960 (N)	0.3	10 units	16/00427/OUT & 19/01908/DETAIL - 10 dwellings (1 x 2 bed, 6 x 3 bed and 3 x 4 bed)	PROW 'Little Clacton 5' running directly to the north and east of site.	Tree belt / hedgerow/green infrastructure along northern and eastern boundary of site – unclear if these trees / hedgerows are within the site or just adjacent	Access relies on existing development under construction behind Hayes Garage.	Unclear – submitted by an agent	None identified.	?	✓	5 years	Outside SDB, Backland, development here will appear isolated from the predominantly linear build form to the west and south. Housing here could introduce a new layer and incoherent 'pocket' of development behind and detached from a predominantly linear pattern along north side of Holland Road and east of The Street.
CFS 865	Land to the rear of 71 Holland Road, Little Clacton, Clacton-on-Sea CO16 9RU	617144 (E) 218957 (N)	2.3	50 units	No relevant or recent planning history	Existing residential dwellings with modest rear gardens bordering the site to the south. Only access is via Holland Road and existing dwellings tightly packed together along north of Holland Road	Considerable green infrastructure/tree belts/hedgerows along north, east and west boundaries, and part of southern boundary	No current suitable access, will require full demolition of No 71 to create access	Not known, submitted by planning consultant	Unlikely – there will be cost associated with demolition of existing dwelling	X	✓	5 years	Just outside SDB, Backland, will introduce a new layer of development behind a predominantly linear pattern along north side of Holland Road, resulting in considerable localised harm and a jarring form of development. Access also challenging
CFS 3260	Land to the north of Bateman's Lane Little Clacton CO16 9EP	615874 (E) 219785 (N)	1.28	31 units	No relevant planning history but site to the north has planning history	Drainage ditch along northern boundary. Considerable green infrastructure on site	Adjacent to Minerals Safeguarding Areas for Sand and Gravel. Established tree belt along the north-eastern boundary. Dense trees and green infrastructure in north-western section of site. Remaining boundary areas of site also heavily trees.	Batemans Lane is a narrow country lane although it is understood that plans have been prepared which provide details of the potential for an upgrade of the access at Batemans Lane with Weeley Road	Unknown	Unlikely although highways works/upgrades may impact viability	X	✓	5 years	Site well detached from existing settlement boundary which is much further to the north east. Development here will 'jump over' open countryside in an incoherent matter and introduce a harmful second layer of development well detached from and behind the linear pattern of development along Weeley Road – development on a site to the extent of the one put forward will result in considerable landscape harm and visual spatial detachment

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CFS 3291	Firs Caravan Park, 29-31 London Road, Little Clacton, Clacton-on-Sea, CO16 9RN	616844 (E) 218608 (N)	9.21	300	No relevant history.	Existing residential development in to the north, south and west.	None apparent. Strategic green gap to the south and east (but not including the site itself)	None apparent	No known issues.	Existing holiday park so cost of demolition and site clearance unknown and could impact viability	X	✓	5-10 years	Firs Park is a safeguarded holiday park in the current local plan and there is currently no indication that this designation will be lifted. The current policy position is that these sites will be protected against redevelopment for alternative uses either in part or in whole. Therefore this site is unsuitable for residential development at this time.
RSC15	Land south of Clacton Road, St. Osyth, Essex	613052 (E) 213891 (N)	4.6	275 homes as per call for sites submission	Site lies beyond the settlement development boundary in the Local Plan. Land previously promoted for inclusion in the Local and resubmitted through Local Plan review call for sites.	No irresolvable Issues	No irresolvable Issues	Contributions towards education and healthcare through S106 agreement.	No known issues.	Contribution towards infrastructure and general housing market issues may affect viability.	?	X	5 years	Preference is shown to the neighbouring site CFS 169, immediately to the west due to it's location closer to the centre of the settlement and community services. This site can accommodate all the growth that St Osyth is likely to require in the plan period. If this site was to come forward on its own, then there would be a detrimental impact on the character of the countryside.
CFS 420	R F Clarke Farms, Blackwater Farm, Lee Wick Lane, St. Osyth, Clacton-on-Sea, CO16 8ES	610,553 (E) 214,656 (N)	17.3	None relevant	Up to 300 homes as per call for sites submission.	Minerals Safeguarding Areas for Sand and Gravel. Site is remote from St Osyth, but located close to Point Clear, which has some (very minor) services.	Site will be very exposed within the coastal landscape.	Site located next to a settlement with very limited services. Therefore, new growth would rely on services away from the settlement.	No known issues.	No known, irresolvable issues.	X	✓	Next 5 years	No additional growth proposed for Point Clear, which is too remote from existing services and infrastructure.
CFS 419	R F Clarke Farms, Blackwater Farm, Lee Wick Lane, St. Osyth, Clacton-on-Sea, CO16 8ES	610,946 (E) 214,451 (N)	13.7	None relevant	Up to 300 homes as per call for sites submission.	Minerals Safeguarding Areas for Sand and Gravel. Site is remote from St Osyth, but located close to Point Clear, which has some (very minor) services.	Site will be very exposed within the coastal landscape.	Site located next to a settlement with very limited services. Therefore, new growth would rely on services away from the settlement.	No known issues.	No known, irresolvable issues.	X	✓	Next 5 years	No additional growth proposed for Point Clear, which is too remote from existing services and infrastructure.

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RSC16	Land north of the Lifehouse Spa and Hotel, Frinton Road, Essex CO16 0JD	618341 (E) 221763 (N)	3 ha	92 assisted living units as indicated in the refused planning application.	Planning application 17/00440/OUT proposed 92 assisted living or care home units on 3ha of land controlled by the owners of the Lifehouse spa. The application also included a health centre on neighbouring land and 200 homes, business units and car parking facility on other land in Station Road closer to Thorpe Station and Maltings. The applications were refused in 2017 and a re-submitted application proposed only 200 homes on the Station Road site which was refused and later dismissed on appeal.	Access would be from Hall Lane which is narrow and not to an adopted standard.	Land in Conservation Area and adjoining Registered Park and Garden.	No overriding or irresolvable issues apart from concerns over access from hall Lane.	Land controlled by the owners of the Lifehouse Spa. Development was promoted as a means of generating funds to aid future investment in expansion of the business.	Owners would want to maximise the residual land value in order to assist in future investment at Lifehouse. The s106 requirements of an assisted living complex would be less than for general residential development.	?	✓	The applicant appears to be focussing on gaining consent for the separate 200 home scheme off Station Road. It is therefore assumed that the 92 assisted living units are no longer being pursued and delivery is therefore unlikely.	Land immediately to the north has gained planning permission, on appeal, for residential development. The proposal for 200 homes off Station Road is physically separate from the main settlement of Thorpe le Soken and is effectively an extension to the separately defined settlement around Thorpe Station and Maltings. That site is therefore not included in this assessment and would have to demonstrate exceptional considerations to gain permission through the development management process. The appeal dismissal suggests that the site is not suitable for development. Existing permissions already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.
RSC17 (CFS 192)	Land north of New Town Road	617819 (E) 222856 (N)	3.3 ha	60 at 18 dwellings per hectare.	Site lies outside of the settlement development boundary of the Local Plan. Was assessed as part of initial sieving exercise to inform the preparation of the Local Plan.	Access would be problematic as roads to the south are private, unmade roads. Unmade roads may cause problems due to load issue	Landscape impact is an issue to the north of the village.	Contributions required for healthcare and education via S106.	No irresolvable issues.	General housing market issues, costs to upgrade roads and cost of providing a new primary school would affect viability.	X	?	Next 5 years	Whilst the site represents a sensible and logical gap in the built up area for peripheral expansion of Thorpe-le-Soken (in theory) the scale of development would be contrary to the proposed spatial strategy for Rural Service Centres in the new version of the Local Plan. There are also major concerns about access and the primary school not being capable of expansion to accommodate additional development and so at this time the site is not considered to be suitable. Existing permissions already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.
RSC18 (CFS 192)	Land off Lonsdale Road	618237 (E) 222890 (N)	4.3 ha	83 at 19 dwellings per hectare.	Site lies outside of the settlement development boundary of the Local Plan. Was assessed as part of initial sieving exercise to inform the preparation of the Local Plan.	Access would be problematic as roads to the south are private, unmade roads.	Landscape impact is an issue to the north of the village.	Contributions required for healthcare and education via S106.	No irresolvable issues.	General housing market issues, costs to upgrade roads and cost of providing a new primary school would affect viability.	X	?	Next 5 years	Whilst the site was promoted for development there has been no serious interest from the landowner or a developer. The suitability of this land is questionable due to concerns about access and landscape impact. Furthermore, the scale of development would be contrary to the proposed spatial strategy for Rural Service Centres in the new version of the Local Plan. There is also a major concern about the primary school not being capable of expansion to accommodate additional development and so at this time the site is not considered to be suitable. Existing permissions already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.

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CFS 244	Estuary View Landermere Road, Thorpe-le-Soken Essex CO16 0NG	618598 (E) 223305 (N)	3.50	Medium 30-99 homes	No relevant history.	Achieving safe and suitable access onto road with national speed limit will be challenging.	TPOs on adjoining site. Will be prominent in the landscape and appear isolated from settlement.	No known issues.	No	No known issues	X	✓	Next 5 years	Land is separated from settlement, not a sustainable location for growth.
CFS 1906	Land between Frinton Road and Landermere Road, Thorpe-le-Soken	618,933 (E) 222,427 (N)	20.4	300	No relevant history. Site located behind recent development at Henderson Drive.	Site proposes access onto Landermere Road and Frinton Road.	Adjacent to TPO Woodland. Site will be prominent in the landscape and could detrimentally alter the form of the settlement.	Contribution towards education and healthcare through S106 agreement.	Unknown	No issues raised, although cost of delivering access onto two roads and designing a spine road suitable for this location could affect viability.	X	✓	5-10 years	Scale of development in the location could be detrimental to the shape of the settlement and may adversely impact on highway network.
CFS 511	Land to the north of Elm Farm Country Park, 5 Frinton Road, Thorpe-le-Soken, CO16 0JE	618,589 (E) 222,329 (N)	4.13	80	No relevant history.	Surrounded by development on 3 sides. Caravan park to South. North section of site is Protected Open space and has TPO's on boundary.	TPO's on boundary and green (undeveloped) area with significant green infrastructure present on the site, likely offering wildlife habitat and some biodiversity value.	Unclear how access would be achieved – this could be either via existing country park, or from existing residential roads to the east or north of the site. Thorpe Le Soken station some distance to the south west	No issues identified.	No known issues	X	✓	Next 5 years	The existing green wedge makes a valuable contribution to the character and environmental quality of the area. Introducing development in this location would conflict with the established landscape pattern and result in significant harm to its visual and ecological integrity. Only available option for access appears to be via an existing safeguarded holiday park which is not supported.
CFS 3245	Land South of Colchester Rd Thorpe-le-Soken CO16 0LA	617,028 (E) 222,743 (N)	31	300-799 homes as per call for sites submission.	21/00853/FUL - Proposed development of 5 detached single storey dwellings, garaging access 17/00295/OUT - Outline planning application for five dwellings	Predominantly arable land. Site is very detached from the centre of the village where existing services and facilities are located.	None apparent	Detached from Thorpe le Soken settlement and very considerable distance from Thorpe Le Soken station. Limited bus routes along B1033. Contribution would be required towards education and healthcare through S106.	No	None identified.	X	✓	5-10 years	Too detached from Thorpe Le Soken settlement, large scale development here will result in extensive harm, incoherent development pattern and sustainability /detachment from services. Lack of viable public transport options also a major concern
CFS 3246	Comarques Site A and Site B land to the south of The High Street, Thorpe le Soken	Site A: 617,437 (E) 222,699 (N) Site B: 617,645 (E) 222,478 (N)	Site A: 0.35 Site B: 0.64	Site A – 5 homes Site B – 15 homes	10/01171/LBC Conversion of a cart lodge in curtilage, for use as holiday rentals. Refused.	20 dwellings in this location is likely to appear cramped.	Both sections of site within conservation area. Comarques is a listed building. Very careful consideration to the heritage assets on site. The southern site appears to sit within ancient woodland Otherwise sensitive site/location from a heritage and general environmental perspective	Additional vehicles accessing the High Street may be consideration. Consideration as to whether additional access road would be suitable.	No	None identified.	X	✓	Next 5 years	Heritage and other overriding environmental concerns, including excessive loss of green infrastructure and what will be an overly cramped and dense development make the site unsuitable for development

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CFS 3257	The Haulage Yard 1 Tendring Road, Thorpe-le-Soken, Clacton-on-Sea, CO16 0AA	616945 (E) 223218 (N)	0.27	10 units	Planning application 13/01465/FUL - erection of 4 dwellings following demolition of workshops	Site is remote from settlement and may therefore rely on use of car.	Appears to be a large pond on site, consideration of habitat for protected species.	No known issues. Unclear how access to site will be obtained.	No	Pond/wildlife	X	✓	Next 5 years	Site doesn't appear suitable for development, not a sustainable location in relation to Thorpe-le-Soken.
CFS 121	Land to the rear of Paddock Drive Thorpe Green Thorpe le Soken CO16 0FF	617296 (E) 223097 (N)	0.9	10	23/01516/OUT - Outline Planning Application (all matters reserved except for access) for the erection of up to 10 single storey dwellings. - WITHDRAWN 24.01.2024 9 bungalows recently constructed immediately to the west of the site under planning permission reference 17/00925/OUT (allowed on appeal and subsequent reserved matters approval 19/00420/DETAIL	Site is remote from settlement and residents are therefore likely to rely on use of car.	Protected trees within site and on boundary. Development of the site would have a detrimental impact on the countryside.	Contrived access would have a negative impact on neighbouring properties.	Submitted by planning consultant.	No known issues	X	✓	Next 5 years	Outside of existing settlement development boundary. Despite the recently approved development to the West, further development here would be insensitive to the surrounding area given the significant distance to the core of the settlement.
CFS 3293	14 Frinton Road, Thorpe-le-Soken, Clacton-on-Sea, CO16 0HP	619455 (E) 221820 (N)	1.55	15	No relevant history.	Site is remote from settlement and may therefore rely on use of car	Site could appear overly prominent in the landscape in this remote location.	No known issues	Site wholly in ownership of promoter.	No known issues	X	✓	Next 5 years	Outside of existing settlement development boundary. Remote from village centre.
CFS 1668	Land at Former King Edward VII Public House, Station Road, Thorpe Le Soken, CO16 0HJ	617896 (E) 221291 (N)	0.63	14 based on call for sites submission.	The site has an extant planning consent as part of 13/01385/FUL. Deliverability uncertain.	Site is adjacent to railway station.	Thorpe Maltings (listed building) near to site, site within Conservation Area.	Contributions to health and education will be required.	No known issues.	Cost of preparing brownfield site for development might affect viability.	?	?	Site has extant consent that hasn't been implemented. Deliverability uncertain.	Consideration should still be given to wholistic development that supports preservation of the maltings and enhances of conservation area.
CFS1619	Land East of Station Road, Thorpe Le Soken	618112 (E) 221426 (N)	10.74	200	Application for 200 dwellings refused in 2017.	TPO on boundary and one centrally on site. Heavily wooded in selected developable section of the plot. Site adjoins conservation area (opposite Station Road). Careful consideration of impact on setting of con area required.	TPO on boundary. Tree area has potential for protected species. Edges of site at Risk of Flooding from Surface Water Extent: 0.1 percent annual chance	School and health capacity will be key considerations.	No known issues.	Dependent upon prevailing housing market conditions and any infrastructure requirements.	X	✓	Next 5 years	Whilst the site is relatively close to Thorpe-le-Soken railway station, the scale of development proposed would be likely to generate a notable increase in vehicle movements. Given existing concerns regarding highway conditions and traffic movement through the centre of Thorpe-le-Soken, the site is not considered to represent the most appropriate location for growth of this scale, and there remains uncertainty as to whether the impacts on the local road network could be accommodated without significant adverse effects
RSC19	Homestead Caravan Park, Thorpe Road, Weeley	615029 (E) 222576 (N)	1.5 ha	30 dwellings based on a density of 20 dwellings per hectare.	Site continues to operate as a holiday park. Land promoted through the Local Plan process. Outline planning permission (15/0737/OUT) granted for commercial development (B1) in August 2015. Land promoted for housing through the Local Plan.	No irresolvable issues but access to holiday park would need to be retained.	Dale Brow Grade II south east of site; Brook Farmhouse Grade II south east of site. On a designated caravan site	Potential cumulative impacts on transport, health, utilities and education infrastructure if coming forward alongside other sites.	Still operating as a viable caravan park and a single residential dwelling and there is planning permission for employment uses.	Costs of removing existing buildings and infrastructure from site, the need to contribute to new infrastructure and general housing market issues may affect viability.	X	X	Site most likely to continue in tourism/ employment use. No completions anticipated in plan period.	Site is currently operating as a viable caravan park to which Policy PP11 in the Local Plan applies and so is not currently deemed to be suitable. The requirements of that policy would need to be met before a residential scheme could sensibly be considered.
RSC20	Land behind Rainbow Nurseries, Thorpe Road, Weeley	614503 (E) 222589 (N)	4.3 ha	129 at 30 dwellings per hectare.	Site situated outside of the Settlement Development Boundary.	Access appears to be a considerable constraint. There is a crematorium to the west of the site.	Rose Farmhouse Grade II north west of site	Access would need to be addressed.	Unknown.	Site is a working nursery, the cost of removing the existing buildings and any remediation works would need to be taken into account	X	X	Site not considered deliverable within the plan period to 2033.	The site is located in a remote area of Weeley. Should development on the east come forward, this would make this site more acceptable. Consideration needs to be given to surrounding land uses. Site not being actively promoted so unlikely to deliver within plan period.

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RSC21	Land at Saxon Lodge, Colchester Road	614081 (E) 222544 (N)	2.39 ha	34 dwellings on part of the site.	Outline approval (13/00038/OUT) for erection of B1 class unit and improvements to the existing vehicular access and road junction was granted in 2013 but lapsed in 2016. Land not being actively promoted for residential use either through the Local Plan process or through a planning application.	No irresolvable issues but a suitable access from the B1033 would be required that would not reduce the flow of traffic on this busy route.	No irresolvable issues.	No irresolvable issues for development at this scale.	No irresolvable issues but site continues to operate as a viable kennels/cattery and there is planning permission for employment uses.	Costs of new infrastructure and general housing market issues may affect viability.	?	?	Land only likely to come forward for development if a wider strategy for growth in Weeley proceeds through the Local Plan process.	There are doubts over the suitability of this land for housing as it would introduce housing on the opposite side of a busy road. There are also some doubts about whether suitable access can be achieved for housing. The recent approved planning application suggests there is more interest from the landowner for employment use than housing. There may be potential for it to be considered in the longer-term for housing but only if the issues identified above are addressed and additional growth is required at Weeley at the time.
RSC23 (CFS 216 and CFS 219)	Land off Crow Lane, Weeley	614477 (E) 222369 (N)	19.25	330 based on call for sites submissions	Land included in the previous Local Plan at preferred options stage for a major mixed use development as part of a wider proposal for strategic growth around Weeley but deleted from the plan at publication stage.	Significant improvements to Crow Lane would be required to achieve suitable access.	Dale Brow Grade II south east of site; Tocketts (probably formerly known as Byways) Grade II south of site; 2, The Street Grade II south of site; The Elms Grade II south of site; Ash Farmhouse Grade II south of site.	Scale of development would need to be supported by new services and facilities which are only realistically deliverable as part of a wider comprehensive scheme.	Promoted by housebuilder	Costs of new infrastructure and general housing market issues may affect viability.	X	✓	If development were allowed to proceed, as part of wider comprehensive strategy, it would most likely follow completion at land south of Thorpe Road.	Land only suitable for development as part of a wider strategy for growth around Weeley. This approach was part of the preferred options for the previous Local Plan but deleted at publication stage both in response to significant levels of local objection and to more suitable sites capable of meeting housing need.
RSC24 (CFS 143)	Land North of Colchester Road Weeley Essex CO16 9AG	613982 (E) 222532 (N)	25 ha (CFS14 3: 5.33ha)	380 as per the refused planning application which included commercial uses and community facilities. 30-99 homes based on most recent call for sites submission.	Site subject of planning application (16/01847/OUT) for mixed use development including 380 homes, employment land, school and medical facilities. Application was refused mainly on prematurity grounds and for being poorly related to the established settlement of Weeley but no appeal has been lodged. Small subsection of site submitted during LP Review Call for Sites for fewer dwellings.	No irresolvable issues but development at the scale proposed would require a suitable access from the B1033 that would not reduce the flow of traffic on this busy route.	Rose Farmhouse Grade II north west of site. Significant ecological diversity on the site requiring a comprehensive mitigation strategy. A previous flood risk assessment was carried and the results indicated that the underlying geology at the test locations was not suitable for use of traditional soakaways. Surface waste drainage discharge would need to be designed but the use of basins will be possible to discharge into the existing water course. Site heavily wooded.	Scale of development would need to be supported by new services and facilities which are only realistically deliverable as part of a wider comprehensive scheme.	No irresolvable issues but large area of site operates as a viable car-boot business. Land controlled under option by Taylor Wimpey.	Costs of new infrastructure and general housing market issues may affect viability.	X	✓	Rate of development assumed at 40 completions per annum in line with assumptions for land south of Thorpe Road.	There are doubts over the suitability of this land for housing at it would introduce housing on the opposite side of a busy road and would protrude the settlement northwards into a relatively uncontained area of countryside that is poorly connected with the existing built up area. There may be potential for this land to be considered for other uses such as employment or commercial rather than housing..
CFS 104	Gutteridge Hall, Gutteridge Hall Lane, Weeley, Clacton-on-Sea, CO16 9AS	614763 (E) 221318 (N)	3.52	20	Yes 16/00762/FUL Refused – demolition of motor vehicle workshop and change of use to be used in conjunction with proposed residential development	Whilst there is field access, unclear how formal access arrangements will be undertaken.	Wooded area to north of site, potential habitat for protected species	Unclear as to formal access to the site.	Landowner promoting site	No known issues	X	✓	5 years	Outside of the settlement development boundary. Sits alongside site ID241. No. of dwellings seems low for size of site. Site is disconnected from village and associated services, not larger enough to provide new infrastructure at that scale.

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
CFS 1770	Woodpeckers, Clacton Road, Weeley, Clacton-on-Sea, CO16 9DN	614853 (E) 221129 (N)	3	25	17/00776/OUT – appeal granted for bungalow.	Plot is opposite listed building Hillside House.	Notwithstanding the appeal, the intensification of this site would have a detrimental impact on the character of the countryside.	Access concerns, affect on listed building and other neighbouring properties,	Submission by landowner with agent.	No known issues	X	✓	Next 5 years.	The site lies behind a backland dwelling known as Malmore, which was granted planning permission at appeal on the western side of Clacton Road, Weeley Heath. It is unclear whether a separate bungalow has been constructed. The site is partially outside the settlement development boundary, and development here would represent intrusive, in-depth expansion into largely unspoilt countryside. Despite potential access via Clacton Road, increased traffic and the site's rural setting raise concerns about landscape harm and the appropriateness of further development.
RSC26 (CFS21 83)	Land West of Heckfords Road Great Bentley Essex CO7 8RR	610982 (E) 222215 (N)	3.31 ha 10.87ha	50 dwellings based on a current planning application that is yet to be determined. 180 based on Call for sites submission for larger parcel of land.	Site outside of the settlement development boundaries shown in the Local Plan. Subject of outline planning application 19/01258/OUT for up to 50 dwellings which was refused. Site lies immediately to the north of the Fusiliers Green development by Go Homes that is currently under construction.	Whilst vehicular access is proposed via Heckfords Road, this would be the third access to residential developments within very close proximity. There are questions as to whether a pedestrian footpath could be created without dependence on access via the Fusiliers Green scheme to the south.	Development of this site would represent an obvious intrusion into the open countryside to the north of Great Bentley, whereas the other developments under construction formed more logical extensions to the village. Landscape impact would be a significant environmental consideration.	Development would need to contribute towards the provision of social infrastructure including schools and health provision. A significant amount of residential development is already proposed for Great Bentley and there could be a limit to how far education and health provision could be expended without the requirement of new facilities.	Land understood to be in single ownership albeit separate to that of the developers of land further south. If no footpath is provided along Heckfords Road, the scheme would rely on agreement for pedestrian access via the Fusiliers Green development which might be affected by a ransom strip.	The progress of the Fusiliers Green development immediately south of the site would indicate that there should not be any major issues with viability. There is however questions about the cumulative level of residential development that the area could deliver within the constraints of the market – particularly given the number of schemes under construction or expected to be take place within a close proximity.	X	✓	Next 5 years.	Concerns over impact of the countryside and cumulative impact on development in the village. Existing permissions already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.
RSC27	Land to The North of Bromley Road Elmstead Essex CO7 7BX	606722 (E) 224501 (N)	3.84ha	45 dwellings based on a current planning application that is yet to be determined.	Site outside of the settlement development boundaries shown in the Local Plan. Subject of outline planning application 19/00933/OUT for up to 45 affordable residential dwellings which was refused in Jun 2020.	Site lies immediately east of a reservoir and pumping station and its location is slightly detached from the established shape and form of the settlement.	Development of this site would represent an obvious intrusion into the open countryside to the north of Elmstead Market where a sensitive approach to landscape impact would be required.	Development would need to contribute towards the provision of social infrastructure including schools and health provision.	No known issues. Land understood to be in single ownership.	No known issues. As scheme is being promoted for affordable housing, it would be the subject of funding through a registered provider.	?	✓	Realistically, even if planning permission were granted in 2022/23, any development at this site would most likely take place after 2026/27 – once some of the other developments in Elmstead Market had reached completion.	Concerns over impact of the countryside and cumulative impact on development in the village. Existing permissions already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.
RSC28	Land at Warren Farm The Bury St Osyth Clacton On Sea Essex CO16 8EH	612297 (E) 215272 (N)	0.77 ha	13 dwellings based on a recent planning application that has been refused by the Council.	Site outside of the settlement development boundaries shown in the Local Plan. Subject of outline planning application 18/00958/OUT for 7 almshouse type properties and 6 houses in conjunction with the provision of a new public car park for the village. The application was refused by the Council in March 2020.	See environmental constraints.	Planning application was refused, in part, for its landscape impact within the Coastal Protection Belt to the south of St. Osyth. It was also refused on its impact on the character of the Conservation Area and the setting of listed buildings.	No irresolvable issues.	No issues.	No known issues. The planning application proposed that the residential development would support the construction of car park for the village which, if approved, might have required an exceptional approach to s106 contributions.	X	✓	The site is not currently considered to be a suitable or deliverable site.	Scheme had been promoted to help facilitate the creation of a new car park close to the centre of St. Osyth village – an aspiration of the Parish Council.

Alternative and discounted sites around Smaller Rural Settlements

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
CFS 133	Land East of Windmill Road, Bradfield CO11 2QR	613484 (E) 230076 (N)	2.553	Medium 30-99 homes	No relevant history.	The site is within Sand and Gravel safeguarding area but is not allocated in the Minerals Local Plan or a candidate site for the Minerals Local Plan review.	No overriding or irresolvable outstanding issues	Access. Contributions to health and education through S106.	No issues identified.	No issues identified.	X	✓	Next 5 years	Intensification of access may have unacceptable impact on neighbouring residences.
CFS1800	Land off Barrack Street, Bradfield, CO11 2RB	613735 (E) 229555 (N)	1.367	15	Application for 5 bungalows (22/01792/OUT) refused and appeal dismissed, principally on grounds of impact on local area and conflict with local plan policies and highway impact.	Site is located on a 'V shaped' area of land between Heath Road and Ellis Road, effectively filling in the southern point of the Settlement Development Boundary.	Copse of trees to west site of site. Ancient woodland some distance to south.	North Cansey Lane and Ellis Road are narrow meaning that access would most likely come off the southern end of Barrack Street. This is on the corner of Barrack Street and Ellis Road and would enter adjacent to the copse.	No issues identified.	No issues identified.	X	✓	Next 5 years	Securing suitable access may be challenging..
CFS 223	Land south of Steam Mill Road Bradfield CO11 2QX	613384 (E) 229626 (N)	5.202	95	No relevant planning history.	No clearly defined defensible boundary to the south.	Strip of trees to the western edge of the site.	If access is taken from Steam Mill Road by the demolition of a single dwelling, there would be significant impacts upon the adjoining neighbours.	No issues identified.	No issues identified.	X	?	Next 5 years	Number of dwellings proposed appears to be significant and the extension to the settlement boundary could be out of keeping of settlement form.
CFS 621	Land at Bradfield Fruit Farm The Street Bradfield Essex CO11 2UU	614449 (E) 230425 (N)	2.4	10 to 50 dwellings	14/01048/FUL – 3 dwellings approved.	Listed building Maltings Cottage on boundary of site, on The Street. Development to the east of the site in particular would appear incongruous. The site is within Sand and Gravel safeguarding area.	Copse of trees towards southerly part of the site.	No overriding or irresolvable outstanding issues	Single landowner	No issues identified.	X	✓	Next 5 years	Site not in keeping with existing form of the settlement and would present an incongruous extension into the countryside.
CFS1039	Land east of The Street, Bradfield, Manningtree, CO11 2UU	614558 (E) 230397 (N)	12.55	100	14/01048/FUL Erection of 3 No. dwellings and associated garages.	Listed building Maltings Cottage on boundary of site, on The Street. Development to the east of the site in particular would appear incongruous. The site is within Sand and Gravel safeguarding area.	Copse of trees. Borders conservation area	No overriding or irresolvable outstanding issues	Unknown	No issues identified.	X	✓	Next 5 years	Site not in keeping with existing form of the settlement and would present an incongruous extension into the countryside.

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CFS1558	Cherry Gardens, Windmill Road, Bradfield, Manningtree, CO11 2QN	612886 (E) 230622 (N)	1.25	10	Nothing relevant.	Site is remote from existing settlement. The site is within Sand and Gravel safeguarding area	Large tree on boundary Windmill Rd.	No overriding or irresolvable outstanding issues	Landowner submitted site	No issues identified.	X	✓	Next 5 years	Location of site does not fit with current settlement boundary.
CFS1064	Land North of Mill Lane, Bradfield, CO11 2US	614188 (E) 230821 (N)	4	120	No relevant planning history.	Listed building Mill House Grade II to South of site	Site is adjacent to AONB. Ancient Woodland Milgrove Wood to the West.	None	None	Viability could be affected by the environmental constraints on adjoining land.	X	✓	Next 5 years.	Unsuitable due to location within AONB
CFS 513	Grasmere, The Street, Bradfield, Manningtree, CO11 2UU	614,253 (E) 230,372 (N)	0.72	Up to 29 homes as per call for sites submission.	No relevant planning history.	Access is proposed via The Street - likely to be unacceptable due to impact on the neighbouring residential community.	Mature trees to north perimeter of site.	Access concerns.	None	Uncertain	X	✓	Next 5 years	Proposal represents a backland style development which would be out of character of the area and proposed access would be detrimental to surroundings neighbours.
CFS 256	Land at Parsons Hill, Great Bromley	608674(E) 225754(N)	10.5	Up to 300 based on call for sites submission.	No relevant planning history.	Drainage ditch running north west to south east through the site approximately three quarters into the site (to the north)	Up to 9 trees along the Parsons Hill boundary subject to TPOs. Up to 10 trees along the Mary Lane North boundary subject to TPOs. Wooded area along south eastern boundary (adjacent to the Hamilton Lodge development). Abundance of trees and greenery along western boundary	Footpath along Parsons Hill narrow and in poor condition. Schools/health facilities no accessible	None.	Unknown	X	✓	5 years	This site, if developed, will extend the SDB of Great Bromley for a considerable distance in a southern direction and result in further fragmentation of what can be considered the 'build up area' of Great Bromley, however the site also borders the current Hamilton Lodge development which is a residential development for 79 new dwellings and associated infrastructure. The Hamilton Lodge development was granted planning permission by Members of TDC planning committee. The western section of the Hamilton Lodge development is currently under construction (Feb 2025)
CFS 1369	Wood Barns North of A120, Harwich Road, Great Bromley, CO7 7US	610,546 (E) 225,819 (N)	56	1100	Number of planning applications relevant to agricultural uses/smaller scale development proposals	Mineral Safeguarding Areas (for Sand & Gravel). A120 immediately to the south	Potential for noise/air quality constraints due to A120. Currently in agricultural use (Grade 2 – therefore BMV). Flat, open landscape. Grade II Listed building on northern parcel of site (Park Farmhouse)	Site is well outside any SDBs and therefore public transport options limited. Development would need to contribute towards the provision of social infrastructure including schools and health provision. Also accessibility to existing schools, shops and healthcare facilities very poor in this area	Not known – submitted by agent	Unknown	X	✓	5-10 years	Well detached from any SDBs, BMV land, unsustainable location for the level of growth proposed and due to the size of the site. Land owner can maybe look to work with adjacent landowners where new garden villages are more realistic as options (such as Horseley Cross and Frating Green, or consider putting land forward for employment uses in this area
CFS2147	Land to the East of Main Road, Great Holland	621,303 (E) 219,667 (N)	0.7	10 according to submission.	20/01543/OUT - Erection of three single storey dwellings. Refused 03.06.21.	Located just off Main Road which can get busy at times, however already sparse (more recent) development approved to the south	Mineral Safeguarding Areas (for Sand & Gravel). Outside SDB (but immediately adjacent / in between south and north SDBs for Great Holland	Unclear where access will be taken from (Main Road is a busy through road linking Kirby Cross with Holland on Sea)	Submitted by agent	Unknown	X	?	5 years	Site unlikely to accommodate 10 dwellings. Access unclear, and incongruous with prevailing development through this part of the village.

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CFS2012	Land to the East of Clacton Road, Great Holland	621,245 (E) 218,916 (N)	4	Up to 300 based on call for sites submission.	No relevant planning status/history	Somewhat detached from SDB for Great Holland. Grade 3 Agricultural Land	Strong boundary features/hedgerow along Clacton Road (western boundary of site). Coastal protection belt and safeguarded sand and gravel area.	Public transport options limited. No access from Clacton Road apart from access point for farm equipment further south (along southern boundary of the site) – making access to the site challenging (there is a private road running along the eastern boundary of site). No footpaths along this section of Clacton Road	Submitted by Planning Agent	Not known	X	✓	5 years	Development here will result in considerable landscape harm and extend the village envelope much further to the south, resulting in incoherent and disproportionate growth southwards. Coastal protection belt and safeguarded sand and gravel area further constraints making the site unsuitable for residential.
CFS1972	Land to the West of Clacton Road/South of Little Clacton Road, Great Holland	621,054 (E) 218,936 (N)	5	150	No relevant planning status/history	Grade 3 Agricultural Land	Safeguarded sand and gravel area	Public transport options limited. No footpaths along this section of Clacton Road or Little Clacton Road (to the north) – there is an existing footpath along the northern side of Little Clacton Road but it ends a few metres to the east of the eastern boundary of the site. Big site and large number of dwellings therefore development would need to contribute towards the provision of social infrastructure including schools and health provision.	Submitted by Planning Agent	Not known	X	✓	5 years	Similar to the above, a large development here will result in considerable landscape harm and extend the village envelope much further to the south, resulting in incoherent and disproportionate growth southwards, and introducing more layers of development westwards and in depth, which will be out of character with the predominantly linear patterns of development along these two roads. Sand and gravel area is a further constraint on the site making the site unsuitable for residential.
CFS225	Land at Harwich Road, Pesthouse Lane, and Beaumont Road, Great Oakley	619746 (E) 227533 (N)	28.938	420 as per call for sites submission.	No relevant history.	Conservation area. This scale of development is incongruous for the size of the village.	Site is within the Coastal protection belt and slopes from north to south. Desktop report provided by aspect ecology. Southern edge of plot at risk of Flooding from Surface Water.	Transport report provided with submission. Will need to contribute to health and education via S106.	1 owner	No issues identified.	X	✓	Next 5 years	The land in this area slopes noticeably from north to south, resulting in high visibility and prominence within the wider landscape—particularly when viewed from the Backwaters to the south. Development in this location would cause significant harm to the landscape, appearing overbearing in relation to both the scale of the settlement and its established character. As such, it is considered unsuitable for development.

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CFS 122	Land North of Nortons Barn, 72 The Street, Kirby-le-Soken, CO13 0EG	621759 (E) 222408 (N)	3.55	75	No relevant planning history.	Build form along The Street to the south, also the Kirby le Soken conservation area boundary runs to the south, and at one point joins part of the southern boundary of the site. There are allotments immediately to the east of the site. The existing SDB is tightly drawn along the north of the street and ends just east of the long access into the site	Site is in Flood Zone 2 and 3 along the northern and norther eastern boundary of the site – the FZ designation extends into the site between 30-60 metres in the northern corner. Site is also in the coastal protection belt	The only access into the site off The Street appears relatively narrow where it joins the footpath along The Street. Also, the first dwelling to the east is set significantly forward, some 1.3m back from the footpath, therefore potentially obstructing visibility looking east. Big site/nr of dwellings therefore development should contribute towards schools and health etc	No known issues – submitted by an agent	No issues identified.	X	✓	Next 5 years	It is a sizeable site at 3.55ha and the only access into the site is via a long and relatively narrow 'lane' extending some 160m in a northern direction before the site tapers out. The northern section of the site appears to be grade 3 (good to moderate) agricultural land, and a wide strip along the northern and north eastern boundary of site (within the site) is FZ2 and 3. The most developable part of the site is therefore the central and southern section of the wider northern section, resulting in new development 'jumping over' open countryside to the south in a jarring and harmful manner. Access along the long and relatively narrow access 'lane' is also likely to cause issues not only in highways safety terms but also landscape harm
CFS 124	Land to the rear of 82 The Street Kirby-le-Soken, Frinton-on-Sea, CO13 0EG	621506 (E) 222263 (N)	1.33	20	No relevant planning history.	Small sliver of south eastern corner in the Kirby Le Soken conservation area. Site located well outside of SDB and a considerable distance to the west of the main core of Kirby Le Soken where most of the limited services are located	North western corner of site in FZ2 and 3. Site is also in the coastal protection belt	No footpaths along either sides of the B1034.	Unknown – submitted by an agent	Not known	X	✓	Next 5 years	Site located well outside of SDB and a considerable distance to the west of the main core of Kirby Le Soken. Site is very open and mostly undeveloped providing good views to the north. It is acknowledged that the southern side of the B1034 is loosely developed however the site is located in the coastal protection belt and well outside the current SDB – development here will fragment the settlement of Kirby le Soken in a harmful manner
CFS607	Land north of kirby-le-Soken Evangelical church, Walton Road, Kirby-le-Soken	622237 (E) 222152 (N)	2.07	20	No relevant planning history.	Securing suitable safe access will require careful consideration, particularly with proximity to Halstead Road.	There is a large TPO tree located on Walton Road immediately to the east of the access into the site. Southwestern boundary of the site directly adjacent to the Kirby Le Soken conservation area. RAMSAR and SPA sites further to the north but unlikely to be overriding constraints.	Non apparent or unresolvable issues	No - submitted by landowner	No issues identified.	X	✓	Next 5 years	Whilst the site is generally contained, potential access arrangements are constrained and have not been demonstrated to provide a safe and suitable means of access. Having regard to the concerns raised through discussions with the Local Highway Authority, the Council is not satisfied that the necessary highway requirements can be achieved. As a result, the site's deliverability is uncertain, and it is not considered appropriate for allocation

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CFS 848	Land south of Harwich Road, Little Oakley C012 SJE	Easting 622809 Northing 229118	4.06	No estimate provided in submission however based on site area in region of 70-80 dwellings may be possible	No	None apparent	Coastal Protection Belt	No immediate access available, will necessitate the demolition of an existing dwelling (which appear to be included in site)	No known issues	No issues identified	X	✓	5 years	The land in this area slopes markedly from north to south, making it highly visible and prominent within the wider landscape—particularly when viewed from the Backwaters and the Coastal Protection Belt to the south. Development in this location would result in significant landscape harm, appearing visually intrusive and extending conspicuously into open countryside. It would be overbearing in scale relative to the settlement and out of keeping with its established character. Accordingly, the site is considered unsuitable for development.
CFS310 4	Land South of Rectory Road, Little Oakley	621,311 (E) 229,193 (N)	1.11	Up to 38	No relevant planning history	None apparent	Safeguarded sand and gravel area. Right next to Bramble Island safeguarded zone.	Rectory Road is narrow with no footpath. Limited public transport options in and around Little Oakley	No known issues	No issues identified	X	✓	5 years	Too detached from existing settlement, and will result in fragmented and sporadic development along Rectory Road which is rural in character
CFS310 5	Land South of Rectory Road, Little Oakley	621,3084 (E) 229,112 (N)	0.4	14 units	No relevant planning history	None apparent	Safeguarded sand and gravel area. Partially Within Bramble Island safeguarded zone. Grade II listed building immediately to the east (not part of site but directly next to it)	Rectory Road is narrow with no footpath. Limited public transport options in and around Little Oakley	No known issues	No issues identified	X	✓	5 years	Too detached from existing settlement, and will result in fragmented and sporadic development along Rectory Road which is rural in character
CFS155	Land north of Clacton Road, Thorrington	608933 (E) 220386 (N)	2.889	60	No	Site on the corner of Station Road / Clacton Road and facing the Tenpenny Hill/ Station Road / Clacton Road roundabout which can get busy during peak hours. Also, there is an existing 'isolated' dwelling along Clacton Road (not part of site). Any new access into site off Clacton Road will be challenging	Very strong boundary screening/green infrastructure along Clacton Road and Station Road which should ideally be retained as much as possible Located in Mineral Safeguarding Area (Sand and Gravel)	None apparent	Unknown – submitted by land agent (Savills)	Not known	X	✓ ?	Next 5 years	Site may be suitable for allocation in a future review of the Local Plan.

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CFS156	Land west of Church Road, Thorrington	609258 (E) 220746 (N)	2.597	Medium 30-99 homes 50	No	Slightly 'landlocked' with existing dwellings to the west, south and south-east making access challenging but not impossible (site access off Church Road may be possible subject to ECC Highways views). PROW 'Thorrington 3' running across the site (east west) along the southern boundary of the site	Good screening along the Church Road boundary in form of mixture of trees and hedgerow Located in Mineral Safeguarding Area (Sand and Gravel)	Overhead electricity lines running east west across the site (half way in)	Unknown – submitted by land agent (Savills)	No issues identified.	X	✓	Next 5 years	Site may be suitable for allocation in a future review of the Local Plan.
CFS 2209	Land East of Frating Road Frating Road Thorrington Essex CO7 8HT	609279 (E) 221381 (N)	6.8	30	No relevant planning history.	Thick tree belt separating two parcels. Bentley Road to south.	Located in Mineral Safeguarding Area (Sand and Gravel)	No footpaths along Frating Road. Access Challenging and lack of viable public transport options	Submitted by landowner	No	X	✓	5 years	North of the railway line predominantly rural in character and well detached from the existing Thorrington, SDB. Further growth northwards likely to appear harmful and will jump over open countryside in a jarring manner. Also question marks over whether safe and suitable access can be achieved off Frating Road (narrow in areas and bendy)
CFS 106	Land West of Rectory Road, Weeley, Essex, CO16 9DP	615168(E) 220402(N)	3.40	40	16/00183/OUT (Outline approved for up to 6 dwellings) followed by reserved matters approval 17/00180/DETAIL - however this is a development fronting Mill Lane on a much smaller site and the six dwellings have been built The site was actively promoted for residential development through the previous local plan.	None apparent	Strong boundary features/hedgerow along Rectory Road In Minerals Safeguarding Areas for Sand and Gravel The Site is located in Flood Zone 1 and the risk of flooding is low. However, a flood risk assessment and surface water drainage strategy will be submitted to accompany any future development of the site as it is over 1 hectare in area.	Access could be a challenge as speed limit is 60mph along this stretch of Rectory Road, existing farm access exists further to the south	Not known - Planning consultant	No know issues	X	X	Next 5-10 years	Outside of settlement boundary and development extending to the south will be jarring / incoherent and ensuing landscape harm likely to be considerable.
CFS 107	Land East of Rectory Road, Weeley Heath, CO16 9BH	615388(E) 220406(N)	5.33	40	16/01925/FUL (site to the north, not forming part of this site) - Proposed development of 6 no. 3 bedroom detached bungalows all with single detached garages - Approved	Access could be difficult, only option appears to be off Rectory Road	Strong boundary features/hedgerow along Rectory Road, number of TPOS along north eastern boundary	See concerns around access	Planning consultant	Not known	X	?	Next 5-10 years	Outside of settlement boundary and development extending to the south will be jarring / incoherent and ensuing landscape harm likely to be considerable

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
CFS 113	Old Rectory, Rectory Road, Weeley Heath, Essex, CO16 9BH	615342 (E) 220229 (N)	1.59	10	The site was actively promoted for residential development through the previous local plan	Significant green infrastructure on site, also well detached from the SDB for Weeley Heath	Next to local wildlife site. Considerable number of TPOs on site affording it an overriding sylvan character	No footpaths along Rectory Road and site located a considerable distance from realistic / viable public transport options/well away from services/shops etc	Planning Consultant - Mr and Mrs Went are the owners of the Site and there are no land ownership constraints to development coming forward.	No	X	✓	Next 5 years	Site is well Outside of settlement development boundary with several TPO trees on it, and located next to a local wildlife site making it unsuitable for new residential development
CFS 2229	1 Barnfields, Clacton Road, Weeley Heath, Clacton-on-Sea, CO16 9EF	615585 (E) 220009 (N)	6.5	100	24/01443/OUT (Smaller neighbouring site) – pp refused for 2 custom built dwellings	A133 to south-west. Fairly isolated site well outside any current SDBs	Next to Local Wildlife Site (starts opposite Honeyput Lane running parallel with A133). Mineral Safeguarding area for sand and gravel. Thick tree belt running through the centre of site (east to west).	Access difficult – appears to be dependent on other land/landowners to gain access from the B1441. Honeyput Lane to the south appears unsuitable	No - submitted by owner	Unlikely	X	✓	5-10 years	Well outside of any Settlement Development Boundary and therefore not spatially appropriate to extend SDB westwards or to formally allocate this site for housing. Access also challenging and site is well away from essential services / jobs/schools health facilities.
CFS 2153	2 Barnfields, Clacton Road, Weeley Heath, Clacton-on-Sea, CO16 9EF	615649 (E) 220175 (N)	2.2	34	24/01443/OUT (Smaller site) – pp refused for 2 custom built dwellings 22/00184/FUL - custom-build dwelling approved	Collection of existing dwellings off the B1441.	Well established tree belts around the westernmost field and intersecting site at intervals	Access off Clacton Road likely to snake through an existing small	Not known partially submitted by planning consultant	No	X	✓	5 years	Well outside of any Settlement Development Boundary and therefore not spatially appropriate to extend SDB westwards or to formally allocate this site for housing. Access also challenging and likely to go through an existing small housing estate. Site is well away from essential services / jobs/schools health facilities.
CFS 3259	Land to the East of Bentley Road and South of Wenlock Road CO16 9BX	614598 (E) 220625 (N)	0.6	14 units	Site and immediate surrounding area have a varied planning history covering a wide range of development proposals.	Existing buildings on site and immediately to the south	A number of TOP trees immediately to the east and south of site. Established tree belt along southern boundary of site	Bentley Road has no footpath and site well detached from any SDBs	Unknown – submitted by planning agent	Demolition of existing buildings and remedying site could impact viability.		?	5 years	Outside of any Settlement Development Boundary and development here will jump over a wide strip of open countryside (cultivated agricultural land) resulting in incoherent development patterns/detached housing estate 'scattered development'. Also limited public transport options available and no footpaths along Bentley Road, site to detached from key services/essential things like schools and doctors.
CFS150	Land at Abbey Bottom Farm CO11 2RY	616642 (E) 228556 (N)	1.78	20	21/00854/FUL (PP granted – 1 dwelling) 15/01352/FUL – PP refused but allowed on appeal	Access could involve culverting ditch.	Part of the site is affected by flood zone. A120 bypass to north – significant noise source.	PROW at site entrance	No known issues.	No known issues.	?	X	Next 5 years	Site not considered deliverable due to fragmented land ownership and uncertainty over securing a comprehensive development and suitable access arrangement. In the absence of evidence demonstrating landowner support and a viable delivery strategy, the site is not considered suitable for allocation.

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
CFS 249	Land south side of Colchester Road, Wix	616135(E) 228236(N)	1.56	20	No relevant history.	Access appears unsuitable, it is long and narrow and access point located directly opposite the village primary school with double yellow lines/zig-zags	Trees along eastern boundary but not TPO'ed	See concerns regarding access	Unknown	None identified.	X	✓	Next 5 years	Outside SDB and will have landscape implications (will introduce additional layers of development in depth behind linear pattern along Colchester Road), also access from Colchester Road opposite the school will be challenging and may result in highway safety issues.

Alternative and discounted sites within Strategic Green Gaps (as defined in the Local Plan – Policy PPL6)

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
SGG1	Land west of Cherry Tree Avenue, Clacton on Sea, Essex	616290 (E) 214257 (N)	15 ha	300 homes at a density of 20 dwellings per hectare. Smaller scales of development might be possible depending on which areas of the land were brought forward for development. A smaller scheme incorporating only land between West Country Lodge and West Road could accommodate 50-60 dwellings.	Site outside of the settlement development boundaries shown in the emerging Local Plan and is also within the designated strategic green gap. Site being promoted for inclusion in the Local Plan by its owners.	Cherry Tree Avenue is a narrow road and it is likely that major improvements would be needed.	Land lies within Strategic Green Gap between Clacton-on-Sea and Jaywick Sands which has a strong recreational function. Development would erode this gap and adversely affect the objective of maintaining separate character and identity of the two areas.	Potential problems with sewerage treatment capacity in this location without securing direct pipe to the nearby Jaywick treatment works.	Land in agricultural use with a willing land owner - St. Monica's Convent.	Dependent on prevailing housing market conditions and securing access to necessary utilities.	X	✓	The site is not currently considered to be a suitable or deliverable site.	Site considered unsuitable for development due to its impact on maintaining the Strategic Green Gap. There could be timing issues for resolving any sewerage capacity issues.
SGG2	Land east of Rush Green Road Clacton-on-Sea CO16 7BL	615810 (E) 214732 (N)	3.6 ha	100 dwellings as per refused planning application.	Application 17/00683/OUT refused for extending into the strategic green gap. No appeal was lodged.	Site is in close proximity to Clacton Airfield.	Partially within the proposed settlement boundary so potential for a development of the right scale to be considered favourably. Large part of site within Local Green Gap. Development would have to reflect these policies.	No irresolvable outstanding issues.	Outline application submitted on behalf of the landowner.	Agricultural land with limited constraints viability dependent on prevailing housing market conditions.	X	✓	The site is not currently considered to be a suitable or deliverable site.	Development proposal rejected by the council. Proposal was also subject of objections to the Local Plan which may or may not result in changes to the plan in this location. The site lies directly opposite Persimmon Homes' Rouses Farm development in Jaywick Lane.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
SGG3	Land North of Rush Green Road Clacton On Sea Essex CO16 8BQ	615323 (E) 214813 (N)	9.7 ha	276 dwellings based on the larger of the previous planning applications dismissed on appeal.	Planning permission for three residential schemes refused by the council and dismissed on appeal (15/00904/OUT, 16/00208/OUT, 16/00209/OUT). All three proposed developments were refused on similar grounds. This was detrimental impact on the Protected Green Gap. The purpose of this Green Gap is to maintain separation between Jaywick Sands and Clacton-on-Sea and to maintain their individual characters. The proposed development would, in effect, infill this gap to the detriment of the wider character.	Site is in close proximity to Clacton Airfield.	Development contrary to Local Green Gap policy and harmful to the separate identities and characters of Clacton-on-Sea and Jaywick Sands.	No irresolvable outstanding issues. Impact on infrastructure was not considered unacceptable at appeal	Land promoted by Bloor Homes who submitted the previous planning applications.	No issue raised in application or during the appeal process	X	✓	The site is not currently considered to be a suitable or deliverable site.	Development proposal rejected by the council and dismissed on appeal. Site not considered suitable for residential development.
SGG4	Land South of Centenary Way London Road Clacton On Sea Essex CO16 9RA	616801 (E) 218029 (N)	8.34ha	175 dwellings as per the previous outline planning application.	The site was the subject of a Local Plan representation. It was also the subject of a planning application 15/01720/OUT for up to 175 dwellings. That application was refused by the Council in June 2016. It was allowed on appeal, but that decision was quashed following a legal challenge by the Council and the appeal had to be re-determined. At the second appeal, the scheme was dismissed by the Planning Inspector and a subsequent legal challenge from the applicants was rejected.	No overriding physical constraints.	Site home to rare flower species that will need to be preserved within the site as part of ecological mitigation. Site forms part of strategic green gap designated between Clacton and Little Clacton.	No irresolvable outstanding issues. Impact on infrastructure was not considered unacceptable at appeal	Land currently used for car boot sales. Use would need to cease before development took place. The land is understood to still be under the control of the landowner and is yet to be transferred to a developer or housebuilder.	Viability independently tested at planning application stage. No irresolvable issues identified.	X	✓	The site is not currently considered to be a suitable or deliverable site.	Site has a complex planning history having been refused by the Council, allowed on appeal, the appeal decision quashed, appeal subsequently dismissed and final legal challenge rejected.
SGG5	Land off London Road Clacton On Sea Essex	616711 (E) 218031 (N)	10.56 ha	220 dwellings as per the refused planning application 16/02039/OUT.	Proposal subject of outline planning application that was refused in July 2022.	Cost of removing existing buildings on site	The site would constitute coalescence of Little Clacton and Clacton-on-Sea. Site located within Strategic Green Gap between Little Clacton and Clacton-on-Sea. The purpose of this Green Gap is to separate Clacton-on-Sea and Little Clacton and to protect each settlements unique character.	No irresolvable outstanding issues	Site in multiple ownership but all owners willing to release their land for development	No viability issues raised to date through application process. Site dependent on prevailing housing market conditions.	?	✓	If the Council was to grant planning permission in 2022/23, development from 2025 is conceivable. However, it would be an exceptional decision given the site's location in the Green Gap.	Site currently considered unsuitable for residential development as located within the Strategic Green Gap. Developer considering altering the scheme and promoting it for self-build plots. The dismissal of the appeal for land north of Centenary Way (immediately north of this site) supports the Council's policy for maintaining a green gap in this location.
SGG6	Land adj to Burrs Road/Sladbury's Lane, Clacton on Sea	618933 (E) 216890 (N)	30.5 ha	508 on the basis that the wider site had an estimated capacity of 670 homes in the last SHLAA assessment but part of the site has gained permission for up to 132 dwellings and is assessed separately as a site with permission.	Land outside of the settlement development boundary of the Local Plan and within the designated strategic green gap. Part of this landowner's site to the south has gained outline planning permission on appeal (15/01351/OUT) for up to 132 homes.	Potential issue with access. Overhead lines currently run across the site. The applicant will need to bear the cost of this remediation work.	The site is located within a strategic green gap. The function of this Green Gap is to desparate Holland-on-Sea from Clacton-on-Sea and protect these settlements individual character.	Access is potentially dependent upon approved site to the south. However, it may be that this may not be an acceptable solution in capacity and safety terms. Development of this scale would require new schools and medical provision.	Land promoted by landowner for inclusion in the Local Plan.	Dependent on prevailing housing market conditions. Development might require undergrounding of electricity cables.	X	✓	The site is not currently considered to be a suitable or deliverable site.	Due to the location and nature of development, the proposal is considered to be unsuitable as it would bring about coalescence and have an adverse impact on maintaining the separate character and identities of Holland-on-Sea and Clacton-on-Sea.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
SGG7	Land Adj Two Villages School Mayes Lane Ramsey Essex CO12 5EL	621743 (E) 230269 (N)	3.28 ha	71 as per the previous planning application that was dismissed on appeal.	15/00964/OUT – Refused and dismissed at appeal (APP/P1560/W/16/3146802). Application for residential development dismissed on appeal over concerns about the impact on the setting of the Grade 1 listed St Michael's Church. The development site was removed from the Local Plan at Preferred options stage. The site is currently adjacent to the Settlement Boundary and within the Green Gap designation. Later application 19/00439/OUT for five self-build units and a new car park was refused in May 2019 on landscape and heritage impact grounds.	No overriding or irresolvable issues.	Flood risk to the west. The site is situated in the Green Gap and in the vicinity of St Michael's Grade 1 listed church.	At appeal stage, a s106 legal agreement was produced that satisfied infrastructure requirements.	The site is being promoted by the developer	Dependent on prevailing housing market conditions. Viability not raised an issue during the application or appeal process.	X	✓	The site is not currently considered to be a suitable or deliverable site.	Land currently deemed unsuitable for residential development following recent appeal decision. Site lies within the strategic green gap and impact on the setting of the Grade I Listed Church difficult to resolve.
SGG8	Land to The West of Edenside Off Bloomfield Avenue Frinton On Sea Essex CO13 0DA	623566 (E) 221584 (N)	9.5 ha	85 dwellings as per the refused planning application and subsequently dismissed appeal.	Planning application 17/00836/OUT for up to 85 dwellings refused in 2017 and dismissed on appeal in 2017. Site lies outside of settlement development boundary and within strategic green gap designation in the Local Plan. Landowner made representations to the Local Plan.	Access via existing area of open space.	Within Strategic Green Gap designed to maintain separation between Kirby Cross and Kirby le Soken.	No irresolvable outstanding issues.	Land actively promoted by its owner.	Viability was not raised as an issue at the application stage. Dependent on prevailing housing market conditions	X	✓	The appeal for this site was dismissed, partly over concerns about the impact on the green gap. The site is not currently considered to be a suitable or deliverable site.	Land forms part of important open gap between Frinton and Kirby-le-Soken. Appeal was firmly dismissed by the Planning Inspector and it is considered unlikely that the site will proceed to be allocated in the Local Plan. Land in the same ownership as Turpins Farm, Frinton which has planning permission for 210 units and it is likely that the landowner will prioritise the delivery of that scheme.
SGG9	Land off Colchester Road Lawford Essex	610305 (E) 231432 (N)	0.55 ha	15 dwellings as per the current planning application.	Subject of current withdrawn planning application 11/00530/OUT.	Site topography affects potential layout.	Protected green gap; Conservation Area	No irresolvable Issues subject to satisfactory s106.	Land is being actively promoted by developer.	Dependent on prevailing housing market conditions. No issues raised at planning application stage.	X	✓	The site is not currently considered to be a suitable or deliverable site.	Site within Green Gap area and not currently considered suitable for development.
SGG10	Land off Trinity Road Trinity Road Mistley Essex CO11 2HH	610420 (E) 231338 (N)	2.4 ha	75 dwellings as per the current planning application.	Subject of planning application 11/00532/OUT which provides for open space and allotments on adjoining land. Application refused in August 2020 and dismissed at appeal.	Topography of land may affect suitability of site and it is within the Strategic Green Gap that separates Lawford and Mistley.	Protected green gap. Adjacent to extension to AONB.	Development would need to contribute towards the expansion of existing schools. Subject to satisfactory s106	Land is being actively promoted by developer.	Dependent on prevailing housing market conditions. No issues raised at planning application stage.	X	✓	The site is not currently considered to be a suitable or deliverable site.	Site within Green Gap area and not currently considered suitable for development.
SGG11	Land at Foots Farm (North of Centenary Way) Thorpe Road Clacton On Sea Essex CO16 9SB	617884 (E) 218683 (N)	13.26 ha	245 dwellings as per the refused planning application, dismissed at appeal.	Subject of current undetermined outline planning application 18/01499/OUT for up to 245 dwellings. The scheme is being promoted as 'enabling development' by the owners of St. Osyth Priory to generate funds to assist in its restoration. An appeal against non-determination was dismissed.	No overriding physical constraints.	Within Strategic Green Gap designed to maintain separation between Clacton on Sea and Little Clacton.	Development would need to contribute towards the expansion of existing schools and health provision through s106 contributions, although as development is being promoted as enabling development whereby land value uplift would be diverted to the restoration of the heritage assets.	Land understood to be controlled by Manningtree Farms Ltd which is connected with the owners of ST. Osyth Priory and developers City & Country.	No viability issues raised to date through application process. Site dependent on prevailing housing market conditions. Current development proposal seeks to utilise land value uplift to generate funding for the restoration of St. Osyth Priory.	X	✓	The site is not currently considered to be a suitable or deliverable site.	The site was not promoted as part of the Local Plan process but was the subject of an application for enabling development. As the scheme was being promoted as enabling development, it was envisaged that affordable housing and infrastructure contributions would be reduced or waived to generate maximum funding for the restoration of St. Osyth Priory. The site has no direct relationship with St. Osyth village nor the Priory. Land lies immediately west of Local Plan allocation at Oakwood Park.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
SGG12	Land East of Halstead Road Kirby Cross Frinton On Sea Essex CO13 0LP	622300 (E) 221220 (N)	5.46 ha	130 dwellings as per the current planning application which was dismissed at appeal.	Site subject of planning application 20/00002/OUT for up to 130 dwellings. A non-determination appeal was lodged and subsequently dismissed.	Site lies within the Strategic Green Gap between Kirby Cross and Kirby le Soken and on sensitive sloping land.	Site lies within the Strategic Green Gap between Kirby Cross and Kirby le Soken and on sensitive sloping land. Potential impact on listed heritage assets.	Development would need to contribute towards social infrastructure.	Site promoted through the planning application by land agents.	No viability issues raised to date. Progress of Finches Park scheme to the south would indicate that viability might not be an issue so long as the two sites are not competing for sales at the same time.	X	✓	Realistically any development would have to come forward following completion of Finches Park scheme to avoid competing sales and would be from 2028/29.	The Finches Park development to the south of this site was granted planning permission on appeal. The Inspector considered the location of the site within the designated Strategic Green Gap but concluded that the large area of open space proposed at the north of the scheme would help to safeguard the function of the gap whilst keeping landscape impacts to a minimum. If the land to the north were developed, it would completely undermine the function and role of the open space at Finches Park in maintaining the green gap and would have a very substantial impact on the character of the area.

Appendix 7: Correspondence with Developers

Correspondence with Robert Pomery relating to: Crossways Garden Centre

From: Robert Pomery
Sent: Friday, June 28, 2024 4:50 PM
To: Hayley Sargent <hsargent@tendringdc.gov.uk>
Subject: Re: Tendring SHLAA Trajectory

Hayley,

It is under construction so 24/ 25 completion is realistic.

Robert Pomery BA (Hons), Dip TP, MRTPI
Director



Pomery Planning Consultants Limited, Pappus House, Tollgate West, Stanway, Colchester, Essex CO3 8AQ.

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From: Hayley Sargent <hsargent@tendringdc.gov.uk>
Date: Friday, 28 June 2024 at 16:39
To: Robert Pomery
Subject: Tendring SHLAA Trajectory

Dear Robert,

We are currently updating Tendring’s SHLAA, looking at projected housing delivery over the coming financial years, and are hoping you would review the predictions we’ve made regarding build out rates at the sites listed below in the Tendring District, please.

We would be grateful if you are able to provide a response by next Friday, 5th July as to whether the trajectories look realistic in your opinion, or if you would recommend any amendments.

Please note it is financial years we are calculating, for example April 2024 to March 2025 and so on.

Site ref	Site name	Total capacity	Yr 1 2024/25
19/01598/FUL	Crossways Garden Centre, Thorpe Road	21	21

Kind regards,

Hayley Sargent
Planning Policy Technical Officer

01255 686686 | hsargent@tendringdc.gov.uk | www.tendringdc.gov.uk
Tendring District Council, Town Hall, Station Road, Clacton-on-Sea, Essex CO15 1SE



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Correspondence with Giles Barton relating to: St Johns Plant Centre

From: Giles Barton
Sent: 14 November 2025 14:13
To: Hayley Sargent <hsargent@tendringdc.gov.uk>
Subject: RE: Tendring SHLAA Trajectory

Hi Hayley,
A pleasure to speak to you and thankyou for getting in contact I am more than happy to help with the below.

- Design and conditions would take approximately 9 months.
- Construction per house will average 3 months.

Judging from the below I believe your assumptions are realistic with the trajectory of delivering housing per year. I hope the above makes sense.
Kind regards,

Giles Barton
Assistant Planning Manager

t:
m:

Galliard Homes Limited
Sterling House, Langston Road, Loughton, Essex, IG10 3TS

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From: Hayley Sargent
Sent: 12 November 2025 16:24
To: Giles Barton
Subject: Tendring SHLAA Trajectory

Good afternoon,
We are currently updating Tendring’s SHLAA, looking at projected housing delivery over the coming financial years, and are hoping you would review the predictions we’ve made regarding build out rates at the sites listed below in the Tendring District, please.
We would be grateful if you are able to provide a response by next Friday, 21st November as to whether the trajectories look realistic in your opinion, or if you would recommend any amendments.
Please note it is financial years we are calculating, for example April 2025 to March 2026 and so on.

Site ref	Site name	Total capacity	Yr 1 2025/26	Yr 2 2026/27	Yr 3 2027/28	Yr 4 2028/29	Yr 5 2029/30	Yr 6 2030/31
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21/01000/FUL	St Johns Plant Centre	180	DC/C	40	40	40	40	20
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Thank you in advance for your assistance with this matter.
Kind regards
Hayley Sargent
Planning Policy Technical Officer
01255 686163 | hsargent@tendringdc.gov.uk | www.tendringdc.gov.uk
Tendring District Council, Town Hall, Station Road, Clacton-on-Sea, Essex CO15 1SE



Correspondence with Adam Thompson relating to Coppins Court

From: Adam Thompson - Head of Development Operations
Sent: 29 July 2026 07:38
To: Hayley Sargent <hsargent@tendringdc.gov.uk>
Subject: RE: Tendring SHLAA Trajectory

Hi Hayley,

This has recently been back out to the market to secure a new developer to take forward (following a previously appointed developer pulling out of the scheme) and this procurement process I understand has been successful which is great news.

No so good news in terms of your Housing delivery is that we would not expect to see any completed units within the timeframe shown in your email most likely to be spring 2029 (perhaps earlier depending on what planning changes the developer may need to make.

Adam

From: Hayley Sargent
Sent: 24 July 2026 12:02
To: Adam Thompson - Head of Development Operations
Subject: Tendring SHLAA Trajectory
Importance: High

CAUTION: This is an external email.

Good morning,

We are currently reviewing Tendring’s SHLAA, looking at projected housing delivery over the coming financial years.

We are working to tight timescales this year with the Local Plan review programme and would ask you to consider if the projections look reasonable.

We would be pleased to receive your comments by Thursday 30th July.

If you feel numbers are significantly inaccurate, please recommend your amendments. Please note it is financial years we are calculating, for example April 2026 to March 2027 and so on.

Site ref	Site name	Total capacity	Yr 1 2024/25	Yr 2 2025/26	Yr 3 2026/27
16/01916/FUL	Coppins Court, Coppins Road	60	C	60	

Kind regards

Hayley Sargent

Planning Policy Technical Officer

01255 686163 | hsargent@tendringdc.gov.uk | www.tendringdc.gov.uk
Tendring District Council, Town Hall, Station Road, Clacton-on-Sea, Essex CO15 1SE



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Correspondence with Shaun Willingham relating to: Sladburys Lane

From: Shaun Willingham
Sent: Tuesday, July 2, 2024 2:05 PM
To: Hayley Sargent <hsargent@tendringdc.gov.uk>
Cc: Phil Brown
Subject: Sladburys Lane Project - Tendring SHLAA Trajectory

Hi Hayley,

Please see the chart below showing the planned trajectory for the 12 month periods. However the financial year from April 2024 to April 2025 is 132 units. Thought I detail in this format just to be clear.

Should you wish to discuss further please do not hesitate to contact us.

Site Ref	Site name	Total capacity	Yr 1 2024/25	Yr 2 2025/26	Yr 3 2026/27
15/01351/OUT	Sladburys Lane	132 (of 132)	97	35	Nil

Kind regards,

SHAUN WILLINGHAM
PROJECT MANAGER



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From: Hayley Sargent <hsargent@tendringdc.gov.uk>
Sent: Friday, June 28, 2024 3:23 PM
To: Phil Brown
Subject: Tendring SHLAA Trajectory

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Dear Phil

We are currently updating Tendring’s SHLAA, looking at projected housing delivery over the coming financial years, and are hoping you would review the predictions we’ve made regarding build out rates at the sites listed below in the Tendring District, please.

We would be grateful if you are able to provide a response by next Friday, 5th July as to whether the trajectories look realistic in your opinion, or if you would recommend any amendments.

Please note it is financial years we are calculating, for example April 2024 to March 2025 and so on.

Site Ref	Site name	Total capacity	Yr 1 2024/25	Yr 2 2025/26	Yr 3 2026/27
15/01351/OUT	Sladburys Lane	102 (of 132)	30	30	42

Kind regards,

Hayley Sargent
Planning Policy Technical Officer

01255 686686 | hsargent@tendringdc.gov.uk | www.tendringdc.gov.uk
Tendring District Council, Town Hall, Station Road, Clacton-on-Sea, Essex CO15 1SE



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Correspondence with Trevor Mills relating to: River Reach, Harwich Rd

From: Site Manager - Trevor Mills
Sent: 14 September 2023 11:30
To: Mark Wilson <mwilson@tendringdc.gov.uk>
Subject: RE: Tendring SHLAA Trajectory

Morning mark

We will be complete at Mistley by dec 2024.

56 this year and 44 next year

Kind Regards

Trevor

Trevor Mills
Site Manager

Development: **Mistley**
Tel:
www.hopkinshomes.co.uk



Hopkins Homes Ltd
Melton Park House, Woodbridge, Suffolk, IP12 1TJ
Registered in England and Wales: 02875798

From: Mark Wilson <mwilson@tendringdc.gov.uk>
Sent: 13 September 2023 14:52
To: Site Manager - Jason Frost
Subject: Tendring SHLAA Trajectory

Dear Jason

I’m currently updating Tendring’s SHLAA, looking at projected housing delivery over the coming financial years, and am hoping you could have a look at the predictions we’ve made regarding build out rates at the below sites in Tendring District, please.

I’d be grateful if you could respond by 21st September and confirm whether the trajectories I’ve outlined below look realistic, or if you would suggest any amendments.

Site name	Total capacity	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
'River Reach', Harwich Road (Phase 2) (U/C)	81 (of 100)	30	30	21				

Kind Regards

Mark Wilson
Planning Technical Officer
Planning Services
☎ 01255 686168 | ✉ mwilson@tendringdc.gov.uk | 🌐 www.tendringdc.gov.uk
📍 Tendring District Council, Town Hall, Station Road, Clacton-on-Sea, Essex CO15 1SE

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Correspondence with Marcus Clarke relating to: Cliff Hotel

From: Marcus Clarke
Sent: 14 September 2023 09:59
To: Mark Wilson <mwilson@tendringdc.gov.uk>
Subject: RE: Tendring SHLAA Trajectory

Good morning Mark,

Yes this looks realistic.

Kind regards,

Marcus Clarke.
Director

Clarkehaus New Homes Ltd
121 – 123 High Street
Dovercourt

Harwich

Essex

CO12 3AP



From: Mark Wilson <mwilson@tendringdc.gov.uk>
Sent: Wednesday, September 13, 2023 2:38 PM
To: Marcus Clarke
Subject: Tendring SHLAA Trajectory

To Whom it may concern

I’m currently updating Tendring’s SHLAA, looking at projected housing delivery over the coming financial years, and am hoping you could have a look at the predictions we’ve made regarding build out rates at the below sites in Tendring District, please.

I’d be grateful if you could respond by 21st September and confirm whether the trajectories I’ve outlined below look realistic, or if you would suggest any amendments.

Site name	Total capacity	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032-33
Cliff Hotel	20	C	20								

Kind Regards

Mark Wilson

Planning Technical Officer

Planning Services

☎ 01255 686168 | ✉ mwilson@tendringdc.gov.uk | 📄 <https://link.edgepilot.com/s/dcb7f4b4/p-bUBnTapUiMyqLZnPRSVQ?u=http://www.tendringdc.gov.uk/>

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Correspondence with Vistry relating to: Finches Park

From: Sarah Cornwell
Sent: 10 August 2026 12:06
To: Hayley Sargent <hsargent@tendringdc.gov.uk>
Subject: RE: Tendring SHLAA Trajectory

Hayley
Apologises for the delay. I have received the following from site. We are close to having all the houses nearly built so I am not sure you would need to include them in any tracker moving forward with the SHLAA.

Phase 4 : all build complete , 3 still require CML , one being done today
Phase 5 : 2 are build complete CML done , 8 are second fixed or more, 1 being plastered. 3 first fixed and the final 2 are having roofs installed this Wednesday .

Regards
Sarah

Sarah Cornwell
Planning Manager

Vistry Central Home Counties
8 Stansted Courtyard, Parsonage Road,
Takeley, CM22 6PU
   
Part of the **Vistry Group**

 Supporting **Crisis** as our charity partner for 2026
Working together to end homelessness

From: Hayley Sargent <hsargent@tendringdc.gov.uk>
Sent: 27 July 2026 14:31
To: Sarah Cornwell
Subject: Tendring SHLAA Trajectory
Importance: High

NOTE: Email originated outside of Vistry Group.

Good afternoon,

We are currently reviewing Tendring’s SHLAA, looking at projected housing delivery over the coming financial years.

We are working to tight timescales this year with the Local Plan review programme and would ask you to consider if the projections look reasonable.

We would be pleased to receive your comments by Thursday 30th July.

If you feel numbers are significantly inaccurate, please recommend your amendments. Please note it is financial years we are calculating, for example April 2026 to March 2027 and so on.

Site ref	Site name	Total capacity	Yr 1 2026/27	Yr 2 2027/28	Yr 3 2028/29	Yr 4 2029/30	Yr 5 2030/31	Yr 6 2031/32	Yr 7 2032/33	Yr 8 2033/34
15/01234/OUT (RM)	Finches Park, Kirby Cross (U/C)	9 (out of 260)	9							

Thank you in advance for your assistance with this matter.

Kind regards

Hayley Sargent
Planning Policy Technical Officer

01255 686163 | hsargent@tendringdc.gov.uk | www.tendringdc.gov.uk
Tendring District Council, Town Hall, Station Road, Clacton-on-Sea, Essex CO15 1SE



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Correspondence with Steve Sibley relating to: Martello Site, near Martello Tower

From: Steve
Sent: 13 September 2023 14:53
To: Mark Wilson <mwilson@tendringdc.gov.uk>
Subject: Re: Tendring SHLAA Trajectory

Hi Mark,

Your projected build out for our remaining plots at the Martello site is spot on.

Thanks.

Stephen

Sent from my iPhone

On 13 Sep 2023, at 15:44, Mark Wilson <mwilson@tendringdc.gov.uk> wrote:

Dear Stephen

I’m currently updating Tendring’s SHLAA, looking at projected housing delivery over the coming financial years, and am hoping you could have a look at the predictions we’ve made regarding build out rates at the below sites in Tendring District, please.

I’d be grateful if you could respond by 21st September and confirm whether the trajectories I’ve outlined below look realistic, or if you would suggest any amendments.

Site name	Total capacity	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032-33
Martello Site (near Martello Tower)	10	6	4								

Kind Regards

Mark Wilson

Planning Technical Officer

Planning Services

☎ 01255 686168 | ✉ mwilson@tendringdc.gov.uk | 🌐 www.tendringdc.gov.uk

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Correspondence with Paul Smith relating to: Kirby Rd, Great Holland

From: Paul Smith
Sent: 13 November 2025 13:32
To: Hayley Sargent <hsargent@tendringdc.gov.uk>
Subject: Re: Tendring SHLAA Trajectory

Hi Hayley
Your assessment is realistic.
Thanks
Paul
Sent from my iPhone

On 13 Nov 2025, at 12:15, Hayley Sargent wrote:

Good afternoon
We are currently updating Tendring’s SHLAA, looking at projected housing delivery over the coming financial years, and are hoping you would review the predictions we’ve made regarding build out rates at the sites listed below in the Tendring District, please.
We would be grateful if you are able to provide a response by next Friday, 21st November as to whether the trajectories look realistic in your opinion, or if you would recommend any amendments.
Please note it is financial years we are calculating, for example April 2025 to March 2026 and so on

Site ref	Site name	Total capacity	Yr 1 2025/26	Yr 2 2026/27	Yr 3 2027/28	Yr 4 2028/29
17/01988/FUL	Kirby Road, Gt Holland	41		C	20	21

Thank you in advance for your assistance with this matter.
Kind regards,
Hayley Sargent
Planning Policy Technical Officer
01255 686163 | hsargent@tendringdc.gov.uk | www.tendringdc.gov.uk
Tendring District Council, Town Hall, Station Road, Clacton-on-Sea, Essex CO15 1SE

From: Mirepoix, Dominique
Sent: 13 November 2025 11:24
To: Hayley Sargent
Subject: RE: Tendring SHLAA Trajectory
Hi Hayley,
Thank you for your email.
Unfortunately, I am not aware of the latest on this scheme. Please feel free to contact the applicant, Paul Smith who should be able to provide more information.
Regards,
Dom
Dominique Mirepoix | Senior Planning Consultant | [JLL](#) | Planning and Development
30 Warwick Street | London | W1B 5NH

M E
My pronouns are he/him

From: Hayley Sargent <hsargent@tendringdc.gov.uk>
Sent: 13 November 2025 11:20
To: Mirepoix, Dominique
Subject: Tendring SHLAA Trajectory

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Good afternoon
We are currently updating Tendring’s SHLAA, looking at projected housing delivery over the coming financial years, and are hoping you would review the predictions we’ve made regarding build out rates at the sites listed below in the Tendring District, please.
We would be grateful if you are able to provide a response by next Friday, 21st November as to whether the trajectories look realistic in your opinion, or if you would recommend any amendments.
Please note it is financial years we are calculating, for example April 2025 to March 2026 and so on

Site ref	Site name	Total capacity	Yr 1 2025/26	Yr 2 2026/27	Yr 3 2027/28	Yr 4 2028/29
17/01988/FUL	Kirby Road, Gt Holland	41		C	20	21

Thank you in advance for your assistance with this matter.
Kind regards,
Hayley Sargent
Planning Policy Technical Officer
01255 686163 | hsargent@tendringdc.gov.uk | www.tendringdc.gov.uk
Tendring District Council, Town Hall, Station Road, Clacton-on-Sea, Essex CO15 1SE

Correspondence with Nick Marquez relating to: Sato UK LTD, Valley Rd

From: Nick Marquez
Sent: 13 September 2023 12:43
To: Mark Wilson <mwilson@tendringdc.gov.uk>; Sunny Ahonsi
Subject: RE: Tendring SHLAA Trajectory

Hi Mark,

Yes happy with your predictions, however, this might change if the housing market doesn't improve in the next six months.

Kind regards,

Nick Marquez | Managing Director



www.bockinghomes.co.uk | Bocking Homes, Abbey Farm, Spinnels Lane, Wix, CO11 2UJ



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From: Mark Wilson <mwilson@tendringdc.gov.uk>
Sent: Wednesday, September 13, 2023 12:26 PM
To: Sunny Ahonsi ; Nick Marquez
Subject: Tendring SHLAA Trajectory

Dear Sunny/Nick

I'm currently updating Tendring's SHLAA, looking at projected housing delivery over the coming financial years, and am hoping you could have a look at the predictions we've made regarding build out rates at the below sites in Tendring District, please.

I'd be grateful if you could respond by 21st September and confirm whether the trajectories I've outlined below look realistic, or if you would suggest any amendments.

Site name	Total capacity	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032-33
Sato UK Limited, Valley Road	42	DC/C	20	22							

Kind Regards

Mark Wilson

Planning Technical Officer

Planning Services

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Correspondence with Will Vote relating to: Horsley Cross Garden Village, Lawford Green, Saltings Quarter, Land North of Rectory Road, Stourview Avenue, and Barleyfields

From: Will Vote (Rose)
Sent: 04 August 2026 10:01
To: Hayley Sargent <hsargent@tendringdc.gov.uk>
Cc: Steven Rose (Rose)
Subject: RE: Tendring SHLAA Trajectory

Good morning Hayley,

Apologies for the slow response, but I was away on leave recently.

The numbers you quote below seem about right. The only slight correction is the year you’ve quoted in your penultimate paragraph should be 2037 (not 2017).

Kind regards,

WillVote



rosebuilders.co.uk

ROSE



Switchboard: 01206 392613 Riverside House | Riverside Avenue East | Lawford | Manningtree | Essex | CO11 1US



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From: Hayley Sargent
Sent: 24 July 2026 10:53
To: Steven Rose (Rose) ; Will Vote (Rose)
Subject: Tendring SHLAA Trajectory

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Good morning

We are currently reviewing Tendring’s SHLAA, looking at projected housing delivery over the coming financial years.

We are working to tight timescales this year with the Local Plan review programme and would ask you to consider if the projections look reasonable.

We would be pleased to receive your comments by Thursday 30th July.

If you feel numbers are significant inaccurate, please recommend your amendments.

Site ref	Site name	Total capacity	Yr 1 2026/27	Yr 2 2027/28	Yr 3 2028/29	Yr 4 2029/30	Yr 5 2030/31	Yr 6 2031/32	Yr 7 2032/33	Yr 8 2033/34
Emerging Allocation SAMU9	Horsley Cross Garden Village	6000				M/P	OUT	RM	DC/C	50
15/00876/O UT (RM)	Lawford Green, Bromley Road (U/C)	132 (of 440)	30	30	30	30	12			
Emerging Allocation SAMU7	Saltings Quarter	40		FUL	DC/C	20	20			
Emerging Allocation MSA28	Land North of Rectory Road, Wrabness	30	FUL	30						
15/01810/O UT	Stourview Avenue	72	C	25	25	22				
19/00524/O UT	Barleyfields	277	30	30	30	30	30	30	30	30

For SAMU9 we have projected 50 dwellings per year (yrs 8,9,10), 100 per year (yrs 11 and 12) increasing up until 2017.

Thank you in advance for your assistance with this matter.

Kind regards,

Hayley Sargent
Planning Policy Technical Officer



Correspondence with City & Country relating to: Manningtree Park, Wellwick Field and Land south of Orchard Close

From: Jack Taylor
Sent: 27 July 2026 16:31
To: Hayley Sargent <hsargent@tendringdc.gov.uk>
Cc: Hannah Short
Subject: Re: Tendring SHLAA Trajectory

Hi Hayley,

We are looking to submit an Outline application for Great Oakley initially. This will push delivery back. On current timeframes we anticipate delivery across 2029 - 2031 so I would suggest that being realistic these units would be delivered on years 4 and 5.

Kind regards

Jack Taylor
Planning Manager



BENTFIELD PLACE | BENTFIELD ROAD | STANSTED | ESSEX | CM24 8HL
M: | T: | W: cityandcountry.co.uk



From: Hayley Sargent
Sent: 27 July 2026 16:25
To: Jack Taylor
Cc: Hannah Short
Subject: RE: Tendring SHLAA Trajectory

Hi Jack

Thanks for your reply, noted about Foots Farm. There is one more for you I believe, see below.

Site ref	Site name	Total capacity	Yr 1 2026/27	Yr 2 2027/28	Yr 3 2028/29	Yr 4 2029/30	Yr 5 2030/31	Yr 6 2031/32	Yr 7 2032/33	Yr 8 2033/34
Emerging Allocation MSA16	Land south of Orchard Close,	50	FUL	DC/C	25	25				

	Great Oakley									
--	--------------	--	--	--	--	--	--	--	--	--

Kind regards
Hayley Sargent
Planning Policy Technical Officer
01255 686163 | hsargent@tendringdc.gov.uk | www.tendringdc.gov.uk
Tendring District Council, Town Hall, Station Road, Clacton-on-Sea, Essex CO15 1SE



From: Jack Taylor
Sent: 27 July 2026 09:39
To: Hayley Sargent
Cc: Hannah Short
Subject: Re: Tendring SHLAA Trajectory

Good morning Hayley,
The figures for Manningtree and Wellwick seem roughly in line. Please note, however, that the development you refer to as "Foots Farm" under reference 20/01130/FUL is not one of City and Country's projects. I cannot be certain, but I believe that this belongs to Persimmon.

Kind regards
Jack Taylor
Planning Manager



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M: | T: | W: cityandcountry.co.uk





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<hr size=2 width="98%" align=center>

From: Hayley Sargent <hsargent@tendringdc.gov.uk>
Sent: Friday, July 24, 2026 16:32
To: Jack Taylor; Planning <planning@cityandcountry.co.uk>; Hannah Short
Subject: Tendring SHLAA Trajectory

Good afternoon

We are currently reviewing Tendring’s SHLAA, looking at projected housing delivery over the coming financial years.

We are working to tight timescales this year with the Local Plan review programme and would ask you to consider if the projections look reasonable.

We would be pleased to receive your comments by Thursday 30th July.

If you feel numbers are significantly inaccurate, please recommend your amendments. Please note it is financial years we are calculating, for example April 2026 to March 2027 and so on.

Site ref	Site name	Total capacity	Yr 1 2026/27	Yr 2 2027/28	Yr 3 2028/29	Yr 4 2029/30	Yr 5 2030/31	Yr 6 2031/32	Yr 7 2032/33	Yr 8 2033/34
11/00333/OUT	Wellwick Field	227	30	40	40	40	40	37		
20/01130/FUL	Foots Farm	37 (of 122)	37							
17/01181/OUT (RM)	‘Manningtree Park’, Long Road/Clacton Road (U/C)	416 (of 484)	30	30	30	40	40	40	40	40

We have considered Manningtree Park to continue with 40 dwellings per year for Yrs 9 and 10, 46 dwellings for Yr 11.

Thank you in advance for your assistance with this matter.

Kind regards,
Hayley Sargent
Planning Policy Technical Officer
01255 686163 | hsargent@tendringdc.gov.uk | www.tendringdc.gov.uk
Tendring District Council, Town Hall, Station Road, Clacton-on-Sea, Essex CO15 1SE



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Correspondence with Stephen Williams relating to: Land to the East of Tyr Road, Asterwood and Land at Moorlands Farm (and Admirals Green Phase 5)

From: Stephen Williams
Sent: 13 November 2025 09:32
To: Hayley Sargent <hsargent@tendringdc.gov.uk>
Subject: RE: Tendring SHLAA Trajectory

Hi Hayley,

Yes that all looks fine to me. We also have another site (as attached) and I would think they would all complete in Year 3 (13 plots).

Thanks,

Steve



Steve Williams
Director
Hills Residential

www.hills-residential.co.uk
Bridge Mill House, Brook Street Business Centre,
Brook Street, Colchester CO1 2UZ

From: Hayley Sargent
Sent: 12 November 2025 15:53
To: Stephen Williams
Subject: Tendring SHLAA Trajectory

Dear Stephen,

We are currently updating Tendring’s SHLAA, looking at projected housing delivery over the coming financial years, and are hoping you would review the predictions we’ve made regarding build out rates at the sites listed below in the Tendring District, please.

We would be grateful if you are able to provide a response by next Friday, 21st November as to whether the trajectories look realistic in your opinion, or if you would recommend any amendments.

Please note it is financial years we are calculating, for example April 2025 to March 2026 and so on.

Site ref	Site name	Total capacity	Yr 1 2025/26	Yr 2 2026/27	Yr 3 2027/28	Yr 4 2028/29	Yr 5 2029/30	Yr 6 2030/31
20/01797/FUL	Tye Road	15	C	15				
16/01797/OUT	Asterwood	20 (of 62)	20					

Thank you in advance for your assistance with this matter.

Kind regards,

Hayley Sargent
Planning Policy Technical Officer

01255 686163 | hsargent@tendringdc.gov.uk | www.tendringdc.gov.uk
Tendring District Council, Town Hall, Station Road, Clacton-on-Sea, Essex CO15 1SE



Correspondence with Samuel Caslin relating to: Samphire Meadow and Hartford Green

From: Stuart Blakley
Sent: 28 November 2025 16:01
To: Hayley Sargent <hsargent@tendringdc.gov.uk>
Cc: David Pelle
Subject: RE: Tendring SHLAA Trajectory

Hi Hayley

Please see below slightly amended figures.

Site ref	Site name	Total capacity	Yr 1 2025/26	Yr 2 2026/27	Yr 3 2027/28
16/00031/OUT	Samphire Meadow, Frinton	116 (of 210)	45	42	29
22/01818/FUL	Hartford Green (U/C)	69 (of 154)	46	23	

Kind regards

Stuart

Stuart Blakley | Head of Planning | Taylor Wimpey London
Ground Floor East Wing, BT Brentwood, 1 London Road, Brentwood, Essex CM14 4QP
m: e:

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Think before you print!

From: Hayley Sargent <hsargent@tendringdc.gov.uk>
Sent: Thursday, November 13, 2025 12:16:39 PM
To: David Pelle
Subject: FW: Tendring SHLAA Trajectory

You don't often get email from hsargent@tendringdc.gov.uk. [Learn why this is important](#)
Warning: This email is from an external sender, please be cautious when opening attachments or links.

Good afternoon

Are you able to help with this matter please?

Kind regards

Hayley Sargent
Planning Policy Technical Officer

01255 686163 | hsargent@tendringdc.gov.uk | www.tendringdc.gov.uk
Tendring District Council, Town Hall, Station Road, Clacton-on-Sea, Essex CO15 1SE



From: Hayley Sargent
Sent: 13 November 2025 11:05
To: Taylor Wimpey
Subject: Tendring SHLAA Trajectory

Good afternoon

We are currently updating Tendring's SHLAA, looking at projected housing delivery over the coming financial years, and are hoping you would review the predictions we've made regarding build out rates at the sites listed below in the Tendring District, please.

We would be grateful if you are able to provide a response by next Friday, 21st November as to whether the trajectories look realistic in your opinion, or if you would recommend any amendments.

Please note it is financial years we are calculating, for example April 2024 to March 2025 and so on.

Site ref	Site name	Total capacity	Yr 1 2025/26	Yr 2 2026/27	Yr 3 2027/28
16/00031/OUT	Samphire Meadow, Frinton	132 (of 210)	45	45	42
22/01818/FUL	Hartford Green (U/C)	74 (of 154)	37	37	

Thank you in advance for your assistance with this matter.

Kind regards,

Hayley Sargent
Planning Policy Technical Officer

01255 686163 | hsargent@tendringdc.gov.uk | www.tendringdc.gov.uk
Tendring District Council, Town Hall, Station Road, Clacton-on-Sea, Essex CO15 1SE



Correspondence with James Angus relating to: Ufford Chase

From: James Angus
Sent: 06 August 2026 12:24
To: Hayley Sargent <hsargent@tendringdc.gov.uk>
Subject: RE: Tendring SHLAA Trajectory

Hi Hayley,

Apologies for the delay in coming back to you. I can confirm that all 13 plots will be complete by end of October.

Kind regards,
James

James Angus | Planning Manager (MRTPI)

M: | E:
From: Hayley Sargent <hsargent@tendringdc.gov.uk>
Sent: 27 July 2026 15:05
To: James Angus
Subject: Tendring SHLAA Trajectory
Importance: High

Good afternoon,

We are currently reviewing Tendring’s SHLAA, looking at projected housing delivery over the coming financial years.

We are working to tight timescales this year with the Local Plan review programme and would ask you to consider if the projections look reasonable.

We would be pleased to receive your comments by Thursday 30th July.

If you feel numbers are significantly inaccurate, please recommend your amendments. Please note it is financial years we are calculating, for example April 2026 to March 2027 and so on.

Site ref	Site name	Total capacity	Yr 1 2026/27	Yr 2 2027/28	Yr 3 2028/29	Yr 4 2029/30	Yr 5 2030/31	Yr 6 2031/32	Yr 7 2032/33	Yr 8 2033/34
18/01981/DETAILED	Ufford Chase (U/C)	13 (of 150)	13							

Thank you in advance for your assistance with this matter.

Kind regards

Hayley Sargent
Planning Policy Technical Officer

01255 686163 | hsargent@tendringdc.gov.uk | www.tendringdc.gov.uk
Tendring District Council, Town Hall, Station Road, Clacton-on-Sea, Essex CO15 1SE



Correspondence with Tim Snow relating to: 24 The Street

From: mail@dcbarchitects.co.uk <mail@dcbarchitects.co.uk>
Sent: 28 July 2026 14:55
To: Hayley Sargent <hsargent@tendringdc.gov.uk>
Subject: RE: Tendring SHLAA Trajectory

Hi, Hayley

Yes, I'd say this is a reasonable projection for this project.
Kind regards
Clare

T: 01206 578732 | W: www.dcbarchitects.co.uk



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From: Hayley Sargent
Sent: 28 July 2026 14:02
To: 'mail@dcbarchitects.co.uk'
Subject: FW: Tendring SHLAA Trajectory

Good afternoon,

We are currently reviewing Tendring's SHLAA, looking at projected housing delivery over the coming financial years.

We are working to tight timescales this year with the Local Plan review programme and would ask you to consider if the projections look reasonable. I understand that you are now involved with this project.

We would be pleased to receive your comments by Friday 31st July.

If you feel numbers are significantly inaccurate, please recommend your amendments. Please note it is financial years we are calculating, for example April 2026 to March 2027 and so on.

Site ref	Site name	Total capacity	Yr 1 2026/27	Yr 2 2027/28	Yr 3 2028/29	Yr 4 2029/30	Yr 5 2030/31	Yr 6 2031/32	Yr 7 2032/33	Yr 8 2033/34
16/00427/OUT	24 The Street (Hayes)	10	10							

Thank you in advance for your assistance with this matter.

Kind regards

Hayley Sargent
Planning Policy Technical Officer

01255 686163 | hsargent@tendringdc.gov.uk | www.tendringdc.gov.uk
Tendring District Council, Town Hall, Station Road, Clacton-on-Sea, Essex CO15 1SE



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Correspondence with Ray Houghton relating to: Low Road (Langard View)

From: Fenton, Libby
Sent: 03 August 2026 10:50
To: Hayley Sargent <hsargent@tendringdc.gov.uk>
Subject: Re: *EXTERNAL:Tendring SHLAA Trajectory

Hi Hayley,

As promised, I have been advised that we have 38 market and 18 affordable homes left to complete which will be done by year end.

Kind regards,

Libby Fenton
Planning Manager
Barratt David Wilson Homes (Eastern Counties)
(Working Days: Monday, Tuesday, Thursday, Friday)

Email:
Mobile:

BDW (EASTERN COUNTIES) | 7 Springfield Lyons Approach, Chelmsford, Essex, CM2 5EY

From: Fenton, Libby
Sent: Monday, August 03, 2026 09:42
To: Hayley Sargent
Subject: Re: *EXTERNAL:Tendring SHLAA Trajectory

Hi Hayley,

Thanks for your email. I was on annual leave last week so have only just picked it up. I'm not heavily involved with our site at Dovercourt so have ask the team to review the figures and confirm. Will respond as soon as possible.

Regards,

Libby Fenton
Planning Manager
Barratt David Wilson Homes (Eastern Counties)
(Working Days: Monday, Tuesday, Thursday, Friday)

Email:
Mobile:

BDW (EASTERN COUNTIES) | 7 Springfield Lyons Approach, Chelmsford, Essex, CM2 5EY

From: Hayley Sargent
Sent: Monday, July 27, 2026 12:45
To: Fenton, Libby
Subject: *EXTERNAL:Tendring SHLAA Trajectory

Good afternoon,
We are currently reviewing Tendring's SHLAA, looking at projected housing delivery over the coming financial years.

We are working to tight timescales this year with the Local Plan review programme and would ask you to consider if the projections look reasonable.

We would be pleased to receive your comments by Thursday 30th July.

If you feel numbers are significantly inaccurate, please recommend your amendments. Please note it is financial years we are calculating, for example April 2026 to March 2027 and so on.

Site ref	Site name	Total capacity	Yr 1 2026/27	Yr 2 2027/28	Yr 3 2028/29	Yr 4 2029/30	Yr 5 2030/31	Yr 6 2031/32	Yr 7 2032/33	Yr 8 2033/34
17/02168/OUT	Langard View (U/C)	102 (of 300)	50	52						

Thank you in advance for your assistance with this matter.

Kind regards

Hayley Sargent
Planning Policy Technical Officer
01255 686163 | hsargent@tendringdc.gov.uk | www.tendringdc.gov.uk
Tendring District Council, Town Hall, Station Road, Clacton-on-Sea, Essex CO15 1SE



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Correspondence with Warren Reid relating to: Hamilton Lodge

From: Warren Reid
Sent: Tuesday, July 2, 2024 1:55 PM
To: Hayley Sargent <hsargent@tendringdc.gov.uk>
Subject: RE: Tendring SHLAA Trajectory

Afternoon Hayley

Our current projection is as noted in red below. But this is subject to phase 2 reserved matters, economic climate and achieved sales rates as we proceed.

Site ref	Site name	Total capacity	Yr 1 2024/25	Yr 2 2025/26	Yr 3 2026/27	Yr 4 2027/28	Yr 5 2028/29	Yr 6 2029/30	Yr 7 2030/31
20/00547/OUT	Hamilton Lodge	79	12 + RM	DC + 67					

Thanks
Warren

Warren Reid |
Head of Technical



TEL:

MOB:

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From: Hayley Sargent <hsargent@tendringdc.gov.uk>
Sent: Tuesday, July 2, 2024 1:16 PM
To: Warren Reid
Subject: Tendring SHLAA Trajectory

To whom it may concern

We are currently updating Tendring's SHLAA, looking at projected housing delivery over the coming financial years, and are hoping you would review the predictions we've made regarding build out rates at the sites listed below in the Tendring District, please.

We would be grateful if you are able to provide a response by next Friday, 5th July as to whether the trajectories look realistic in your opinion, or if you would recommend any amendments.

Please note it is financial years we are calculating, for example April 2024 to March 2025 and so on.

Site ref	Site name	Total capacity	Yr 1 2024/25	Yr 2 2025/26	Yr 3 2026/27	Yr 4 2027/28	Yr 5 2028/29	Yr 6 2029/30	Yr 7 2030/31
20/00547/OUT	Hamilton Lodge	79		12	RM	DC	20	20	27

Kind regards,

Hayley Sargent
Planning Policy Technical Officer

01255 686686 | hsargent@tendringdc.gov.uk | www.tendringdc.gov.uk
Tendring District Council, Town Hall, Station Road, Clacton-on-Sea, Essex CO15 1SE



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Correspondence with ABC Planning relating to: Clacton Road at Finches Lane

From: Christopher Board
Sent: 27 July 2026 15:19
To: Hayley Sargent <hsargent@tendringdc.gov.uk>
Subject: RE: Tendring SHLAA Trajectory

Hi Hayley,

Lanswood advises me the figures need to be pushed further away.
I have detailed in red below.

Chris

From: Hayley Sargent
Sent: 27 July 2026 15:02
To: Christopher Board
Subject: Tendring SHLAA Trajectory
Importance: High

Good afternoon,

We are currently reviewing Tendring’s SHLAA, looking at projected housing delivery over the coming financial years.

We are working to tight timescales this year with the Local Plan review programme and would ask you to consider if the projections look reasonable.

We would be pleased to receive your comments by Thursday 30th July.

If you feel numbers are significantly inaccurate, please recommend your amendments. Please note it is financial years we are calculating, for example April 2026 to March 2027 and so on.

Site ref	Site name	Total capacity	Yr 1 2026/27	Yr 2 2027/28	Yr 3 2028/29	Yr 4 2029/30	Yr 5 2030/31	Yr 6 2031/32	Yr 7 2032/33	Yr 8 2033/34
22/02076/FUL	Land North and South of A133 Clacton Road at Finches Lane	126	DC/C	40 15	40 15	46 10	26	26	34	

Thank you in advance for your assistance with this matter.

Kind regards

Hayley Sargent
Planning Policy Technical Officer

01255 686163 | hsargent@tendringdc.gov.uk | www.tendringdc.gov.uk
Tendring District Council, Town Hall, Station Road, Clacton-on-Sea, Essex CO15 1SE



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Correspondence with Invent Architecture and Design relating to: Meadowland, Holland Road

From: Lee Scales
Sent: 28 July 2026 15:44
To: Hayley Sargent <hsargent@tendringdc.gov.uk>; Info <info@inventarchitecture.co.uk>
Subject: RE: Tendring SHLAA Trajectory

Good afternoon, Hayley,

Thank you for your email.

I have discussed the projected delivery programme with my client, who has advised that the anticipated delivery year would be 2029/30.

I trust this is helpful, but please let me know if you require any further information.

Kind regards,

Lee Scales
Company Director | Invent Architecture & Design



 www.inventarchitecture.co.uk



The Colchester Centre, Hawkins Road, Colchester, Essex. CO2 8JX

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From: Hayley Sargent
Sent: 27 July 2026 03:20 PM
To: Info
Subject: Tendring SHLAA Trajectory
Importance: High

Good afternoon,

We are currently reviewing Tendring’s SHLAA, looking at projected housing delivery over the coming financial years.

We are working to tight timescales this year with the Local Plan review programme and would ask you to consider if the projections look reasonable.

We would be pleased to receive your comments by Thursday 30th July.

If you feel numbers are significantly inaccurate, please recommend your amendments. Please note it is financial years we are calculating, for example April 2026 to March 2027 and so on.

Site ref	Site name	Total capacity	Yr 1 2026/27	Yr 2 2027/28	Yr 3 2028/29	Yr 4 2029/30	Yr 5 2030/31	Yr 6 2031/32	Yr 7 2032/33	Yr 8 2033/34
24/00439/0 UT	Meadowland, Holland Road	10	RM/C	10						

Thank you in advance for your assistance with this matter.

Kind regards

Hayley Sargent
Planning Policy Technical Officer

01255 686163 | hsargent@tendringdc.gov.uk | www.tendringdc.gov.uk
Tendring District Council, Town Hall, Station Road, Clacton-on-Sea, Essex CO15 1SE



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Correspondence with Turley relating to: Brightlingsea Telephone Exchange

From: Christopher Schiele
Sent: 27 July 2026 13:25
To: Hayley Sargent <hsargent@tendringdc.gov.uk>
Cc: Thomas Feild
Subject: RE: Tendring SHLAA Trajectory

Hi Hayley
This is mostly fine, but given the Brightlingsea Telephone Exchange is expected to be surplus to operational requirements by 2031, I would recommend just pushing out each programme item by (1-)2 years, i.e. assuming delivery more likely in 2032.
Kind regards
Chris

Christopher Schiele
Director

Mobile:
Office:



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From: Hayley Sargent
Sent: 27 July 2026 11:19
To: Christopher Schiele
Subject: Tendring SHLAA Trajectory
Importance: High

Good morning
We are currently reviewing Tendring’s SHLAA, looking at projected housing delivery over the coming financial years.
We are working to tight timescales this year with the Local Plan review programme and would ask you to consider if the projections look reasonable.

We would be pleased to receive your comments by Thursday 30th July.
If you feel numbers are significantly inaccurate, please recommend your amendments. Please note it is financial years we are calculating, for example April 2026 to March 2027 and so on.

Site ref	Site name	Total capacity	Yr 1 2026/27	Yr 2 2027/28	Yr 3 2028/29	Yr 4 2029/30	Yr 5 2030/31	Yr 6 2031/32	Yr 7 2032/33	Yr 8 2033/34
Emerging Allocation MSA5	Brightlingsea Telephone Exchange, 16 New Street	15		FUL	DC/C	15				

Thank you in advance for your assistance with this matter.
Kind regards
Hayley Sargent
Planning Policy Technical Officer
01255 686163 | hsargent@tendringdc.gov.uk | www.tendringdc.gov.uk
Tendring District Council, Town Hall, Station Road, Clacton-on-Sea, Essex CO15 1SE



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Correspondence with ADP relating to: Land west of Main Road, Great Holland

From: Andrew Ransome
Sent: 28 July 2026 11:59
To: Hayley Sargent <hsargent@tendringdc.gov.uk>
Subject: FW: Tendring SHLAA Trajectory

Hi Hayley,

That would appear to be a fair assumption for the housing delivery of this site.

Kind regards,

Andrew

Andrew Ransome
Planning Director

A D P Architecture - Design - Planning
T |
T |
A | 1 Kolo Walk, Colchester, Essex, CO4 6ER
W | www.adpltd.co.uk

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From: Hayley Sargent
Sent: 24 July 2026 16:54
To: Andrew Ransome
Subject: Tendring SHLAA Trajectory

Good afternoon

We are currently reviewing Tendring’s SHLAA, looking at projected housing delivery over the coming financial years.

We are working to tight timescales this year with the Local Plan review programme and would ask you to consider if the projections look reasonable.

We would be pleased to receive your comments by Thursday 30th July.

If you feel numbers are significantly inaccurate, please recommend your amendments. Please note it is financial years we are calculating, for example April 2026 to March 2027 and so on.

Site ref	Site name	Total capacity	Yr 1 2026/27	Yr 2 2027/28	Yr 3 2028/29	Yr 4 2029/30	Yr 5 2030/31	Yr 6 2031/32	Yr 7 2032/33	Yr 8 2033/34

Emerging Allocation MSA13	Land west of Main Road, Great Holland	10	FUL	10						

Thank you in advance for your assistance with this matter.

Kind regards

Hayley Sargent
Planning Policy Technical Officer

01255 686163 | hsargent@tendringdc.gov.uk | www.tendringdc.gov.uk
Tendring District Council, Town Hall, Station Road, Clacton-on-Sea, Essex CO15 1SE



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Correspondence with Paul Smith relating to: Land east of Kirby Road, Great Holland

From: Paul Smith
Sent: 24 July 2026 17:01
To: Hayley Sargent <hsargent@tendringdc.gov.uk>
Subject: Re: Tendring SHLAA Trajectory

Hello Hayley
This looks reasonable and in line with our current projections.
Thanks
Paul

From: Hayley Sargent
Sent: 24 July 2026 16:48
To: Paul Smith
Subject: Tendring SHLAA Trajectory
Good afternoon

We are currently reviewing Tendring’s SHLAA, looking at projected housing delivery over the coming financial years.
We are working to tight timescales this year with the Local Plan review programme and would ask you to consider if the projections look reasonable.
We would be pleased to receive your comments by Thursday 30th July.
If you feel numbers are significantly inaccurate, please recommend your amendments. Please note it is financial years we are calculating, for example April 2026 to March 2027 and so on.

Site ref	Site name	Total capacity	Yr 1 2026/27	Yr 2 2027/28	Yr 3 2028/29	Yr 4 2029/30	Yr 5 2030/31	Yr 6 2031/32	Yr 7 2032/33	Yr 8 2033/34
Emerging Allocation MSA14	Land east of Kirby Road, Great Holland	10	FUL	10						

Thank you in advance for your assistance with this matter.
Kind regards
Hayley Sargent
Planning Policy Technical Officer
01255 686163 | hsargent@tendringdc.gov.uk | www.tendringdc.gov.uk
Tendring District Council, Town Hall, Station Road, Clacton-on-Sea, Essex CO15 1SE



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Correspondence with Hawkspur relating to: Land northeast of Wix Road, Great Oakley

From: Nick Harper
Sent: 26 July 2026 19:18
To: Hayley Sargent <hsargent@tendringdc.gov.uk>
Subject: RE: Tendring SHLAA Trajectory

Dear Hayley

Can you please put all 50 in year 3?

Nick

From: Hayley Sargent
Sent: 24 July 2026 16:40
To: Hawkspur
Subject: Tendring SHLAA Trajectory
Importance: High

Good afternoon

We are currently reviewing Tendring’s SHLAA, looking at projected housing delivery over the coming financial years.

We are working to tight timescales this year with the Local Plan review programme and would ask you to consider if the projections look reasonable.

We would be pleased to receive your comments by Thursday 30th July.

If you feel numbers are significantly inaccurate, please recommend your amendments. Please note it is financial years we are calculating, for example April 2026 to March 2027 and so on.

Site ref	Site name	Total capacity	Yr 1 2026/27	Yr 2 2027/28	Yr 3 2028/29	Yr 4 2029/30	Yr 5 2030/31	Yr 6 2031/32	Yr 7 2032/33	Yr 8 2033/34
Emerging Allocation MSA15	Land north east of Wix Road, Great Oakley	50	FUL	DC/C	25	25				

Thank you in advance for your assistance with this matter.

Kind regards

Hayley Sargent

Planning Policy Technical Officer

01255 686163 | hsargent@tendringdc.gov.uk | www.tendringdc.gov.uk
Tendring District Council, Town Hall, Station Road, Clacton-on-Sea, Essex CO15 1SE



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Correspondence with Ceres Property relating to: Bentley Road, Weeley Heath

From: Jen Carroll
Sent: 28 July 2026 12:08
To: Hayley Sargent <hsargent@tendringdc.gov.uk>
Cc: Steve Went; Mia Walker
Subject: RE: Tendring SHLAA Trajectory

Hi Hayley

Your email below was passed on to me. I am the planning agent working on behalf of the landowner (St Osyth Beach Estate Ltd). I have updated the table below. Please note for completeness, that Ceres Property submitted an outline planning application on the Site for 75 dwellings under reference 26/00969/OUT on behalf of St Osyth Beach Estates.

Site ref	Site name	Total capacity	Yr 1 2026/27	Yr 2 2027/28	Yr 3 2028/29	Yr 4 2029/30	Yr 5 2030/31	Yr 6 2031/32	Yr 7 2032/33	Yr 8 2033/34
Emerging Allocation MSA24	Land east of Bentley Road, Weeley Heath	75 60	OUT FUL	RM AND DC/C	37 30	38 30				

Moving forward, please can you direct any correspondence relating to this site to myself and my colleague Mia Walker (CC’d in).

Many thanks
Jen

Jen Carroll BA(Hons) MSc MRTPI
Associate Partner

ceresproperty.co.uk

Please note, I do not work on Fridays
Advance notice – I will be on leave from Thursday 30th July returning Wednesday 12th August; and Friday 21st August returning Thursday 3rd September

From: Hayley Sargent
Sent: 24 July 2026 15:47
To: Matt Clarke
Subject: Tendring SHLAA Trajectory
Importance: High





You don't often get email from hsargent@tendringdc.gov.uk. [Learn why this is important](#)

Good afternoon

We are currently reviewing Tendring's SHLAA, looking at projected housing delivery over the coming financial years.

We are working to tight timescales this year with the Local Plan review programme and would ask you to consider if the projections look reasonable.

We would be pleased to receive your comments by Thursday 30th July.

If you feel numbers are significantly inaccurate, please recommend your amendments. Please note it is financial years we are calculating, for example April 2026 to March 2027 and so on.

Site ref	Site name	Total capacity	Yr 1 2026/27	Yr 2 2027/28	Yr 3 2028/29	Yr 4 2029/30	Yr 5 2030/31	Yr 6 2031/32	Yr 7 2032/33	Yr 8 2033/34
Emerging Allocation MSA24	Land east of Bentley Road, Weeley Heath	60	FUL	DC/C	30	30				

Thank you in advance for your assistance with this matter.

Kind regards,

Hayley Sargent
Planning Policy Technical Officer

01255 686163 | hsargent@tendringdc.gov.uk | www.tendringdc.gov.uk
Tendring District Council, Town Hall, Station Road, Clacton-on-Sea, Essex CO15 1SE



Correspondence with Andy Cameron relating to: Vicarage Field, Church Road

From: Andy Cameron
Sent: 30 July 2026 11:32
To: Hayley Sargent <hsargent@tendringdc.gov.uk>
Cc: Jim Maunton; Simon Carter; Christopher Board
Subject: RE: Tendring SHLAA Trajectory

Hi Hayle, thanks for the mail, the broad capacity and timeline below look reasonable.
Andy.

From: Hayley Sargent
Sent: 28 July 2026 11:22
To: Andy Cameron
Subject: Tendring SHLAA Trajectory

Good afternoon,

We are currently reviewing Tendring's SHLAA, looking at projected housing delivery over the coming financial years.

We are working to tight timescales this year with the Local Plan review programme and would ask you to consider if the projections look reasonable.

We would be pleased to receive your comments by Friday 31st July.

If you feel numbers are significantly inaccurate, please recommend your amendments. Please note it is financial years we are calculating, for example April 2026 to March 2027 and so on.

Site ref	Site name	Total capacity	Yr 1 2026/27	Yr 2 2027/28	Yr 3 2028/29	Yr 4 2029/30	Yr 5 2030/31	Yr 6 2031/32	Yr 7 2032/33	Yr 8 2033/34
Emerging Allocation MSA34	Vicarage Field, Church Road	30	FUL	C	30					

Thank you in advance for your assistance with this matter.

Kind regards

Hayley Sargent
Planning Policy Technical Officer

01255 686163 | hsargent@tendringdc.gov.uk | www.tendringdc.gov.uk
Tendring District Council, Town Hall, Station Road, Clacton-on-Sea, Essex CO15 1SE



Correspondence with Peter Le Grys relating to: Vicarage Field, Church Road

From: Peter Le Grys
Sent: 24 July 2026 16:09
To: Hayley Sargent <hsargent@tendringdc.gov.uk>
Subject: Re: Tendring SHLAA Trajectory

Good afternoon

MSA17 - Planning application submitted for 9 dwellings and awaiting decision

MSA18 - Application to be submitted shortly for 10 units

SAH8 - Application shortly to be submitted for a further 10 units. The remainder is temporarily on hold pending resolution of the access

MSA35 - Planning application awaiting determination for first 5 units. If approved, then remainder will follow.

SAH2 - Understand that Taylor Wimpey are in discussion with TDC

Regards

Peter Le Grys

----- Original Message -----

From: hsargent@tendringdc.gov.uk
To: Peter Le Grys
Sent: Friday, July 24th 2026, 14:51
Subject: Tendring SHLAA Trajectory

Good afternoon

We are currently reviewing Tendring’s SHLAA, looking at projected housing delivery over the coming financial years.

We are working to tight timescales this year with the Local Plan review programme and would ask you to consider if the projections look reasonable.

We would be pleased to receive your comments by Thursday 30th July.

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Site ref	Site name	Total capacity	Yr 1 2026/27	Yr 2 2027/28	Yr 3 2028/29	Yr 4 2029/30	Yr 5 2030/31	Yr 6 2031/32	Yr 7 2032/33	Yr 8 2033/34

Emerging Allocation MSA17	Land north of Walton Road, Kirby-le-Soken	10	FUL	10						
Emerging Allocation MSA8	Land adj Village Hall, Harwich Road, Beaumont	12	FUL	12						
Emerging Allocation SAH8	Land east of Amerells Road	80	FUL	DC/C	20	30	30			
Emerging Allocation MSA35	Land North of Robinson Road	25	FUL	C	25					
Emerging Allocation SAH2	Land north of Thorpe Road, Kirby Cross	450	OUT	RM	DC/C	40	40	40	40	40

We have considered SAH2 will continue at 40 dwellings per year, with 50 in the final year (2039/40)

Thank you in advance for your assistance with this matter.

Kind regards,

Hayley Sargent

Planning Policy Technical Officer

01255 686163 | hsargent@tendringdc.gov.uk | www.tendringdc.gov.uk

Tendring District Council, Town Hall, Station Road, Clacton-on-Sea, Essex CO15 1SE



Correspondence with Pigeon relating to: Land east of Cockaynes Lane

From: William Page
Sent: 28 July 2026 14:46
To: Hayley Sargent <hsargent@tendringdc.gov.uk>
Subject: RE: Tendring SHLAA Trajectory

Dear Hayley,

Thank you for your enquiry relating to the site we are promoting to the land east of Cockaynes Lane, Alresford.

The programme you have outlined is accurate and reflects the site’s ability to deliver housing in the first 5 years of the plan period.

Please let me know if you have any further queries.

Kind regards,

Will



William Page
Planning Manager

| www.pigeon.co.uk
Linden Square, 146 Kings Road, Bury St Edmunds, IP33 3DJ



This communication from Pigeon is for the attention of the named recipient only and should not be passed on to any other person.
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From: Hayley Sargent
Sent: 27 July 2026 11:11
To: William Page
Subject: Tendring SHLAA Trajectory
Importance: High

Good morning

We are currently reviewing Tendring’s SHLAA, looking at projected housing delivery over the coming financial years.

We are working to tight timescales this year with the Local Plan review programme and would ask you to consider if the projections look reasonable.

We would be pleased to receive your comments by Thursday 30th July.

If you feel numbers are significantly inaccurate, please recommend your amendments. Please note it is financial years we are calculating, for example April 2026 to March 2027 and so on.

Site ref	Site name	Total capacity	Yr 1 2026/27	Yr 2 2027/28	Yr 3 2028/29	Yr 4 2029/30	Yr 5 2030/31	Yr 6 2031/32	Yr 7 2032/33	Yr 8 2033/34
Emerging Allocation SAH6	Land east of Cockaynes Lane	100	RM	DC/C	30	30	40			

Thank you in advance for your assistance with this matter.

Kind regards

Hayley Sargent
Planning Policy Technical Officer

01255 686163 | hsargent@tendringdc.gov.uk | www.tendringdc.gov.uk
Tendring District Council, Town Hall, Station Road, Clacton-on-Sea, Essex CO15 1SE



Correspondence with Robert Pomery relating to: Land North of Lifehouse Spa and Hotel

From: Robert Pomery
Sent: 27 July 2026 10:58
To: Hayley Sargent <hsargent@tendringdc.gov.uk>
Subject: SHLAA Trajectory

Hayleigh

Revised table for SAH 11

Site ref	Site name	Total capacity	Yr 1 2026/27	Yr 2 2027/28	Yr 3 2028/29	Yr 4 2029/30	Yr 5 2030/31	Yr 6 2031/32	Yr 7 2032/33	Yr 8 2033/34
Emerging Allocation SAH11	Land North of Lifehouse Spa & Hotel	70	5	25	20	20				

Robert Pomery BA (Hons), Dip TP, MRTPI
Director



Mobile:
Landline:

Pomery Planning Consultants Limited, Pappus House, Tollgate West, Stanway, Colchester, Essex CO3 8AQ.

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Correspondence with Andrew Martin relating to: Weeley Green Garden Village, West of Parsons Hill Great Bromley, and South of Hall Road Great Bromley

From: Andrew Martin | AM - Planning
Sent: 30 July 2026 11:02
To: Hayley Sargent <hsargent@tendringdc.gov.uk>
Cc: Ian Butcher | AM - Planning; Catherine Hewitt | AM - Planning
Subject: Re: Tendring SHLAA Trajectory

Dear Hayley

Thank you for your email below, which was sent to our general office email. I have discussed your projection with our client and our comments are as follows:

- SAMU6 – based on experience and build-out rates on other similar major sites, your figures appear reasonable. This is also backed up by Lichfields’ latest “Start to Finish” Third Edition Report based on extensive research that found that the average annual build-out range for schemes of 500-999 dwellings was 44-83dpa corresponding to a mean of 63.5 dpa;
- MSA11 – we are currently working up a detailed layout for this site in order to submit an outline planning application. By applying your draft emerging housing mix policy - that requires a mix that aligns with the most recent Strategic Housing Market Assessment – we can achieve a capacity of up to 30 dwellings. Consequently I suggest that you use a figure midway between 15 and 30, ie a total of 22, spread 11 for 2027/28 and 11 for 2028/29;
- MSA 12 – similarly I suggest 15 total spread 7 for 2027/28 and 8 for 2028/29.

I hope this helps, but if you have any queries please come back to me.

Kind regards

Andrew



Andrew Martin MAUD DipTP(Distinction) FRICS FRTPI
Consultant
Andrew Martin – Planning
Planning | Design | Development
www.am-plan.com

Tel:
Mob:
Email:



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From: Office | AM - Planning
Date: Friday, 24 July 2026 at 15:47
To: Andrew Martin , Ian Butcher , Catherine Hewitt
Subject: FW: Tendring SHLAA Trajectory

From: Hayley Sargent
Date: Friday, 24 July 2026 at 15:09
To: Catherine Hewitt | AM - Planning ; Office | AM - Planning
Subject: Tendring SHLAA Trajectory

Good afternoon

We are currently reviewing Tendring’s SHLAA, looking at projected housing delivery over the coming financial years.

We are working to tight timescales this year with the Local Plan review programme and would ask you to consider if the projections look reasonable.

We would be pleased to receive your comments by Thursday 30th July.

If you feel numbers are significantly inaccurate, please recommend your amendments. Please note it is financial years we are calculating, for example April 2026 to March 2027 and so on.

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Emerging Allocation SAMU6	Weeley Green Garden Village	900		OUT	RM	DC/C	40	40	60	60
Emerging Allocation MSA11	Land west of Parsons Hill, Great Bromley	15	FUL	15						
Emerging Allocation MSA12	Land south of Hall Road, Great Bromley	10	FUL	10						

We have considered SAMU6 to increase to 80 dwellings per year from Yr10 for the remainder of the build out.

Thank you in advance for your assistance with this matter.

Kind regards,

Hayley Sargent
Planning Policy Technical Officer

01255 686163 | hsargent@tendringdc.gov.uk | www.tendringdc.gov.uk
Tendring District Council, Town Hall, Station Road, Clacton-on-Sea, Essex CO15 1SE



Correspondence with Scott Properties relating to: Land at Avocet Place, Land east of Henderson Drive, and Land at Pannell Place

From: Marie Griffiths
Sent: 30 July 2026 08:23
To: Hayley Sargent <hsargent@tendringdc.gov.uk>
Cc: Martin Scott
Subject: FW: Tendring SHLAA Trajectory

Dear Hayley,
Thank you for your email.
Please see projected housing delivery figures in green in your table below.
Kind regards,

Marie Griffiths | Director

Tel: | Mobile:
| www.mscott.co.uk



Suite 5, Oyster House, Severalls Lane, Colchester, Essex CO4 9PD

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----- Forwarded message -----
From: Hayley Sargent <hsargent@tendringdc.gov.uk>
Date: Fri, 24 Jul 2026 at 16:21
Subject: Tendring SHLAA Trajectory
To: Scott Properties; Martin Scott

Good afternoon

We are currently reviewing Tendring’s SHLAA, looking at projected housing delivery over the coming financial years.

We are working to tight timescales this year with the Local Plan review programme and would ask you to consider if the projections look reasonable.

We would be pleased to receive your comments by Thursday 30th July.

If you feel numbers are significantly inaccurate, please recommend your amendments. Please note it is financial years we are calculating, for example April 2026 to March 2027 and so on.

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Emerging Allocation MSA23	Land at Avocet Place, Thorrington	60	DC/C	30 4	30 24	24	8			
21/01397/F UL	Land East of Henderson Drive (U/C)	4 (of 28)	4							
Emerging Allocation MSA6	Land at Pannell Place	20	FUL	C	20		12	8		

Thank you in advance for your assistance with this matter.

Kind regards,

Hayley Sargent

Planning Policy Technical Officer

01255 686163 | hsargent@tendringdc.gov.uk | www.tendringdc.gov.uk

Tendring District Council, Town Hall, Station Road, Clacton-on-Sea, Essex CO15 1SE



Correspondence with Tony Irwin relating to: Hare Green Garden Village

From: Tony Irwin
Sent: 30 July 2026 10:49
To: 'hsargent@tendringdc.gov' <hsargent@tendringdc.gov>
Cc: 'Gary Guiver' <gguiver@tendringdc.gov.uk>
Subject: shlaa request

Dear Hayley,

I have been made aware of your enquiry to Ted Gittens for the above review on land (and future developments) that I have proposed.
I would be grateful to be contacted direct in future over these matters please since I have several consultants working for me at the same time and they don't all know all the details of each scheme.

Under I have offered my opinions as to the delivery scope these holdings represent by the holding/scheme assuming permissions are granted in a timely manner.

FYI I have active interest from specific house builders prepared to commence construction in these numbers and at these rates of completion if permissions were to be granted.

At Moreham's farm buildings, 10 units 2027, and 9 bungalows by Gorden House opposite Holly Farm, in 2028. Built by local builders. (Libra Planning Consultants involved)

At HGGCV- SAM08 (commencing with a phase 1) :- 100 units per annum from spring 2028 for 10 years. Balance of future phases to complete scheme thereafter. NEW Doctors surgery and A1333-Harwich link road included, with integrated RTS from Colchester Garden Comm . self-contained sewerage system envisaged. Ceres Planning involved .

At Station Field Great Bentley;- with Denbury Homes 151 units commencing 2027 at 50 per year, surveys reaching an application point (design as per pre app) .

At Employment land Great Bentley;- local builders;- 25 per annum commencing 2027. (assisted scheme) application for a change of use proposed as no interest over past 3 years as commercial use (Libra planning involved.)

At Plough Road Great Bentley Initial 250 units near railway station expected. 50 units PA from 2029. Cala anticipated to be involved (dependent on NPPF review policy document) Sports facility (near Aingers Green) and additional doctors surgery as support infrastructure envisaged.

I hope this helps with your thinking.

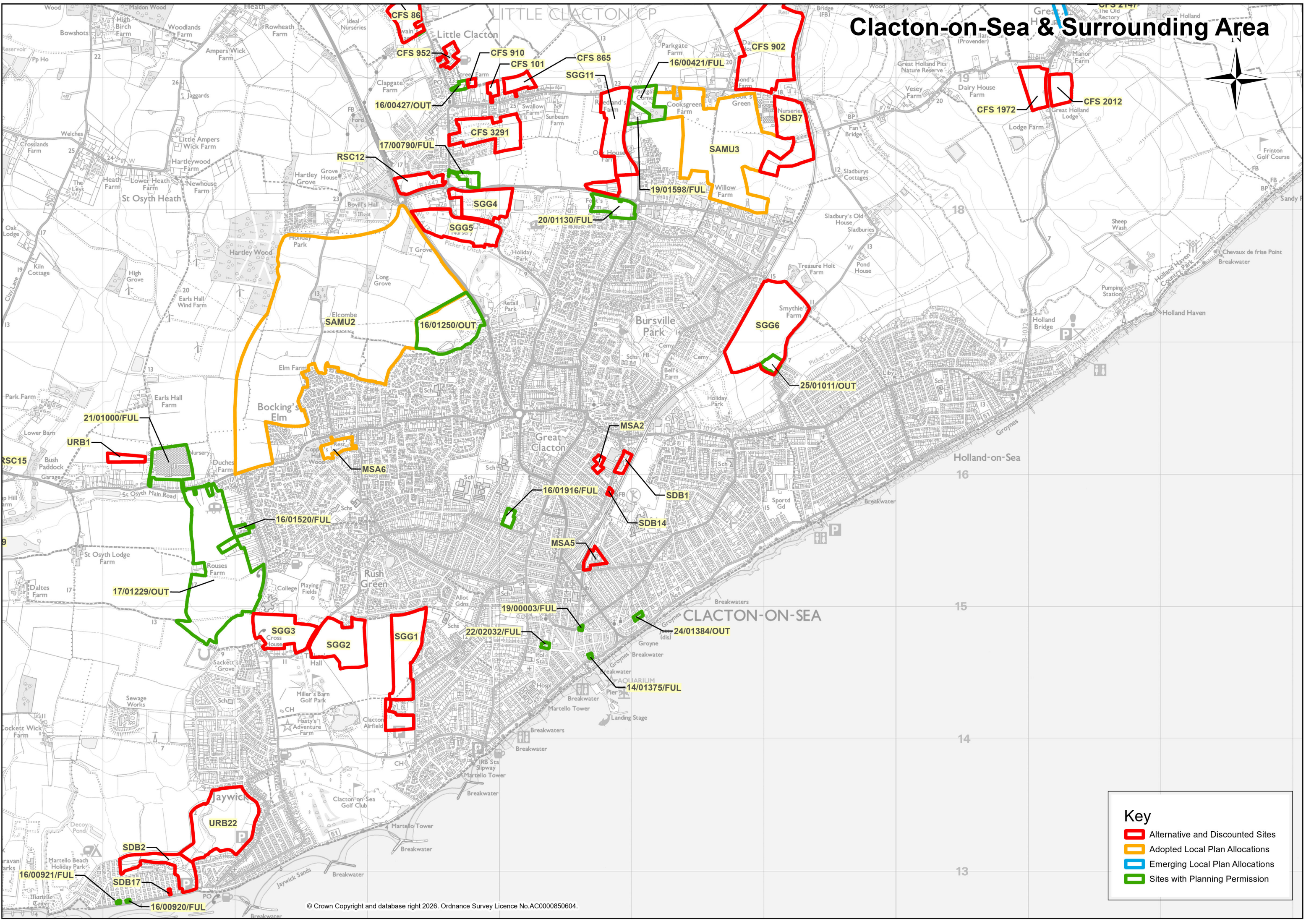
Many Thanks,
Tony Irwin
Chairman



Tel: |
Excelsior House, Wyncolls Road, Severalls Industrial Estate, Colchester, Essex, CO4 9HU

Appendix 7: Site Location Plans

Clacton-on-Sea & Surrounding Area



Key

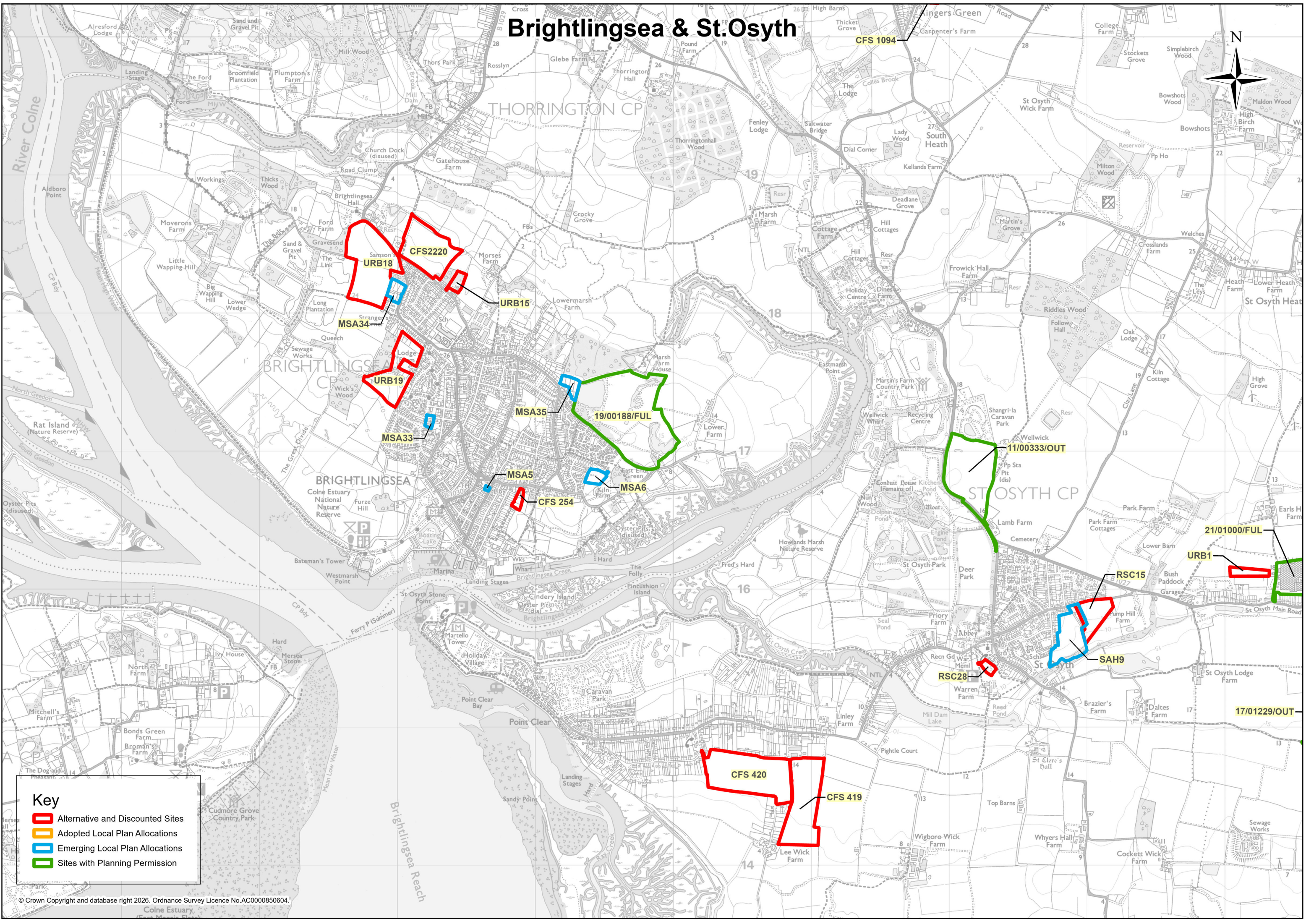
Alternative and Discounted Sites

Adopted Local Plan Allocations

Emerging Local Plan Allocations

Sites with Planning Permission

Brightlingsea & St.Osyth



Key

Alternative and Discounted Sites

Adopted Local Plan Allocations

Emerging Local Plan Allocations

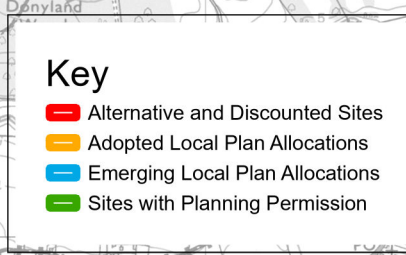
Sites with Planning Permission

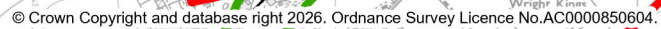
Frating, Great Bentley and Weeley



Key

- ▬ Alternative and Discounted Sites
- ▬ Adopted Local Plan Allocations
- ▬ Emerging Local Plan Allocations
- ▬ Sites with Planning Permission





Harwich, Dovercourt & Great Oakley



Key

- Alternative and Discounted Sites
- Adopted Local Plan Allocations
- Emerging Local Plan Allocations
- Sites with Planning Permission

