

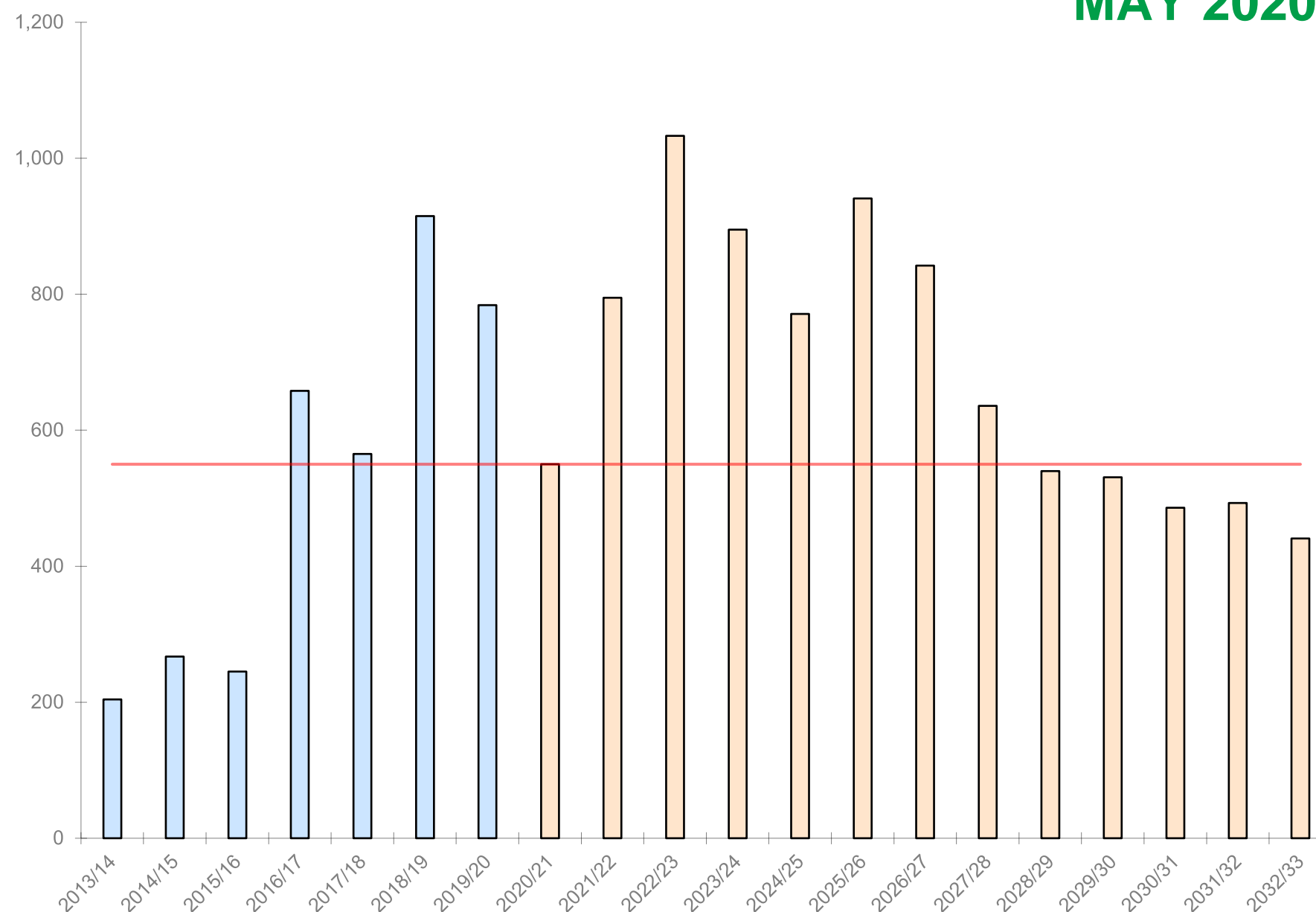


Tendring
District Council



Strategic Housing Land Availability Assessment (SHLAA)

MAY 2020



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Executive Summary

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

With the introduction of the National Planning Policy Framework (NPPF) in 2012, its 2018 update, 2019 revisions and ongoing reforms to other elements of the national planning system, Tendring District Council has been engaged in the process of preparing a new Local Plan to guide future development in the district, including new housing. The Local Plan has now reached examination stage – the final stage of the plan-making process before adoption.

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

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

The assessment has been updated to a 1st April 2020 base date in order to reflect the very latest available information on housing developments in the district, including planning decisions and appeal decisions from the 2019/20 financial year which have a significant bearing on the assumptions on housing delivery currently set out in the Local Plan. This assessment therefore includes recommendations for updating the housing policies and housing tables within the Local Plan which could form the basis for modifications to those policies and tables if the Planning Inspector considers these to be necessary.

This assessment identifies that through a combination of dwellings completed since 2013, large sites with planning permission for housing development, small sites and windfall sites and sites specifically allocated in the emerging Local Plan, the objectively assessed requirement to deliver 11,000 homes between 2013 and 2033 can still be met and comfortably exceeded, by around 1,600 homes. The assessment also identifies that the Council would be able to comfortably demonstrate a five-year supply of deliverable housing sites as required by the National Planning Policy Framework (NPPF), when measured against the Council's objectively-assessed housing requirement of 550 dwellings per annum – a figure that has already been examined and found to be sound by the Local Plan Inspector (twice) and accepted by some Appeal Inspectors in a number of recent planning appeals. However, because until the new plan is adopted the National Planning Policy Framework requires the Council, for decision making purposes, to apply a higher 'local housing need' target derived through the government's standard methodology, there technically remains a shortfall against the five-year supply requirement.

The key conclusions from the SHLAA are summarised as follows:

- 1) Approximately 3,600 new homes have been created since 2013 (of which over 780 were built in the 2019/20 financial year alone).
- 2) To meet objectively assessed housing needs (OAN) up to 2033, another 7,400 homes are required.
- 3) Large development sites (10 or more homes) with planning permission are expected to deliver around 5,800 of these homes, with the potential for this to be higher if sites come forward faster than currently anticipated.
- 4) Small development sites (9 or fewer homes) with planning permission, or expected to come forward as 'windfall sites' are expected to contribute a further 1,300 homes.
- 5) The housing and mixed-use development allocations in the Local Plan are expected to deliver around 1,900 homes which represents an over-allocation of around 1,600 homes and flexibility within the housing supply to ensure the requirements are met.
- 6) The above assumes that some sites allocated in the Local Plan might not deliver the number of homes originally anticipated and some revisions to the Local Plan could be made to reflect this.
- 7) The Council can demonstrate a five year supply of deliverable housing sites against its objectively assessed housing requirement with 6.5 years. Against the 'local housing need' calculated using the government's standard methodology, a 4.45 year supply can be demonstrated.*

* Although this assessment demonstrates a supply of 6.5 years when measured against the Local Plan requirement of 550 dpa, February 2019 changes to the NPPF require Councils to apply the government's 'standard method' for calculating housing need for the purposes of decision making where their adopted housing policies are more than five years old. Because the Council's previous Local Plan is more than five years old and the new Local Plan is, at the time of writing, still to be adopted, the standard method applies. Under the standard method, the Council cannot demonstrate a five-year supply; however the Council has proven that the household projections upon which the standard methodology is based contain errors which substantially over-inflate the projected housing need for Tendring – a fact that has been accepted by both the Local Plan Inspector (twice) and Appeal Inspectors who agree that the objectively assessed figure of 550 homes a year is based on sound evidence. In a recent appeal decision for land off Edenside, Frinton on Sea, which post-dates the February 2019 NPPF changes, the Inspector agreed with the Council's position in dismissing the appeal. It is possible that the new Local Plan housing policies will be adopted within the 2020/21 financial year and before the next update of the SHLAA. The need to apply the standard method to the calculation of housing supply is considered to be a temporary measure that will be resolved on adoption of the new plan. This SHLAA therefore includes two calculations of housing land supply, one based on the OAN of 550dpa and one based on the government's standard method.

1 Introduction

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

1.2 With the introduction of the National Planning Policy Framework (NPPF) in 2012, its 2018 update, 2019 revisions and ongoing reforms to other elements of the national planning system, Tendring District Council has been engaged in the process of preparing a new Local Plan to guide future development in the district, including new housing.

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

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

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

1.5 The assessment has been undertaken by officers of the Council and will be subjected to scrutiny and input from a number of key technical stakeholders to ensure its robustness and verify its assumptions prior to the examination of the Local Plan. The assessment has a statistical base date of 1st April 2020.

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

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

1.7 The availability of land for housing can change very quickly for a variety of circumstances and so as part of the 'plan, monitor and manage' approach that is key to ensuring plans are flexible and responsive to change, it is the Council's intention, as resources allow, to produce an annual review of the assessment to ensure that the data is always as up-to-date as possible. Between 2016 and 2020, the housing supply position in Tendring changed rapidly with a substantial increase in sites gaining planning permission for housing, both from the Council and on appeal. It may therefore be necessary to review the assessment on a more frequent basis if the position continues to change quickly. The findings of the annual update will be reported as part of the Council's Annual Monitoring Report, which, amongst other things, will include an updated housing trajectory and the latest five-year supply of deliverable sites.

2 Background

National Planning Policy

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

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

2.2 On 9th October 2017, the Council submitted its new Local Plan to the Secretary of State to begin the process of examination. Examination hearings commenced in January 2018. The Local Plan has been prepared in partnership with Colchester Borough Council and Braintree District Council and is formed of two sections. Section 1 is common to all three authorities and sets out the overall joint strategy for growth over the three areas, including the housing and employment targets and the promotion of new 'garden communities' to the east and west of Colchester and to the west of Braintree. Section 1 is, at the time of writing, in the process of being examined – although the Inspector has now issued two post-hearing letters in 2018 and 2020 that have both confirmed that the Council's objectively assessed housing requirement of 550 dwellings per annum is based on sound evidence. The Inspector did in 2018 however raised concerns about the sustainability and deliverability of the garden communities which required further work being carried out and additional examination hearings in January 2020. In his latest letter of May 2020, the Inspector has concluded that two of the three garden communities (the Colchester Braintree Borders and West of Braintree Garden Communities) are not deliverable and the Section 1 Plan, in its current form, is therefore unsound. He has however found the Tendring Colchester Borders Garden Community to be deliverable and has suggested that the Plan could be made sound if the Colchester Braintree Borders and West of Braintree Garden Communities are removed from the plan as main modifications. The North Essex Authorities are considering this advice. It is anticipated that the examination of Section 2, which includes policies and proposals specific to Tendring, will take place by the end of 2020 or early 2021. Having considered a range of factors including assessments of housing need and employment potential, the Council determined that the requirement for housing would be a minimum dwelling stock increase of 550 dwellings per annum over the 20 year period 2013-2033 (the plan period) – a total of 11,000 homes – a figure endorsed by the Local Plan Inspector in both his interim and latest findings.. The Local Plan however makes provision for just over 12,000 homes thus incorporating a degree of flexibility. The evidence contained within this assessment demonstrates that the figure is actually closer to 12,600 and therefore the Council can comfortably meet the objectively assessed requirements through the Local Plan with considerable headroom to spare.

Objectively Assessed Housing Needs Study (November 2016)

2.3 The National Planning Policy Framework makes it clear that local planning authorities are expected to have a clear understanding of the housing requirements in their area before formulating their future housing strategy and are therefore required to prepare a 'Strategic Housing Market Assessment' ('SHMA'). Tendring District Council worked jointly with Chelmsford City Council, Colchester Borough Council and Braintree District Council to commission Peter Brett Associates (PBA) to assess the housing needs across this 'housing market area' and for each of the authorities involved. The Objectively Assessed Housing Needs Study (the OAHN study) has recommended that the 'objectively assessed need' for housing in the Tendring District would be between 500 and 600 dwellings per annum across a range of dwelling size, tenure and type. Applying the mid-point of 550 dpa for the period 2013 to 2033, this equates to 11,000 homes – which is the requirement set out in the emerging Local Plan. Much of the demand and need for housing in the district is driven by inward migration – particularly in the coastal towns which are popular for retirement and provide cheaper accommodation for people looking to move out of more urbanised areas such as East London, South Essex and Colchester. The figures for Tendring were adjusted to take into account an unusual level of 'unattributable population change' (UPC) arising from errors in either the Census data or the official mid-year population estimates which, in turn, have transferred to the government's official household projections. The Council's housing requirement of 550 dwellings per annum is therefore lower than the government's official household projections, but for good reasons as demonstrated in the OAHN Study. The Council is aware of the government's standard methodology for calculating housing needs which generates a significantly higher number for Tendring, but this does not properly reflect UPC and the Local Plan Inspector agreed that this was the case in his interim findings – a point which has also been upheld in some recent appeal decisions. The Local Plan Inspector's, in his May 2020 letter, has re-confirmed 550 dwellings per annum as soundly based, and the correct housing requirement for Tendring.

Economic Development Strategy, Employment Land Review and Retail Study

2.4 In 2018, the Council commissioned consultants Regeneris to update its 2013 Economic Development Strategy aimed at identifying the key measures that would stimulate economic growth in the district and facilitate the creation of new jobs. Amongst the objectives identified in that strategy, one was to facilitate population growth through the construction of new housing to stimulate growth in the service sector economy. Without a significant increase in housing development, the strategy concluded that it would be difficult to retain existing employment opportunities and attract inward investment. The Economic Development Strategy also identified Clacton, Harwich and West Tendring/Colchester as the areas with the greatest potential for economic growth and the areas where significant levels of housing development, alongside other measures, would best support economic growth. The updated versions have now been completed and confirm Clacton, Harwich and West Tendring/Colchester as the highest priority areas for growth. The updated Economic Strategy is to be reported to the Council's Cabinet for approval in 2020.

Infrastructure Delivery Plan

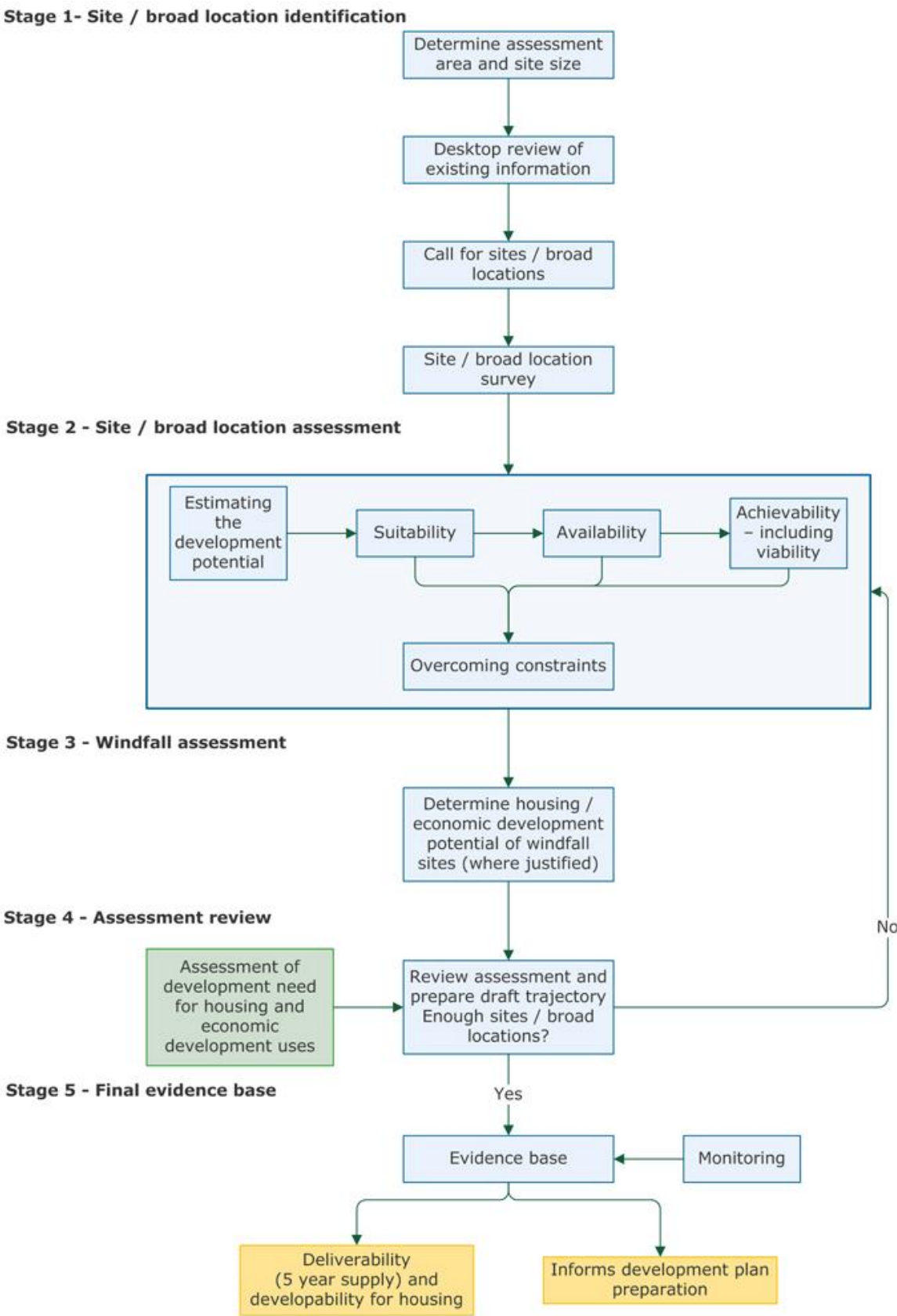
2.5 In 2018, the Council commissioned consultants Troy Planning + Design and Navigus Planning to update its 2017 Infrastructure Delivery Plan (IDP) which was prepared by to ascertain the infrastructure impacts of the proposed levels of growth in the new Local Plan, identify the level of investment needed to address any impacts and therefore provide the baseline evidence to justify the use of Community Infrastructure Levy (CIL) and/or s106 agreements to secure infrastructure improvements. The findings in the IDP have been taken into account as part of this assessment and will be updated in 2020 to reflect the revised housing trajectory resulting from this exercise.

Housing Viability Study

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

3 The Methodology

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



Stage 1: Site / Broad Location Identification

Determining assessment area and site size

Geographic coverage

3.2 The Practice Guidance states that the area selected for the assessment should ideally be the housing market area, which for Tendring also includes Chelmsford, Colchester and Braintree. It has not been practical for this assessment to be undertaken for the wider housing market area and therefore this assessment covers the Tendring district only. However, it does reflect the joint work that has taken place across Tendring, Colchester and Braintree, including the growth proposed for the garden communities – one of which crosses the Colchester/Tendring border 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 new version of the Draft Local Plan. The assessment does however look at the supply of housing on smaller sites through the use of a projection-based trajectory which takes into account historic development rates and the supply of small sites with planning permission.

Determining where to search for sites / broad locations

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

Determining which sources of sites to include

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

SOURCE 1: House completions since 1st April 2013: i.e. the base data of the OAHN study. Just over 3,600 homes have been created in Tendring in the last six years and these can be deducted from the 11,000 homes required up to 2033.

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

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

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

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

Desktop review of existing information

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

Call for sites / broad locations

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

Site / broad location survey

The Survey Team

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

Recording Site Characteristics

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

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

Recording the site information

3.10 Each site included in the assessment has a unique reference code that firstly reflects whether the site is classified has planning permission (in which case it is identified by the relevant application number), a Local Plan allocation (identified by the policy number in the Local Plan) or an alternative site (referenced URB1, RSC2 etc).

Stage 2: Site / Broad Location Assessment

Estimating the housing potential of each site

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

- existing intelligence (i.e. planning permissions, 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).

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

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

Assessing when and whether sites are likely to be developed

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

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

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

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

a) Suitability

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

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

b) Availability

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

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

c) Achievability

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

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

d) Overcoming Constraints

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

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

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

- 2020-2025 – the 'five-year' period (1-5) in which Councils are required to identify specific deliverable sites to meet objectively assessed requirements plus an appropriate buffer;
- 2025-2030 – years 6-10 of the plan period for the new version of the Local Plan – for which Councils are required to identify specific housing sites or broad areas;
- 2030-2033 – years 11-13 of the (remaining) plan period – for which Councils are expected to identify specific sites or broad areas, where possible.

IMPORTANT NOTICE ABOUT THE POTENTIAL IMPACT OF COVID-19 (CORONAVIRUS)

In March 2020, the global COVID-19 (coronavirus) pandemic reached the United Kingdom and began to escalate, leading the UK government to take unprecedented urgent steps to restrict the spread of the virus accompanied by radical financial measures to support businesses and individuals. The mandatory closure of many businesses, banning of public gathering, social distancing measures and requiring people to remain at home other than for essential journeys have, and will continue to have a significant impact on the country's economy whilst tackling the public health crisis remains the top priority.

The impact of the COVID-19 outbreak (and the anticipated economic downturn) on the delivery of new housing is, at the time of writing, difficult to predict – particularly as the length of time that the government's exceptional measures are likely to be in force are currently unknown. Already a number of housebuilders have taken the decision to close their sites to protect construction workers from potential exposure to the virus and the risk of spreading the virus. Therefore, for this version of the SHLAA, the Council has made a number of adjustments to the anticipated dwelling completions in an attempt to allow for a likely downturn.

The adjustments that have been made are based purely on the professional judgement of Officers in consultation, where possible, with developers and will be kept under regular review pending any new statistical information (which might include downward adjustments to housing need figures) or other guidance from the government but are essentially as follows:

- For year 1 (2020/21), it is assumed that there will be no delivery for a period of 6 months and that therefore, for any large site that under normal conditions might be expected to deliver 30 or more homes in a 12-month period, the anticipated delivery is capped at 15 units.
- For year 2 (2021/22), delivery on any large site that might normally be expected to deliver 30 or more homes in a 12-month period is capped at 30 units.
- For year 3 (2022/23), delivery on any large site that might normally be expected to deliver 30 or more homes in a 12-month period is capped at 40 units.
- For years 4 (2023/24) onwards, delivery rates are assumed to return to regular (unadjusted) levels.

In addition, due to the need to restrict unnecessary travel, Officers have not been able to undertake as comprehensive a survey of completions on small sites of 9 or fewer dwellings that, under normal conditions, would have included site visits. Instead, the outturn for dwelling completions on small sites for the 2019/20 financial year has relied purely on available desktop information including Building Control and Council Tax records and any other intelligence gathered from earlier in the financial year. As a result, the outturn for small site dwelling completions for 2019/20 (which has been calculated as 134 units (net)) is likely to be an under-estimate of the actual number of completions on the ground with any unaccounted completions likely to be picked up when the exercise is repeated in April 2021. The implications of this on the Council's projection for small site dwelling and windfall completions are explained, in more detail, within the commentary for Appendix 2 of this assessment.

The adjustments outlined above will impact on the Council’s ability to demonstrate a five-year supply of deliverable housing sites which, in turn, has implications for the way in which the Council is required to determine planning applications for housing development that depart from current and emerging planning policies. Again, the Council will keep this situation under constant review as it might be that the government introduces either revised household projections, or some guidance to assist Councils in how they should approach the calculation of housing supply in light of the current exceptional circumstances.

Stage 3: Windfall Assessment

Determining the housing potential of windfall (where justified)

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

Stage 4: Assessment Review

Presenting the findings of the assessment

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

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	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.	✓, ? or X	✓, ? or X	If a site is achievable an estimate of when development might take place is given.	Any final observations about the deliverability of the site.

3.24 In concluding whether a site is ‘suitable’ and ‘available’ and ‘achievable’, a ✓ indicates ‘yes’, a ? indicates some uncertainty and a X indicates ‘no’. The results of these assessments are included in Appendices 1 to 5 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 2020/21 and 2032/33. This follows the format below.

Site Ref	Site name	Total capacity				YR1 2020/ 21	YR2 2021/ 22	YR3 2022/ 23	YR4 2023/ 24	YR5 2024/ 25	YR6 2025/ 26	YR7 2026/ 27	YR8 2027/ 28	YR9 2028/ 29	YR10 2029/ 30	YR11 2030/ 31	YR12 2031/ 32	YR13 2032 -33	Next plan	Notes	
MANNINGTREE/LAWFORD/MISTLEY																					
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														10	10	10		Delivery in years 11-13	
Site 4	Summarised version of the full address.	40														10	15	15		Delivery in years 11-13	
Site 5	Summarised version of the full address	50																	50	Delivery likely to be longer term or not at all.	

3.25 Homes estimated to be delivered between 2020/21 and 2024/25 are shown in green as there is strong evidence to suggest development will take place in the short term. Amber indicates homes expected in years 6 onwards. The pre-development stages involved in the planning process are also indicated for many sites with the following key.

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

Stage 5: Final Evidence Base

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

4 Assessment Conclusions

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

Source of housing supply	2013-2020 (7 years)	Years 1-5 2020-2025 (5 years)	Years 6-10 2025-2030 (5 years)	Years 11-13 2029-2033 (3 years)	TOTAL	Notes
Objectively Assessed Need						
Housing requirement	3,638 (actual)	3,110	2,658	1,594	11,000	550 homes a year is the recommended OAN for Tendring within the 2016 OAN Study and confirmed by the Local Plan Inspector as being soundly based. The Council's submitted Local Plan reflects this requirement by planning for a minimum 11,000 homes over the 20-year period 2013-2033. The requirement within years 1-5 (the five-year supply) is greater than years 6-10 and years 11-13 because, it includes provision for the 2013-2020 under-supply plus a 5% buffer.
SOURCE 1: COMPLETIONS SINCE 2013						
Supply of homes	3,638	-	-	-	3,638	House completions since April 2013 have already delivered just over 3,600 homes and have therefore reduced the residual housing requirement for the period up to 2033 to around 7,400. To meet its objectively assessed housing needs over the plan period to 2033 and therefore meet the requirements of the NPPF, the Council must identify sufficient land, through the Local Plan, to deliver this residual requirement.
Residual requirement	-	3,110	2,658	1,594	7,362	
SOURCE 2: Large Sites with planning permission						
Supply of homes	-	3,364	1,942	494	5,800	Deliverable large sites with planning permission for housing and mixed-use development are expected to contribute 5,800 homes, thus addressing more than three-quarters of the residual housing requirement up to 2033. The majority of this development is expected in years 1-5. Large site with planning permissions will also deliver a fair number of homes in years 6-10 and years 11-13 as some of the larger sites continue to deliver in their latter phases.
Residual requirement	-	(254)	716	1,100	1,562	
SOURCE 3: Small sites and windfalls						
Supply of homes	-	680	419	161	1,260	Small sites and other windfall sites are expected to contribute around 1,300 homes in the period to 2033 thus reducing the residual housing requirement to just under 400. The supply of small sites and windfall sites is expected to dry out over the plan period, so their contribution is higher in years 1-5 than in years 6-10 and 11-13.
Residual requirement	-	(934)	297	939	302	
SOURCE 4: Housing allocations in the emerging Local Plan						
Supply of homes	-	0	1,129	765	1,894	Based on the up to date assessment contained in this document, the sites specifically identified in the submitted Local Plan for housing or mixed-use development are expected to contribute approximately 1,900 homes in the period to 2033 thus addressing the residual requirement over the plan period with almost 1,600 homes to spare.
Total Surplus/Deficit	-	+934	+832	(174)	+1,592	

4.2 The results of the SHLAA assessment show that it is realistic to comfortably address the full objectively assessed need for housing through the deliverable supply of sites, including an allowance for small sites and windfalls. Sufficient land can be identified to address the five-year requirement which, including historic shortfall since 2013 and a 5% buffer. Over the full plan period, there is a potential surplus of land and the Local Plan identifies sufficient land to deliver an oversupply of nearly 1,600 homes. This is a level of flexibility of 14.5% over the full 2013-2033 requirement of 11,000 homes; and 21.6% over the residual 2020-2033 requirement of 7,362.

4.3 The SHLAA demonstrates that around 3,600 of the 11,000 homes needed up to 2033 have already been built. Large sites with planning permission and small sites (mostly benefitting from planning permission) can together deliver around 7,000 homes leaving just 300 homes to be planned for through allocations in the Local Plan. The publication draft identifies more than enough deliverable land to meet this residual requirement which would indicate that the plan is sound in respect of housing supply.

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

Source of supply	Supply from large site planning permissions and small site/windfalls				Supply from Local Plan allocations				Grand Total	% of total dwellings planned for 2020-2033	Average rate of housing completions 2020-2033 per annum
Settlement/location	Years 1-5	Years 6-10	Years 11-13	Total	Years 1-5	Years 6-10	Years 11-16	Total			
Clacton	677	588	180	1,445	0	345	390	735	2,180	24.3%	168
Harwich	285	352	60	697	0	48	0	48	745	8.3%	57
Frinton and Walton	517	181	0	698	0	87	0	87	785	8.8%	60
Manningtree, Lawford and Mistley	441	370	184	995	0	0	0	0	995	11.1%	77
Brightlingsea	92	0	0	92	0	0	0	0	92	1.0%	7
Colchester Fringe (and Garden Community)	168	0	0	168	0	625	375	1,000	1,168	13.0%	90
Alresford	143	0	0	143	0	0	0	0	143	1.6%	11
Elmstead Market	201	4	0	205	0	0	0	0	205	2.3%	16
Great Bentley	261	116	0	377	0	0	0	0	377	4.2%	29
Little Clacton	120	18	0	138	0	0	0	0	138	1.5%	11
St. Osyth	125	114	0	239	0	0	0	0	239	2.7%	18
Thorpe le Soken	60	49	0	109	0	0	0	0	109	1.2%	8
Weeley	60	150	70	280	0	24	0	24	304	3.4%	23
Smaller Rural Settlements	214	0	0	214	0	0	0	0	214	2.4%	17
Small Sites/Windfall	680	419	161	1,260	-	-	-	0	1,260	14.1%	100
TOTALS	4,044	2,361	655	7,060	0	1,129	765	1,894	8,954	100%	689

4.5 Through a combination of large sites with planning permission, small sites/windfalls and allocations in the emerging Local Plan, the residual requirement of 7,362 dwellings can be comfortably met. In line with the settlement hierarchy in the Local Plan, the strategic urban settlements of Clacton and Harwich, the Colchester Fringe/Tendring Colchester Borders Garden Community and the smaller urban settlements of Frinton/Walton, Manningtree/Lawford/Mistley and Brightlingsea are expected to accommodate the majority of new development.

Clacton

4.6 Clacton, being the district's largest settlement, would deliver just under 2,200 homes, some 25% of the district requirement. Proposals in the Local Plan include new primary schools at the Rouses Farm, Hartley Gardens and Oakwood Park developments to meet the increasing needs. Secondary school provision can be addressed through expansion at existing campuses. The large scale allocations also propose medical centres which would be subject to NHS approval in line with its emerging strategy for primary healthcare provision. In terms of transport infrastructure, the Hartley Gardens scheme includes a link road around the north-west of the town and the Council's transport modelling identifies improvements to key road junctions, including at St. John's Roundabout. Growth in Clacton is expected to take place at a fairly steady rate throughout the plan period averaging around 170 dwellings per annum. Since 2001, the average rate of house completions in the Clacton area has fluctuated between 100 and 300, so the anticipated increase in the rate of growth to 190 a year is reasonably achievable in the plan period to 2033. The emphasis on economic growth in the Clacton area is supporting existing businesses to expand, improving the retail and leisure offer through developments in the town centre and Brook Park West. Investing in tourism, regenerating Jaywick Sands and supporting innovation in the care and assisted living sectors are also key elements of the economic strategy. At the time of writing, the Council was awaiting an appeal decision against the refusal of outline planning permission for 236 dwellings on land at Foots Farm which, if allowed, might add further to the town's housing supply during the plan period. An appeal has also been lodged against the refusal of planning permission for 185 dwellings at the St. John's Nursery site to the east of the town.

Harwich

4.7 Harwich and Dovercourt, with a weaker housing market and more physical and environmental constraints is expected to deliver around 750 homes up to 2033 which is around 8% of the district requirement. This level of development can be accommodated without the need for any new schools or surgeries or any significant highways infrastructure. The growth is expected to take place mainly in the middle part of the plan period but the average rate over the next 15 years would be around 60 homes a year. The average since 2001 has been around 60 a year fluctuating significantly between 30 and 200. There is a strong emphasis on delivering new inward investment and employment opportunities in the Harwich area to drive economic growth including those linked to the renewable energy sector. At the time of writing, a planning application for a scheme including 373 dwellings at Navyard Wharf in Harwich was under consideration and, if approved, this is likely to add significantly to the existing planned housing supply.

Colchester Fringe/Garden Community

4.8 The development immediately on the Colchester Fringe at the Avellana Place and Bromley Road developments (both by Bellway Homes) are expected to deliver 168 homes within the next five years whereas the development at the Tendring Colchester Borders Garden Community is anticipated to deliver homes in year 6 onwards, to the end of the plan period and beyond. The 1,000 included in the SHLAA would represent a 50:50 share of the total 2,000 anticipated for the Garden Community up to 2033 (as suggested by the Local Plan Inspector in his May 2020 letter) being allocated to Tendring's requirement. With the Local Plan over-allocating by some 1,500 homes, there is significant flexibility incorporated into the plan to guard against any delays or under-supply in the Garden Communities project. Close links to the growth at the University of Essex and promoting technological innovation

are key strands of the Council's economic strategy to deliver jobs alongside housing in this location. This location is expected to deliver around 13% of the district's total planned growth but with significant longer-term potential beyond 2033.

Smaller Urban Settlements

4.9 Frinton and Walton, including Kirby Cross, are expected to deliver close to 800 homes of which the vast majority have already obtained planning permission or are well under construction. Development in Walton on the Naze has been accompanied by new investment in retail and tourism. An average rate of development around 60 homes a year over the plan period is broadly in line with the rates of 30 to 90 completions a year achieved since 2001. The Manningtree, Lawford and Mistley area is expected to accommodate nearly 1,000 homes which represents a considerable increase in the settlement's housing stock and reflects the area's popularity, its attractive environment and its good mainline rail links. Many of the developments have already obtained planning permission or are under construction and they are mostly expected to deliver in years 1-10. The average rate of development over the plan period would be around 80 completions a year and historic rates of development would suggest this is achievable. The level of development proposed for Brightlingsea is significantly lower at just over 92 homes on one site – Colne Gardens – which is well under construction, but this reflects the town's environmental sensitivities and its limited transport infrastructure with no rail services and one road in and one road out.

Rural Service Centres

4.10 The rural service settlements including Alresford, Elmstead Market, Great Bentley, Little Clacton, St. Osyth, Thorpe and Weeley would each accommodate something in the region of 100 to 400 dwellings. However, it should be noted that the percentage increases in dwelling stock for these locations are considerably higher than in the urban settlements. Many of the developments were allowed on appeal at a time when the Council was unable to demonstrate a five-year supply of deliverable housing sites and the government's presumption in favour of sustainable development had to apply. The higher levels of development proposed in Alresford, Great Bentley and Weeley reflect their locations on the transport network, particularly with branch line rail services. The majority of development in St. Osyth is associated with St. Osyth Priory and is enabling development to fund its restoration. With higher property values in these villages, the majority of the development is anticipated in years 1-5. There is a concern about too much development being accommodated by these settlements and resulting in an overly disproportionate level of growth taking place, but as the most sustainable rural locations for development, a modest proportion of total housing (around 1,500 homes and 17% of the district's planned growth) is proposed for villages in this tier of the settlement hierarchy.

Smaller Rural Settlements

4.11 Smaller rural settlements are expected to accommodate a relatively small proportion of the district's overall growth which reflects their limited access to jobs, shops, services and facilities at just over 200 dwellings.

Alternative sites and alternative OAN requirements

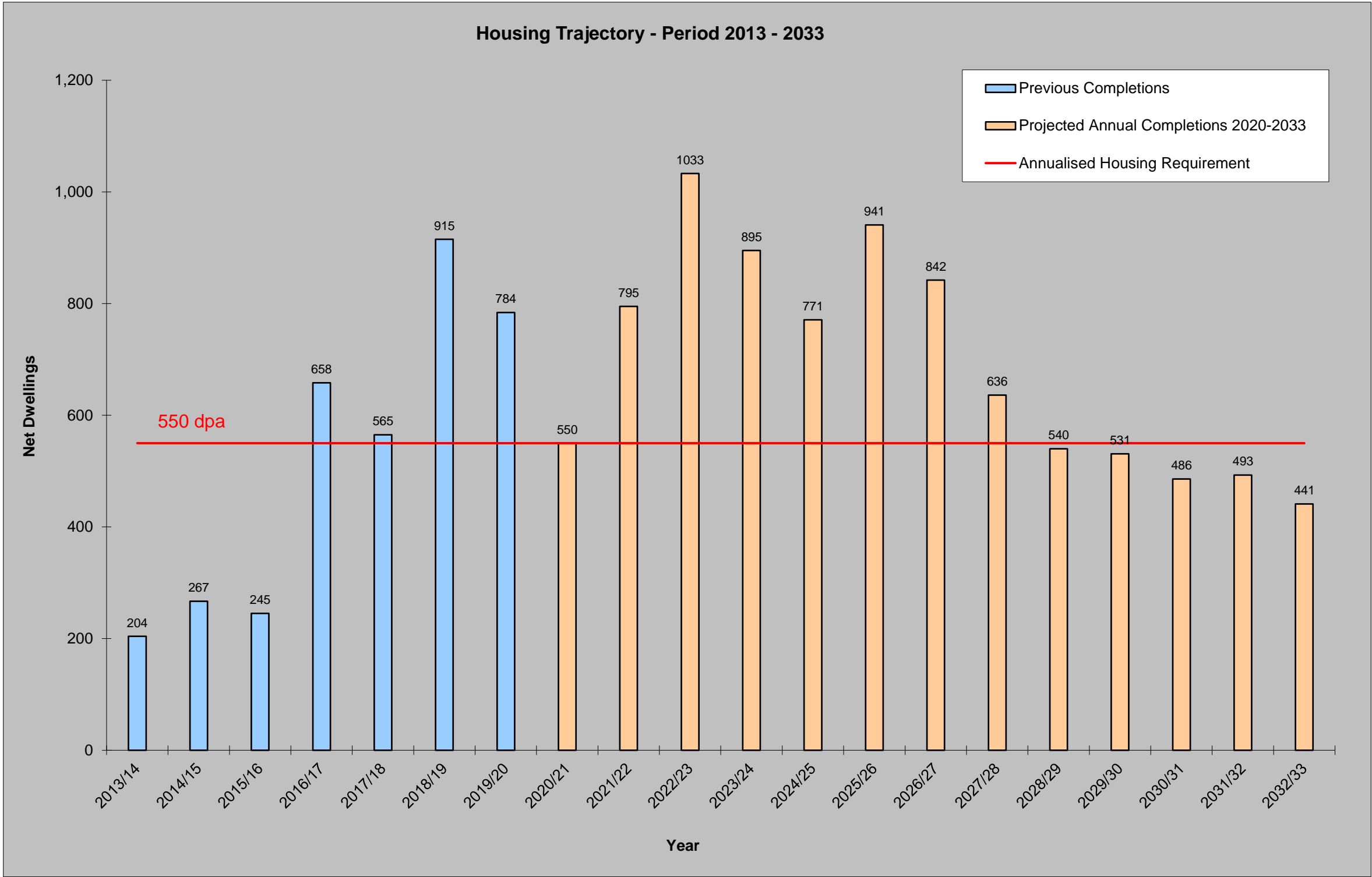
4.12 There are a number of objections to the submitted Local Plan which will be addressed through the examination process – many of which relate to housing supply and the objectively assessed housing needs. Some argue that the housing requirement should be higher and that additional land should be allocated in the Local Plan to address this. The SHLAA has assessed a number of 'alternative sites' that are not currently allocated in the Local Plan to test their suitability, availability and likely deliverability. This issue has already been debated as part of the examination of Section 1 of the Local Plan and the Inspector, in his interim findings of 2018, concluded that the OAN of 550 homes a year is based upon sound evidence. The Inspector heard further evidence in 2020 in respect of the housing figures and the Inspector, in his May 2020 letter, has re-confirmed his conclusion that the figure is sound. Consequently, there should not be a need to consider including additional sites in the Local Plan for housing, particularly as it over-allocates by around 1,600 homes. The assessment of alternative sites does however indicate where it might be possible to deliver additional housing if, whatever reason, that is deemed necessary.

Summary of conclusions

4.13 This assessment confirms that the policies and proposals in the submitted Local Plan when combined with site with planning permission on large and small sites, and windfall sites, can reasonably ensure than 11,000 homes are delivered in Tendring in the period 2013-2033 in line with the recommendations in the OAN Study, as endorsed as sound by the Local Plan Inspector. The Local Plan over-allocates by around 1,600 homes which helps to guard against any under-delivery on certain sites or potential delay on larger strategic schemes including the Tendring Colchester Borders Garden Community or Hartley Gardens. The Council is also able to demonstrate a five year supply of deliverable housing sites against its Local Plan housing requirements (but not against the government's standard methodology for calculating housing need which apply until the new Local Plan is formally adopted).

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 2020 to 2033.



6 Implications for Policy LP1 in the emerging Local Plan

6.1 Policy LP1 and corresponding tables LP1 and LP2 in the Local Plan Publication Draft were drafted in 2017 and pre-dated many of the planning decisions and the latest evidence on deliverability contained within the SHLAA assessment. In undertaking this assessment and having considered the various representations made to the Local Plan’s housing policies and proposals during the 2017 consultation exercise, it has become clear that the figures and assumptions contained within Policy LP1 and its corresponding tables might benefit from modifications to bring them in line with the latest evidence. For example, the Policy identifies 1,374 completions since 2013 which can now be updated to 3,638. Similarly, the contribution expected from large sites with planning consent represented 4,779 dwellings in 2017 but this can now be updated to 5,798.

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

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

Supporting Text

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

5.1.10 The Council assesses annual housing completions against the annualised housing target of 550 homes each year. As of ~~March 2017~~ April 2020, ~~four~~ seven years of completions data is available. Table LP1 identifies housing completions of ~~4,374~~ 3,638 between 2013/14 and ~~2016/17~~ 2019/20. This leaves a requirement for the Local Plan to establish a supply of at least ~~9,626~~ 7,362 homes. ‘At least’ is an important factor because the housing strategy is more sound if it provides some flexibility for choice and range in its supply to accommodate external factors such as the market failure of a particular developer which could slower overall completion rates.

Table LP1

6.5 Table LP1, which effectively sets out the ‘residual’ number of homes required to meet objectively assessed housing needs taking actual completions since 2013 into account can be updated to reflect the net dwelling stock increases of 565, 915 and 784 in 2017/18, 2018/19 and 2019/20 respectively.

Table LP1: Housing Requirement for the period 1/4/13 – 31/3/33	
A – Annual Net Dwellings Required – Reported Years from Base Date	
2013/14 to 2032/33	550 x 20
Total	11,000
B – Net Completions – Reported Years from Base Date	
2013/14	204
2014/15	267
2015/16	245
2016/17	658
<u>2017/18</u>	<u>565</u>
<u>2018/19</u>	<u>915</u>
<u>2019/20</u>	<u>784</u>
Total	1,374 <u>3,638</u>
C – Shortfall – Reported Years from Base Date	
Total	826 <u>212</u>
D – Net dwellings from Base Date still required	
Total	9,626 <u>7,362</u>

Table LP2

6.6 Table LP2 in the Local Plan sets out a broad trajectory to indicate how many homes, and from what sources of supply, will be delivered during the plan period in years 1-5, 6-10 and 11-13. The table sets out the expected contribution from large sites with planning permission, small sites and windfall sites and each of the individual sites that are specifically allocated for housing or housing and mixed-use development in the Local Plan by category i.e. Strategic Mixed-Use Allocations (SAMU), Strategic Housing Allocations (SAH) and Medium Sized Allocations (MSA). The evidence contained within this SHLAA assessment indicates that some of the figures in Table LP2 need to be updated and that certain of the site allocations might not deliver the number of homes originally thought at the time the Local Plan was published in 2017. Some of the modifications set out below effectively mean the 'deallocation' of certain sites from the Local Plan, renaming sites or adjusting the figures.

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

Table LP2 – Local Plan Housing Allocations

Site	Total housing numbers	2018/19 2020/20 to 2022/23 2024/25	2023/24 2025/26 to 2027/28 2029/30	2028/29 2030/31 to 2032/33	And Beyond	Reference
Sites of 10 or more Homes with Planning Permission (with/without s106)	4,796 6,462	3,933 3,364	746 1,942	400 494	17 662	
Sites of 9 or less homes/windfall	1,399 1,260	864 680	361 419	174 161	0	
EDME Maltings	150	0	0	150	0	SAMU1
Hartley Gardens Village, Clacton	1,700	0	300 60	300 150	1,100 1,490	SAMU2
Oakwood Park, Clacton	750 918	0	300 195	300 240	250 483	SAMU3
Rouses Farm	850	0	300	300	250	SAMU4
Land South of Council Offices	280	0	200	80	0	SAMU5
Greenfield Farm	164	0	100	64	0	SAH1
Land West of Low Road	300	0	100	100	100	SAH2
Robinson Road	100	0	100	0	0	SAH3
Tendring Colchester Borders Garden Community	3,500-4,500	0	500 625	750 375	2,250-3,250 2,500-3,500	SP7
Land at Weeley Council Offices	24	0	0 24	24 0	0	MSA1
Land off Cotswold Road	12	0	12	0	0	MSA2
Orchard Works site rear of London Road	20	0	20	0	0	MSA3
Land rear of 522-524 St. Johns Road	43	0	43	0	0	MSA4
Station Gateway development	60	0	0	60	0	MSA5
Former Tendring 100 Waterworks Site, Clacton	90	0	90	0	0	MSA6
Mayflower Primary School	15	0	15	0	0	MSA7
Land at adjoining Harwich and Parkeston Football club, Dovercourt	89 48	0	0 48	89 0	0	MSA8
Old Town Hall site	15	0	15	0	0	MSA9
Southcliffe Trailer Park	15	0	15	0	0	MSA10
Station Yard/Avon Works, Walton	40	0	40	0	0	MSA11
Land at the Farm, Kirby Road, Walton	47	0	0 47	47 0	0	MSA12
Montana Roundabout	35	0	35	0	0	MSA14
TOTALS	14,494-15,494 14,089-15,089	4,797 4,044	3,339 3,490	2,491 1,420	3867-4,867 4885-5885	
Total in Plan Period	40,627 8,954					

Notes:

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

- Land off Cotswold Road (MSA2), Station Gateway Development (MSA5), Mayflower Primary School (MSA7), Old Town Hall site (MSA9) and Southcliffe Trailer Park (MSA10) are no longer expected to contribute towards housing supply within the plan period and it is suggested that these sites could be deallocated from the Local Plan.
- Rouses Farm, Clacton (SAMU4) has a Planning Committee resolution to grant outline planning permission (17/01229/OUT) for 950 dwellings subject to the completion of a s106 legal agreement, which at 1st April 2020 was imminent. This site will now form part of the committed supply and no longer requires a specific Local Plan allocation or specific mention in Table LP2.
- The following sites have all obtained planning permission and no longer require a specific Local Plan allocation nor a specific reference within Table LP2:
 - Land South of Council Offices (SAMU5) – 19/00524/OUT – 280 dwellings ('Barleyfields').
 - Greenfield Farm, Dovercourt (SAH1) - 17/01909/OUT – 42 dwellings.
 - Land West of Low Road, Dovercourt (SAH2) - 17/02169/OUT – 300 dwellings.
 - Robinson Road, Brightlingsea (SAH3) - 17/01318/FUL – 115 dwellings (under construction).
 - Orchard Works site rear of London Road, Clacton (MSA3) – 14 dwellings (now completed).
 - Land rear of 522-524 St. John's Road, Clacton (MSA4) – 17/01964/OUT – 11 dwellings.
 - Montana Roundabout, Little Clacton (MSA14) – 17/00790/FUL – 30 dwellings.
- The figures for land at Harwich and Parkeston Football club (MSA8) are suggested for modification to reflect the fact that the relocation of the football club and a comprehensive development across the wider site is now considered unlikely. It is suggested that the allocation be reduced to cover only the Council owned land adjoining the football club and that the reference to the site in the preamble to Table LP2 be deleted.

Policy LP1

6.7 Policy LP1 in the Local Plan sets out how the objectively assessed housing needs for the district will be met over the plan period in line with the requirements of the National Planning Policy Framework. In rolling forward the housing figures to an April 2020 base date and reviewing the assumptions about housing delivery through this SHLAA assessment, it is suggested that modifications to the policy could be made to ensure it reflects the most up to date evidence. The suggested modifications are set out below.

Policy LP 1

HOUSING SUPPLY

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

<i>Supply Source to March 2033</i>	<i>Totals</i>
Net Dwelling Completions 2013-2017 <u>2013-2020</u>	4,374 <u>3,638</u>
Large Sites with Planning Consents (with/without signed S106 agreements)	4,779 <u>5,800</u>
Small Sites with Planning Consents (with Trend Based Completions)	1,399 <u>1,260</u>
Strategic Allocations – Mixed Use (SAMU Policies)	2,230 <u>645</u>
Strategic Allocations – Housing (SAH Policies)	464
Medium Sized Allocations (MSA Policies)	505 <u>249</u>
Tendring Colchester Borders Garden Community	1,250 <u>1,000</u>
Totals	42,004 <u>12,592</u>

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

6.8 The suggested modifications above show that the Council is in a stronger position in 2020 than in 2017 to demonstrate that the objectively assessed housing need for Tendring will be met over the plan period. Even with the suggested deallocation of some of the MSA sites from the Local Plan, there is a substantial over-allocation of 1,538 which is 21% over and above the residual requirement (2020-2033) of 7,362. This provides a significant level of flexibility to guard against non-delivery, for whatever reason, on certain sites.

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

Policy LP 1 [Alternative format]	
HOUSING SUPPLY	
The Council will work with the development industry and other partners to deliver a minimum new homes increase of 11,000 (net) between 1 April 2013 and 31 March 2033 to support economic growth and meet objectively assessed requirements for future housing in the District. This supply of new homes will be delivered from the following sources:	
Supply Source to March 2033	Totals
Net Dwelling Completions 2013-2020	3,638
Large Sites with Planning Consents (with/without signed S106 agreements)	5,800
Small Sites with Planning Consents (with Trend Based Completions)	1,260
Development at Hartley Gardens, Clacton (Policy SAMU2)	210
Development at Oakwood Park, Clacton (Policy SAMU3)	435
Medium Sized Allocations (MSA Policies)	249
Tendring Colchester Borders Garden Community	1,000
Totals	12,592
This Policy contributes towards achieving Objectives 1 and 6 of this Local Plan.	

6.10 The headroom of around 1,600 dwellings within the planned supply over and above the objectively assessed need means that if any of the three strategic site allocations at Hartley Gardens, Oakwood Park or the Tendring Colchester Borders Garden Community are delayed, or fail to come forward as predicted within the plan period, the housing requirement should still be met. The headroom is, indeed, sufficient that if both Hartley Gardens and the Garden Community failed to come forward at all, perhaps due to their scale and complexity compared to other sites, there still remains a reasonable prospect of the housing requirement being achieved through the other sources of supply.

7 Five-Year Housing Supply Position

7.1 The following table sets out the Council's five-year housing supply position at 1st April 2020 and is based on the evidence and information contained within this assessment. It contains two calculations, one using the objectively assessed housing requirement of 550 dwellings per annum and a 5% buffer; and one using the government's standard method for calculating housing need which uses a figure of 865 dwellings per annum. The housing requirement of 550 dpa has been examined by the Local Plan Inspector and accepted as being based upon sound evidence and has also been accepted by some Appeal Inspectors when determining appeals. However, following February 2019 amendments to the NPPF, the Council must use the standard method for the purposes of decision making until such time that the new Local Plan is adopted – which could be in 2020/21 and before the next update to the SHLAA. The table below does however demonstrate the significant difference between the calculations using the Local Plan figure (which has been confirmed as sound by the local Plan Inspector) and the standard method, which is based on national population projections (which, for Tendring, have been demonstrated to be flawed and over-inflated as a result of unattributable population change – as also confirmed by the Local Plan Inspector and agreed in recent appeals). The application of the standard method is therefore considered to be a temporary measure which will be resolved once the strategic housing policies in the new plan are adopted.

Five Year Requirement and Supply	Local Plan OAN of 550 homes a year	Standard Methodology of 865 homes a year	Notes
Requirement 2020/21 – 2024/25	2,750 (550 x 5)	4,325 (865 x 5)	OAN for Tendring has been examined by the Local Plan Inspector and has confirmed as being soundly based. However, under 2019 changes to the NPPF, until the Local Plan is adopted, the government's standard method of calculating housing need has to be applied.
Shortfall 2013/14 – 2019/20	212	N/a	This is based on the actual net dwelling stock increase of 3,638 achieved in the period 2013-2020 against the total requirement of 3,850 (550dpa over 7 years since 2013). Under the standard method, there is no need to include shortfall within the five-year requirement.
Sub-Total	2,962	4,325	Requirement + Shortfall. (Shortfall not applicable to the calculation using the standard method).
Plus 5% buffer	148	216	Applying the government's 'Housing Delivery Test' the Council has seen strong housing delivery over the last three years which justifies the application of a 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	3,110	4,541	Sub-Total +5% buffer.
Supply from large site commitments	3,364	3,364	Taken from the trajectory data in Appendix 4.
Supply from emerging allocations	0	0	Taken from the trajectory data in Appendix 4.
Supply from small windfall sites	680	680	Taken from the projected small site completions over years 2020/21 to 2024/25 in Appendix 2 Assessment of Small Sites and Windfalls.
Total supply of Homes – Units	4,044	4,044	Supply from large site commitments = supply from emerging allocations + supply from small windfall sites.
Total five- year supply of Homes - %	130%	89%	$\frac{\text{Total supply of Homes}}{\text{Total Requirement}} \times 100$
Total supply of Homes – Years	6.50	4.45	Total five-year supply of Homes % x 5 (years)

7.2 The government's **Housing Delivery Test** is important in determining what 'buffer' (5% or 20%) applies to the calculation of housing supply. At the time of writing, the Council had seen strong performance over the last three years and is therefore classed as an authority where a 5% buffer applies. Until updated figures are published by the government in November 2020, which might or might not change the situation, the 5% buffer will continue to apply.

7.3 For plan-making purposes, utilising the objectively assessed housing requirement of 550 dwellings per annum, the Council can demonstrate a comfortable 6.5 years supply of deliverable housing sites. For decision-making purposes, which currently requires the Council to use the government's standard method of calculating housing need, the Council cannot demonstrate a five-year housing supply and the figure 4.45 years. Using the OAN figure, the Council can demonstrate a surplus of approximately 900 dwellings, whereas under the standard method there is a shortfall of around 500. The significant discrepancy between the two sets of numbers demonstrates very clearly the issues with UPC that over-inflate the population projections for Tendring. Until the Local Plan figure of 550dpa is formally adopted following the completion of the Local Plan examination, the Council will be required to measure housing supply using the standard methodology and whilst there remains a shortfall against the five-year housing requirement using that method, the Council will need to apply, as a material consideration, the 'tilted

balance' in the presumption in favour of sustainable development set out in the NPPF i.e. it will be expected to approve planning permission for housing developments, whether they are in the Local Plan or not, unless the adverse impacts would significant and demonstrably outweigh the benefits or if policies the NPPF specifically prevents such developments.

7.4 The North Essex Authorities need to determine how they progress with the examination of the Local Plan in light of the Planning Inspector's latest advice, but if the Council is able to adopt the Local Plan with the figure of 550dpa the SHLAA assessment is updated and rolled-forward to an April 2020 base date, the Council will be able to revert to calculating its five-year housing supply against the adopted OAN figure and not the figure generated using the standard method.

7.5 Whilst different Appeal Inspectors have come to different conclusions on Tendring's five year housing supply position in recent months, in the appeal decision APP/P1560/W/18/3196412 – Land west of Edenside, Bloomfield Avenue, Frinton on Sea, the Inspector specifically considered the discrepancy between the Council's objectively assessed housing needs figure and the housing need calculated under the government's standard method. He accepted the Council's argument that the OAN of 550dpa in the emerging Local Plan, as endorsed by the Local Plan Inspector, was a material consideration to be taken into account in applying the 'tilted balance' and determining how much weight the benefit of additional housing should carry when weighed against the harm – particularly when it demonstrates that, in reality, there is no housing shortfall to be addressed within the next five years. The Local Plan Inspector's latest letter should add additional weight to this argument, acknowledging that the Councils still need to decide how to proceed with the Local Plan.

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.	RESOLUTION TO APPROVE Committee resolution (30 th May 2018) to grant outline planning permission, subject to the completion of a s106 legal agreement. S106 negotiations have concluded but final sign off has been delayed by separate contractual negotiations between developer and landowner. Site is currently allocated for development in the emerging Local Plan (Policy SAMU4) but is now considered to be a 'commitment' following resolution to grant planning permission. Developer has undertaken pre-application consultation on a reserved matters proposal.	No irresolveable issues.	No irresolveable issues.	No irresolveable issues. The site includes provision for a new primary school.	Controlled by Persimmon Homes.	Viability being independently tested as part of the planning application and adjustments to the s106 planning obligations are being made to address any viability issues.	✓	✓	2022 onwards Assumptions: Outline consent granted June 2019. Reserved matters approval (in phases) from 2020/21. Discharge of conditions and commencement on site 2021/22. First completions from 2022/23.	The trajectory assumes 30 completions per annum in the period 2022 to 2026 as the first phase of development takes place at the northern end of the site. Completions are expected to increase to 60 per annum from 2026 as a second outlet at the southern end of the site from Jaywick Lane is opened. For the plan period to 2033, the trajectory assumes 540 of the 950 dwellings will be completed. This is considered to be conservative estimate and the developers have suggested that a higher rate of completion might be achievable – albeit with an earlier start date.
18/01800/DETAIL	'Oakwood Park' (Phase 1) Land East of Thorpe Road Clacton On Sea Essex CO15 4TL	618291 (E) 218185 (N)	13.34ha	250 dwellings as per the detailed consent as part of a mixed-use development including business units. An application (20/00179/FUL) for an additional 50 dwellings within the same site area has been submitted but is yet to be determined.	DETAILED CONSENT Outline planning permission granted in November 2015. Reserved matters application 18/01800/DETAIL approved July 2019. Application for additional 50 units still under consideration but does not affect the land covered by existing 250 unit scheme. Site being prepared for construction.	Access to site secured through the construction of a roundabout on Thorpe Road, in line with a separate consent. No other overriding physical constraints.	Land not affected by any designations. Ecological mitigation, landscaping and SuDS secured through planning conditions.	S106 agreement to deliver £350k for primary school places. Access roundabout has already been constructed. No other infrastructure issues.	Controlled by Persimmon Homes.	Viability independently tested at planning application stage and s106 contributions were adjusted accordingly, with a clause that allows for viability to be reviewed in the future. S106 agreement currently provides for 16 affordable homes to be transferred into the Council's housing stock.	✓	✓	2020-2027 Assumptions: Discharge of final conditions 2019/20. Commencement in early 2020/21 with first completions in mid 2020/21.	This site adjoins a wider area of land allocated in the emerging Local Plan (Oakwood Park, Policy SAMU3). Developers are understood to be working together to ensure the overall development can be achieved in a complementary and comprehensive manner. Trajectory for Phase 1 advised by Persimmon Homes as part of their planning statement in support of the reserved matters application and adjusted to project full build out over a 6 year period.
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 outline consent as part of a mixed-use development including retail, hotel, pub, restaurants, business uses and an extension to the Pickers Ditch walkway.	OUTLINE CONSENT 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 submitted and under consideration.	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.	✓	✓	2022-2028 Reserved matters approval and discharge of conditions 2020/21. Commencement and first completions in 2021/22.	Developer has confirmed their provisional agreement with the indicative trajectory which reflects their discussions with their housebuilder. Reserved matters application expected to be approved in early 2020/21.

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
15/0135 1/OUT	Land Northwest of Sladburys Lane Clacton On Sea Essex CO15 6NU	618940 (E) 216638 (N)	8.56ha	132 dwellings as per the outline consent.	OUTLINE CONSENT Outline planning permission granted, on appeal, in October 2017. No reserved matters approval or applications submitted.	Access required via new roundabout onto Sladbury's Lane. Overhead power lines to be grounded.	Southern part of site within fluvial flood zone and must be retained as open space with SuDS features.	S106 agreement to deliver £483k for primary school places and £32k for health provision. Access to the new homes would be via a new roundabout to be built on Sladbury's Lane.	Land understood not to be controlled by a developer or housebuilder. Understood that a housebuilder was close to purchasing the site but pulled out over concerns about viability and Brexit.	No viability issues raised during application or appeal process. It is however understood that a housebuilder pulled out of purchasing the site owing to uncertainties over viability and Brexit. Site to go back onto the market. Might be a need to re-visit the s106 obligations if sale does not progress.	✓	✓	Delivery uncertain with the landowners expressing concerns about viability. Development assumed from 2025/26 and not deliverable within five years.	Development allowed on appeal but not yet controlled by a developer or housebuilder. The site forms part of a wider area of land that is being promoted through objections to the Local Plan for a larger development. Cautious estimate of 30 dwellings per annum, reflecting discussions at the Public Inquiry for this development and subsequent concerns over the viability of the scheme expressed by housebuilders. Delivery post 2025/26 assumed unless the site progresses to sale.
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.	DETAILED CONSENT Full permission granted in June 2017. Pre-commencement conditions discharged.	Existing bungalow to be demolished and access to be widened and formalised.	Potential bats on site that will require Natural England license for removal.	No overriding or irresolvable issues.	Land controlled by development company although it is expected to be sold on to a house builder in 2020/21.	Viability independently tested at planning application stage and s106 contributions were adjusted accordingly.	✓	✓	2021-2024 Assumptions: Commencement in 2021/22 with first completions in 2021/22.	This site adjoins a wider area of land allocated in the emerging Local Plan (Oakwood Park, Policy SAMU3). Site is currently in an isolated location away from the existing established built up area, but will eventually be connected through the adjoining development. Rate of 25-30 dwelling completions per annum advised by development company.
16/0191 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.	✓	✓	2020/21. Assumptions: Commencement in early 2020/21. Completion of whole complex by end of 2022/23.	High demand for independent living accommodation in the Clacton area and Essex Housing is working proactively to deliver a scheme in the town.
16/0152 0/FUL	82 Jaywick Lane Clacton On Sea Essex CO16 8BB	615119 (E) 215600 (N)	1.79ha	41 dwellings (net) to reflect current amended proposal that is being considered through the planning process. Original scheme was 69 units (68 net) but current application for 21 units in lieu of 48 originally approved suggests a smaller scheme is more likely to proceed.	UNDER CONSTRUCTION Development under construction with 17 completions having taken place prior to 1 st April 2020. Further infrastructure works being undertaken to facilitate the next phase of development. Application 19/01915/FUL for 9 bungalows and 12 supported living units in lieu of the original 48 supported living units under consideration but yet to be determined.	No issues.	No issues.	No issues.	No issues.	Development progressing well 17 completions. However a revised application for 21 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.	✓	✓	Assumptions: Determination of revised application in 2020/21 and completion of remaining 24 units in 2021/22.	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 which involves 9 bungalows and 12 supported living units.
19/0000 7/FUL	St. Helena Hospice Tendring Centre Jackson Road Clacton On Sea Essex CO15 1JA	617361 (E) 214697 (N)	0.25ha	40 flats as per the full consent.	DETAILED CONSENT Full planning permission granted in October 2019.	Existing building to be demolished.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Understood that a Registered Provider is preparing to deliver the scheme. Current Hospice facility declared surplus to requirements.	Costs involved in removing the existing building combined with low property values in Clacton Town Centre.	✓	✓	Assumptions: Discharge of conditions in 2020/21 and demolition and commencement in 2021/22 with delivery in 2022/23.	Town Centre site where an increase in residential accommodation will assist with footfall and surveillance and wider programme of measures aimed at rejuvenating the town centre. Before its most recent use as a Hospice facility, the site was occupied by the town's Police Station.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
18/0054 0/FUL	Land rear of 683 St. Johns Road Clacton On Sea Essex CO16 8BJ	614994 (E) 215920 (N)	0.87ha	22 bungalows as per the full consent.	DETAILED CONSENT Full planning permission granted in February 2020.	Access to the scheme is via the current development of 14 dwellings (15/00899/FUL) under the same control and under construction.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Land controlled by Burfoot Construction Ltd and expected to be delivered as a second phase of the current development of 14 units.	No viability issues raised during application process.	✓	✓	Development expected to follow completion of scheme 15/00899/FUL with completions expected in 2021/22.	Development will be a second phase to scheme 15/00899/FUL (land between 691 and 717 St. John's Road).
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.	✓	✓	2020/2021 Assumptions: Commencement in late 2020/21 with completion in 2021/22.	Prime location on Brooklands seafront. Council is actively supportive of this development and others like it.
18/0066 2/FUL	Elm Farm Little Clacton Road Clacton On Sea Essex CO16 8DZ	615581 (E) 216810 (N)	0.80ha	14 dwellings as per the full consent.	UNDER CONSTRUCTION Building work is under way.	Demolition of existing agricultural structures under way.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Land controlled by single owner who is keen to redevelop the site and who is actively involved in promoting the wider Hartley Gardens scheme through the Local Plan.	No viability issues raised during application or appeal process.	✓	✓	2020/2021 Scheme expected to be completed in one year.	Site lies immediately north of Clacton's most recent large-scale residential development and the surrounding land forms part of the proposed Hartley Gardens development in the emerging Local Plan. Development expected to be completed in 2020/21.
15/0089 9/FUL	Land Between 691 and 717 St Johns Road Clacton On Sea Essex CO16 8BJ	614839 (E) 215894 (N)	0.83ha	14 as per the scheme under construction, of which 4 were completed in 2019/20 leaving 10 to be built.	UNDER CONSTRUCTION 4 of the 14 units have already been built.	No overriding or irresolvable issues.	Important trees to be retained as part of the development.	No overriding or irresolvable issues.	Land controlled by Burfoot Construction Ltd.	No viability issues raised during application process.	✓	✓	Remainder of scheme to be completed in 2020/2021.	Permission for 22 units on land adjoining this site (under the same control) has been granted (see 18/00540/FUL) and these are expected to follow the completion of this scheme.
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.	UNDER CONSTRUCTION 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.	✓	✓	2021/22 Assumes commencement of building works in 2020/21 and completion in 2021/22.	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.	✓	✓	2022/2023 Assumptions: Commencement in 2021/22 with completion in 2022/23.	Prime location on Brooklands seafront. Council is actively supportive of this development and others like it. Same landowner as land at 23-27 Brooklands for 15 flats. Anticipated that the larger development will take place first.
17/0196 4/OUT	Land at 522 St. John's Road, Clacton-on-Sea, Essex CO16 8DY.	615303 (E) 216180 (N)	1.23ha	12 dwellings (11 net – following demolition of existing property).	OUTLINE CONSENT Forms part of a site allocated for housing in both the adopted and the emerging Local Plan (MSA4). Reserved matters application yet to be received.	Access dependent on either demolition of existing properties or access via a ransom strip on the adjoining development.	No irresolvable issues.	No irresolvable issues.	If a point of access onto St. John's Road is required – this might require the acquisition and demolition of existing adjoining properties to create a suitable access point (As is proposed in the current proposal).	Cost of creating a suitable access onto St. John's Road might affect viability. No viability issues raised in relation to current application proposal, but the site has been on the market for several months with no sale completed.	✓	✓	Delivery uncertain. Development assumed from 2025/26 and not deliverable within five years.	The current proposal for 12 units (11 net) on the curtilage of just one part of the two-property site allocated in the emerging Local Plan suggests that there has been no agreement between the two owners and a comprehensive scheme across both parcels of land is unlikely. Planning agent advises that site is yet to be sold to a housebuilder.

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
17/0103 0/FUL & 17/0103 2/FUL	Land adjacent Lotus Way Tamarisk Way Jaywick Essex CO15 2HZ	614701 (E) 212920 (N)	1.14ha	10 starter homes as per the full consents.	UNDER CONSTRUCTION Development under construction and well advanced.	Flood risk issues require that no living accommodation be provided on ground floor.	Flood risk issues require that no living accommodation be provided on ground floor.	No overriding or irresolvable issues.	Land controlled by the Council who is actively seeking to build in the Jaywick area as part of its plans for regeneration.	Low property values in the Jaywick area at present, but conditions improving as regeneration takes place in the area. High development costs involved in ensuring flood-resilient design.	✓	✓	2020/21 Council-led development with construction already well under way. Full completion expected October 2020.	Council-led scheme in a prominent location as a first phase of development aimed at regenerating the Jaywick area. Expected to complete construction in 2020/21.
11/0086 5/FUL	143-145 Kings Parade, Holland-on-Sea, Essex CO15 5JL.	620314 (E) 216222 (N)	0.18ha	10 apartments as per the full consent.	UNDER CONSTRUCTION Development under construction.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Site controlled by a property developer.	No issues.	✓	✓	Development well under construction and expected to complete in 2020/21.	Relatively small development of flats in a popular location. Development almost completed.

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	Land West of Low Road Dovercourt Essex CO12 3TR	623253 (E) 230175 (N)	14.12	300 as per the outline planning permission.	OUTLINE CONSENT Outline planning permission granted in March 2019. Site is currently allocated for development in the emerging Local Plan (Policy SAH2) but is now considered to be a 'commitment' following the grant planning permission.	No irresolvable issues.	No irresolvable issues.	No irresolvable issues.	Land controlled by developer North East Essex Builders who have a good track record of delivery in the Tendring area.	Dependent on prevailing housing market conditions.	✓	✓	2020-2028 Assumes reserved matters approval in 2020/21 and discharge of conditions in 2021/22, with first completions in 2022/23.	Developer has advised the Council of an 8 year build programme which is reflected in the trajectory. This also reflects the Harwich housing market which is weaker than in western parts of the district where a 300-unit scheme would deliver much quicker.
14/0143 1/OUT	'Harwich Valley' Land East of Pond Hall Farm Stour Close Harwich Essex	621818 (E) 230414 (N)	28.83ha	297 dwellings as per the outline consent as part of a mixed-use development including retail, hotel, restaurants, cinema and business uses.	OUTLINE CONSENT Outline planning permission grated in June 2016. Retail and leisure phase has full consent. Reserved matters application (19/00851/DETAIL) submitted but yet to be determined.	New roundabout onto the A120 required for access. Site lies on a steep incline around the Harwich Valley slopes and residential will need to take place on the higher land to the south. Access via adjoining housing in Stour Close prevented within approved scheme.	Northern parts of the site are within the flood zone and development will be restricted to lower-risk commercial uses.	Access via a new roundabout onto the A120 required. Access via Stour Close not permitted under existing permission.	Land controlled by development company who is in advanced negotiations with a housebuilder.	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.	✓	✓	2023 onwards. Assumes reserved matters approval in 2020/21, discharge of conditions 2021/22, commencement in 2022/23 and first completions in 2023/24.	The residential element of this mixed-use development is dependent on access via the commercial phase and is therefore expected to form a later phase of the overall development programme. Likely that the format of the commercial uses might change in response to the downturn in demand for retail space. Submission of reserved matters and advanced discussions with a housebuilder do however indicate a desire to bring the residential scheme forward, even if some amendments are required.
17/0190 9/OUT	Land at Greenfield Farm Main Road Harwich Essex CO12 4LT	623345 (E) 230929 (N)	2.23ha	42 dwellings as per the current application.	OUTLINE CONSENT Outline planning permission granted in December 2018. Site forms part of an area allocated for 164 dwellings in the emerging Local Plan (Policy SAH1) but is now considered to be a 'commitment' following resolution to grant planning permission.	Limit to how many dwellings can be accessed via Main Road. Brings into question the deliverability of the wider site without alternative access point.	No irresolvable or overriding issues subject to achieving suitable landscaping and ecological mitigation.	No irresolvable Issues subject to making necessary contributions to education and health through s106.	Part of site actively promoted by the landowner through current application. Landowner intentions for the remaining land uncertain.	Dependent on ability to gain access to the site and prevailing housing market conditions.	✓	✓	Delivery uncertain as land has been on the market for several months with no news of a sale. Development assumed from 2025/26 and not deliverable within five years. Trajectory might change if reserved matters application is submitted.	The current planning application indicates that no more than 42 homes can be delivered via Main Road and that if the full 164 dwellings indicated in the Local Plan is to be achieved, alternative access points either via the adjoining Harwich Valley development or direct from the A120 would be required. Neither options are considered likely within the plan period and consideration could be given to reducing the scale of this allocation in the Local Plan to reflect the proposal in the current application.

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
17/0165 8/FUL	Plot 2 Stanton Euro Park Land to The North of Williamsburg Avenue Harwich Essex CO12 4EN	624434 (E) 231784 (N)	1.08ha	50 dwellings as per the full consent now being implemented.	UNDER CONSTRUCTION Development under construction with some units reaching roof level.	Site forms part of a previously stalled scheme and is serviced and partly under construction in line with previous consents.	Site lies within the flood zone and the development has been designed to incorporate flood resilience into its construction.	No overriding or irresolvable issues.	Scheme being delivered by a registered provider.	Viability independently tested at planning application stage. S106 contributions adjusted to counter viability issues. Scheme being delivered by a registered housing provider.	✓	✓	With development under construction and being delivered by a registered provider, completion within three years is anticipated.	Development forms part of the wider Stanton Europark development of retail, residential employment and hotel provision that has taken place in gradual phases.
19/0091 7/OUT	South of Ramsey Road and East of Mayes Lane Ramsey Essex CO12 5EW	622120 (E) 230384 (N)	1.84 ha	41 dwellings based on current planning application with committee resolution to approve.	RESOLUTION TO APPROVE Outside of the Settlement Development Boundary in emerging Local Plan having been included in the earlier preferred options draft. Site subject of current outline planning application (19/00917/OUT) for 31 dwellings and 10 almshouse type bungalows for older persons, with committee resolution to approve.	Land forms part of the setting of Grade 1 Listed church. This will have been taken into account in determining the application.	St Michael's Grade 1 listed church to the north west.	No irresolvable Issues subject to a satisfactory s106 agreement.	The site is being promoted by the landowner.	Viability mainly dependent on prevailing housing market conditions i.e. sales values.	✓	✓	The developer has indicated an intention to begin development in 2012/22. Assume completion within 4 years – but likely to be quicker if conditions are favourable.	Committee resolution to approve outline application, subject to the completion of a s106 agreement. .
19/0040 6/DETA IL	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.	DETAILED CONSENT Outline planning permission granted in June 2017. Reserved matters approved in August 2019. Application to vary the approved plans submitted in March 2020.	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.	✓	✓	Assumed discharge of conditions and commencement in 2020/21 and first completions in 2021/22.	Approved scheme proposes development only in the southern portion of the site. Assumed two years of delivery with 15 completions in each.
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. Some pre-commencement conditions in the process of being 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 discharge of conditions in 2020/21, construction in 2021/22 and completion in 2022/23.	Existing hotel closed due to viability issues. Development proposal includes a modern hotel facility as well as residential and ground floor restaurant. Demolition of the original hotel undertaken.
19/0014 4/DETA IL	Michaelstowe Farm Ramsey Road Ramsey Essex CO12 5EW	622155 (E) 230507 (N)	0.74ha	14 dwellings as per the outline consent.	DETAILED CONSENT Outline planning permission granted in January 2018. Reserved matters approved in June 2019 and some conditions have been discharged. Applications to vary some of the plot designs have been submitted.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No issues raised during determination of application.	✓	✓	Assumptions: Completion in 2020/21 as advised by developer.	Part of a wider area of land being promoted for inclusion in the Local Plan by the landowners. Application (19/00917/OUT) for 41 dwellings on adjoining land has committee resolution to approve.

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 19/0028 3/FUL	'Finches Park' Land East of Halstead Road Kirby Cross Frinton On Sea Essex CO13 0LR	622300 (E) 221220 (N)	18.91ha	2016 dwellings remaining of the 253 approved under the original outline consent 15/01234/OUT and the additional 13 dwellings (application 19/00283/FUL) with a committee resolution to approve.	UNDER CONSTRUCTION Development under construction with 47 completions having taken place up to 1 st April 2020 (phase 1). Reserved matters have been approved in phases. Phase 1 (49 units) 17/01895/DETAIL and Phase 2 (28 units) 17/02145/DETAIL approved in March 2018. Phase 3 (91 units) 18/00898/DETAIL approved in July 2019. Additional 13 units have committee resolution to approve under 19/00283/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.	✓	✓	2019-2027 9-year build programme at an average rate of 30 completions per annum, adjusted to 15 in 2020/21.	Linden Homes have commenced development. They advise a development rate of 30 completions per annum for the remainder of the build period, based on actual sales. Applications have been submitted to vary the conditions that affect the timing/phasing of the off-site highway works.
15/0171 4/FUL	'Hamford Park' Martello Caravan Park Kirby Road Walton On The Naze Essex CO14 8QP	625045 (E) 221948 (N)	8.80ha	55 dwellings remaining of the 216 approved under the detailed consent.	UNDER CONSTRUCTION Development under construction with 161 completions having taken place up to 1 st April 2020.	Part of the site needed to be raised to address flood risk concerns and part of the land is in the flood zone. Access spine road already constructed under separate consent.	Proximity to Hamford Water and the potential for recreational disturbance to the internationally important wildlife was a consideration at application stage. Inclusion of large area of open space to the north aims to minimise such issues.	S106 agreement to deliver £263k for early years and childcare, £768k for primary school places and £65k for health provision. Junctions already constructed.	Site under the control of Taylor Wimpey who are implementing the scheme with a partner registered provider.	Viability independently tested at planning application stage and s106 contributions were adjusted accordingly. Development has commenced which indicates that the scheme is viable. Development being built out at a rate reflecting sales.	✓	✓	Remainder of development expected to be completed within 2-3 years.	This housing development forms part of a wider package of developments on the Martello site which includes retail and extra-care provision. Development well on the way to completion.
16/0003 1/OUT	Turpins Farm Elm Tree Avenue Kirby Le Soken Essex CO13 0DA	623590 (E) 221594 (N)	11.73ha	210 dwellings as per the outline consent.	OUTLINE CONSENT Outline planning permission granted in March 2017. Reserved matters application 20/00307/DETAIL.	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.	✓	✓	2020-2026 Assumptions: Reserved matters approval 2020/21. Discharge of conditions 2022/23. Commencement and first completions in 2022/23.	Site has very good access to local shops, schools and community facilities and is in an attractive location with views over Hamford Water. New homes in this location are expected to sell well and an average rate of 40 dwelling completions per annum is estimated for this site.
15/0171 0/OUT	171 Thorpe Road and Land to rear of 121-183 Thorpe Road and 4-20 Chapel Lane Kirby Cross Frinton On Sea Essex CO13 0NH	620776 (E) 221065 (N)	4.99ha	110 dwellings based on the current reserved matters application in the process of determination.	DETAILED CONSENT Outline planning permission granted, on appeal in September 2016. Reserved matters application 19/01269/DETAIL approved in March 2020. Site being prepared for development.	Existing property needs to be demolished to secure access. Row of important trees through the centre of the site need to be retained.	Important trees need to be retained within the development and development must respect the setting of nearby listed buildings.	S106 agreement to deliver £354k for primary school places and £33k for health provision.	Land controlled by Taylor Wimpey.	No viability issues raised during application or appeal process.	✓	✓	2021-2025 Assumptions: Discharge of conditions and commencement 2020/21 with first completions in 2021/22.	Land lies to the rear of existing properties and located further from facilities and services than other available development sites. Development expected to follow on from Taylor Wimpey's Hamford Park scheme in Walton.
19/0111 6/FUL	Land Site of Former Martello Caravan Park (rear of the Aldi and M&S foodstores) Kirby Road Walton On The Naze Essex CO14 8QP	625045 (E) 221948 (N)	1.76ha	53 dwellings as proposed in the current planning application.	RESOLUTION TO APPROVE February 2020 Planning Committee resolution to grant planning permission subject to a s106 legal agreement.	Land needs to be raised to remove the site from a risk of flooding.	Site impacts on the setting of the Martello Tower – a Scheduled Ancient Monument but has been designed to keep impacts to a minimum.	No irresolvable or overriding issues. A s106 agreement to secure education and health contributions will be secured.	Site expected to be delivered by a registered provider.	Viability tested as part of the application process and adjustments to s106 requirements to be adjusted accordingly.	✓	✓	Assumptions: Discharge of conditions and commencement in 2020/21 and construction in 2021/22.	Land forms part of the wider Martello Caravan Park redevelopment. Land originally had planning permission to accommodate part of a Tesco foodstore, but when Tesco decided not to implement their scheme Aldi and M&S stores were built on part of the site, leaving over the land for this development.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
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.	No overriding physical constraints.	No irresolvable or overriding issues.	No irresolvable or overriding issues.	Development by Beaumont Retirement Living.	No viability issues raised during application process.	✓	✓	2021/22 Assumptions, Discharge of conditions and commencement in 2020/21 and construction in 2021/22.	Part of a wider complex of care home and extra-care development.
16/0144 6/DET IL	'Orchard Gardens' Rear of 32 - 52 Frinton Road Kirby Cross Frinton On Sea Essex CO13 0LE	622080 (E) 220935 (N)	1.51ha	3 dwellings remaining of the 28 approved under the detailed consent (following demolition of two existing properties).	UNDER CONSTRUCTION Development under construction with 23 (net) completions achieved up to 1 st April 2020.	No issues.	No issues.	S106 agreement to secure £14k for early years and childcare and £42k for primary school places.	Developers Roman Homes implementing the scheme.	Viability independently tested at planning application stage and s106 contributions were adjusted accordingly.	✓	✓	Development will be completed in 2020/21.	Bungalows are a popular form of development in the Kirby Cross area, development is well advanced and expected to complete in 2020/21.
17/0211 8/OUT	Former Martello Caravan Park Kirby Road Walton On The Naze Essex CO14 8QP	625045 (E) 221948 (N)	0.24ha	10 dwellings as per the outline planning permission.	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.	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.	✓	✓	2022/23 Assumes reserved matters approval in 2020/21, discharge of conditions 2021/22 and development in 2022/23.	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.	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: Discharge of conditions and commencement in 2020/21 and completion in 2021/22.	Site lies on the edge of Walton Town Centre.
16/0053 8/FUL	88 - 90 Pole Barn Lane Frinton On Sea Essex CO13 9NG	624009 (E) 220422 (N)	0.12ha	10 apartments as per the full planning consent.	DEVELOPMENT STALLED Construction has technically commenced with the development of a detached garage, but there has been no other progress in the last 12 months.	No irresolvable or overriding issues.	No irresolvable or overriding issues.	No irresolvable or overriding issues.	No issues.	No viability issues raised during application process – but the fact that development has stalled might indicate a lack of viability.	✓	✓	Assumes, for now, that the scheme will not complete within the plan period – but this could change.	No delivery assumed.

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	Long Road Land to The South of Long Road and to West of Clacton Road Mistley Essex CO11 2HN	610381 (E) 230877 (N)	23.59ha	485 dwellings as per the outline consent which also includes 2 hectares of employment land.	OUTLINE CONSENT 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.	No overriding or irresolvable issues.	Exposed site which is sensitive in landscape terms. Changes to parameter plans to reduced landscaped area rejected by the Council for this reason. No other irresolvable or overriding environmental issues.	S106 agreement to 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.	✓	✓	2022 onwards. Assumptions: Reserved matters approval 2020/21, discharge of conditions 2021/22 and. commencement and first completions 2021/22.	The grant of permission on appeal for a scheme including 485 units indicates that the earlier scheme of 300 units for the site is unlikely to be implemented. 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 20 per annum in years 3-4 and 30 a year between years 6 to 10. Development phase could extend beyond Local Plan period.
15/008 76/OUT 17/015 27/DET AIL	'Lawford Green' Land East of Bromley Road Lawford Essex CO11 2HS	609826 (E) 230704 (N)	22.70ha	360 dwellings as per the overall outline consent which includes provision for a community building, school car park and open spaces. 51 of the 360 dwellings were completed in 2019/20, leaving 309 remaining.	UNDER CONSTRUCTION Development under construction with 51 completions up to 1 st April 2020. Reserved matters being approved in phases.	No overriding or irresolvable issues.	No irresolvable or overriding issues. Mitigation plan includes the retention and expansion of wildlife corridors around and within the scheme.	S106 agreement to deliver community building, camp site and land for early years and childcare provision and/or equivalent financial contribution. Also £1.3m for primary school places, £1.3m for secondary school places, £108k for health provision and £45k contribution to traffic calming measures at Manningtree station crossing.	Land controlled by Rose Builders.	No viability issues raised during application process.	✓	✓	2019-2031 Assumed rate of 15 completions in 2020/21, 20 completions between 2021/22, and 2024/25; 30 completions per annum between 2025/26 to 2029/30 and 50 per annum thereafter.	Development expected to achieve high rate of completion in response to strong market demand, as evidenced by the success of Summers Park. Developer has advised that they expect to proceed, in response to COVID-19 at 20 dwellings per annum, but it is considered likely that the rate of development will increase from the middle part of the plan period.
17/009 43/DET AIL	'River Reach' (Phase 1) Land South of Harwich Road Mistley Essex CO11 2DN	612633 (E) 231365 (N)	8.76ha	74 dwellings remaining of the 135 approved under the detailed consent. The development includes land for allotments and a flexible building that could be used as either affordable housing or a medical facility.	UNDER CONSTRUCTION Development under construction with 61 completions achieved up to 1 st April 2020.	No overriding or irresolvable issues.	No overriding or irresolvable issues. Development includes comprehensive landscaping scheme to minimise impact on the exposed countryside.	S106 agreement to deliver £41k contribution towards health facilities.	Land controlled by Hopkins Homes.	No viability issues raised during application process.	✓	✓	Three years to complete the remainder of the scheme.	Development now under construction. Construction rate of 30 per annum in last two years. A further 100 dwellings on land south of this site were allowed on appeal (See 18/01994/OUT below).

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
18/019 94/OUT	'River Reach' (Phase 2) Land South of Harwich Road Mistley Essex CO11 2DN	612657 (E) 231278 (N)	7.23ha	100 dwellings as per the outline consent.	OUTLINE CONSENT Outline planning permission granted, on appeal, in March 2020.	Access would be via the current River Reach development which is under the same control.	No overriding or irresolvable issues. Development includes comprehensive landscaping scheme to minimise impact on the exposed countryside.	S106 agreement to deliver £156k early years contribution, £458k primary education contribution, £464k secondary education contribution, £34k health contribution, £12k RAMS contribution and 30% affordable housing.	Land controlled by Hopkins Homes.	No viability issues raised during application process.	✓	✓	Assumed that development will continue after completion of Phase 1, from 2023/24.	Planning permission granted on appeal. Same developer as the phase 1 scheme and development expected to continue on from completion of the current phase which is under construction.
15/018 10/OUT 20/004 79/DET AIL	Land North of Stourview Avenue Mistley Essex	612653 (E) 231602 (N)	4.63ha	70 dwellings as per the outline consent.	OUTLINE CONSENT Outline planning permission granted in May 2017. Reserved matters application has been received and is under consideration.	Access to be secured via Council-owned land to avoid direct access through the existing housing estate.	Site sensitive in ecological and, less so, landscape terms but the ecological and landscaping arrangements will keep harm to a minimum and bring about ecological gain.	S106 agreement to deliver £255k for primary school places, £269k for secondary school places and £21k for health provision.	Land controlled by Rose Builders.	Viability was raised as an issue and the developers submitted a revised application for 72 units but that was refused by the Council. The submission of a reserved matters application in respect of the original outline consent indicates that a viable scheme for 70 dwellings can be delivered.	✓	✓	2023-2026 Reserved matters under consideration. Assume discharge of pre-commencement conditions in 2021/22, commencement in 2022/23, with first completions in 2023/24.	Developer has indicated delivery of 20 dwellings per annum following approval of reserved matters and discharge of pre-commencement conditions.
17/000 04/OUT	Land to The rear of New Road Mistley Essex CO11 2AG	610896 (E) 231348 (N)	2.97 ha	67 as per the outline consent.	OUTLINE CONSENT Outline planning permission granted, on appeal, in February 2018. Application to vary layout refused by the Council in April 2019. Revised application to vary layout approved April 2020.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Land controlled by CALA homes.	No viability issues raised during application or appeal process.	✓	✓	2020-2020 Assumptions: Reserved matters approval 2020/21. Discharge of conditions and commencement 2021/22 with first completions in 2022/23.	Housebuilder has indicated a view to commencing development as soon as is practical.
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 in demolishing existing warehouse – but this has now taken place. Viability independently tested at planning application stage and s106 agreement adjusted accordingly to allow viability to be reviewed.	✓	✓	Site now prepared for development. Assumed construction in 2021/22 and 2022/23 following discharge of all necessary conditions.	Warehouse now demolished and development is expected to take place in 2021/22 and 2022/23.

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
17/013 18/FUL	'Colne Gardens Phase 2' Land at Robinson Road Brightlingsea Essex	609342 (E) 217087 (N)	5.29 ha	92 remaining of the 115 approved. .	UNDER CONSTRUCTION 23 of the 115 dwellings had been constructed up to 1 st April 2020.	No overriding or irresolvable issues.	Proximity to protected: Colne Estuary; SSSI; coastal protection belt issues.	No irresolvable Issues subject to suitable s106 agreement being put in place (which has now been secured).	Land controlled by Hopkins Homes who have completed the development on land immediately west.	No viability issues raised during application process.	✓	✓	Four year programme to complete the remaining 92 dwellings.	This is a second phase of development from Hopkins Homes.

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	145 dwellings as per the outline planning consent.	OUTLINE CONSENT Outline planning permission granted, on appeal, in September 2018. Reserved matters application 19/01392/DETAIL submitted but yet to be determined.	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.	✓	✓	2021-2025 Assumptions: Reserved matters approval and discharge of conditions 2020/21 commencement and first completions in 2021/22. Four year build programme averaging 40 completions a year.	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 and is likely build the scheme to follow on from Phase 2 of the Avellana Place development.
17/014 77/DET AIL	'Avellana Place Phase 2' Land North of Former Betts Factory Ipswich Road Colchester Essex CO4 4HE	601765 (E) 228210 (N)	6.99ha	23 remaining of the 120 dwellings approved under the detailed scheme.	UNDER CONSTRUCTION Development under construction with 97 completions up to 1 st April 2020.	No overriding or irresolvable issues.	No overriding or irresolvable issues. Development to provide a s106 contribution towards the management of neighbouring Bullock Wood.	S106 agreement to secure £438k for primary school places, £443k for secondary school places, £15k for health provision.	Development being built by Bellway Homes who were the developer for Phase 1.	No viability issues raised during application process and development progressing rapidly.	✓	✓	Scheme will be completed in 2021/22.	Second phase of popular development on the former Betts Factory site extending onto less-constrained greenfield land. Following completion of first phase, development of second phase has progressed rapidly.

Assessment of Alresford sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
17/005 65/DET AIL	'Staunton Gate' Land South of Cockaynes Lane Alresford Essex CO7 8BZ	606329 (E) 221655 (N)	6.56ha	14 dwellings remaining of the 144 (met) approved under the detailed planning consent.	UNDER CONSTRUCTION Development under construction and nearing completion with 131 (net) completions up to 1 st April 2020.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	S106 agreement to secure £160k for early years and childcare provision, £468k for primary school places, £22k for school transport and £43k for health provision.	Site being built by Taylor Wimpey.	No viability issues raised during application or appeal process. Development well under-way and nearing completion.	✓	✓	Scheme will be completed in 2020/21.	Taylor Wimpey likely to start on the land north of Cockaynes Lane in 2020/21 following completion of Staunton Gate.

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
18/003 67/FUL	Land North of Cockaynes Lane Alresford Essex CO7 8BT	606395 (E) 221890 (N)	3.85ha	84 dwellings as per the current planning application which has a Committee resolution to approve.	DETAILED CONSENT Full planning permission granted in September 2019 and conditions in the process of being discharged.	Complex access arrangements in Cockaynes Lane with possible requirement for third party land.	Need to retain as much as possible of the rural character of Cockaynes Lane through appropriate landscaping.	S106 agreement will secure £132k early years and childcare provision, £385k for primary school places, £390k for secondary school places, £60k for school transport, 11 affordable houses, £39k open space maintenance and £51k open space play equipment contributions, £28k for health provision, and £10k RAMS contribution.	Land controlled by Taylor Wimpey.	No viability issues raised during application or appeal process. The progress of development south of Cockaynes Lane suggests that this location is viable.	✓	✓	2021-2023 Development expected to follow on from completion of Staunton Gate scheme.	Site acquired by Taylor Wimpey to form a second phase of the wider Cockaynes Lane development and to secure a complimentary highway access solution. With rapid progress on Staunton Gate, it is expected that the second phase will progress fairly quickly.
17/006 58/DET AIL	Land South of St Andrews Close Alresford Essex CO7 8BL	606762 (E) 221074 (N)	2.56ha	45 dwellings as per the outline planning consent.	UNDER CONSTRUCTION Site being prepared for development.	No overriding or irresolvable issues.	No overriding or irresolvable issues subject to ecological mitigation programme being implemented.	S106 agreement to secure £28k for early years and childcare provision and £7k for school transport.	Land controlled by Bennet Homes.	No viability issues raised during application process.	✓	✓	With development commenced, the scheme is expected to take two years to complete.	Development likely to proceed rapidly following completion of Bennett Homes' current development at Abbey Gardens in Thorpe le Soken.

Assessment of Elmstead Market sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
16/017 97/OUT	Land adjacent Market Field School Elmstead Essex	606303 (E) 224251 (N)	4.39 ha	62 dwellings as per the outline consent.	OUTLINE CONSENT Planning permission for 62 dwellings granted on appeal in February 2018. Reserved matters application (19/00791/DETAIL) considered by Planning Committee in December 2019 and resolution to approve was granted.	No irresolvable outstanding issues	No overriding or irresolvable issues.	S106 agreement to secure £227k for primary school places and £230k for secondary school places.	Land controlled by Hills Residential.	No issues were raised at application or appeal stage.	✓	✓	2020-2024. Assumptions: Reserved matters approval and discharge of conditions 2020/21, commencement and first completions 2021/22.	Development by Hills Residential who also have the Tye Road site. Average rate of development anticipated around 20 completions per annum to reflect the rate that this developer builds. Hills Residential has advised the Council on its trajectory for this site.
18/018 63/DET AIL	Charity Field Land South of Colchester Road Elmstead Essex CO7 7ET	606034 (E) 224401 (N)	6.10ha	50 dwellings as per the outline consent which also provides for a community hall, allotments and open space. .	UNDER CONSTRCUTION Site being prepared for development.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	S106 agreement to secure £162k for primary school places, £7k school transport and a new Community Hall.	Site controlled by Go Homes.	No viability issues raised during application or appeal process.	✓	✓	Anticipated three year build programme.	Development provides for a community hall and s106 requires this to be delivered halfway through the development. The actual completions could be higher based on Go Homes' rapid completion of a development on land off Clacton Road, Elmstead.
18/013 07/DET AIL	Land to The East of Tye Road Elmstead Colchester Essex CO7 7BB	605640 (E) 224766 (N)	2.40ha	32 dwellings as per the outline consent.	DETAILED CONSENT Outline planning permission granted, on appeal, in April 2017. Reserved matters approved in August 2019. New full application (20/00153/FUL) involving an increase of 8 dwellings to make the total 40 was refused by the Council in April 2020. .	Two access options for pedestrians along Tye Road being explored through reserved matters proposal. On option has a more detrimental impact on trees.	No overriding or irresolvable issues.	S106 agreement requires unfettered vehicular access to the adjoining development site and £117k for primary school places.	Site controlled by Hills Residential but pedestrian and vehicular access options may require use of highway or third party land.	There may be some costs involved in securing access if third party land is required.	✓	✓	Assumed development will take place between 2021 and 2023. The developers may appeal against their recent application refusal during 2020/21 which might determine how many dwellings they can build.	With approval of reserved matters, development expected in April 2019, development is expected to commence in mid-2019/20 according to the trajectory provided by the developer previously. However, developer likely to await the outcome of any appeal against the recent refused application before continuing. .

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
18/018 10/DET AIL	Agricultural Field to The North of Meadow Close Elmstead Essex CO7 7HR	605823 (E) 224654 (N)	1.05ha	20 dwellings as per the outline consent which also provides for a pedestrian crossing across the A133.	DETAILED CONSENT Outline planning permission granted in April 2016. Reserved matters approved in May 2019.	No overriding or irresolvable issues. Some concern amongst residents about access via Meadow Close with a preference that the development take access via the adjoining Tye Road site.	No overriding or irresolvable issues.	S106 agreement to secure £70k for the creation of a pedestrian crossing on the A133, £40k for improvements to bus stops. Includes clauses to enable viability to be tested in the future to see if additional contributions towards affordable housing should be paid.	Site controlled by South East Developments Limited who have submitted the reserved matters application.	Viability independently tested at planning application stage and s106 contributions were adjusted accordingly.	✓	✓	2021/22 Assumptions: Discharge of conditions and commencement in 2020/21 and completion in 2021/22.	It is expected that the Hills Residential development east of Tye Road will be developed first. The Tye Road scheme requires that developer to provide unfettered access to the Meadow Close site.
18/018 84/FUL	Land to The West of Church Road Elmstead Market Essex CO7 7AR	606224 (E) 224518 (N)	3.19ha	20 dwellings as per the outline consent which also provides for a community hall, open space and allotments. New application for 41 dwellings with a Planning Committee resolution to approve. It is considered most likely that the developers will want to implement the more recent scheme.	RESOLUTION TO APPROVE Outline planning permission for a 20 dwelling scheme granted in December 2016. New full planning application 18/01884/FUL for 41 dwellings given a Planning Committee resolution to approve in January 2020.	No irresolvable issues – but Church Road would need improving.	No irresolvable issues.	S106 being drafted to secure affordable housing, education contribution, RAMS contribution, open space, community hall contribution and highway works.	Site has transferred to a new owner, Newell Homes, who are exploring options for the development of the site – as demonstrated by the new application for 41 units. Following completion of s106 agreement, it is the 41-unit scheme that is expected to be implemented.	Viability independently tested at planning application stage and s106 contributions were adjusted accordingly. However, likely to be some viability concerns arising from the cost of Community Hall secured through the s106 agreement. The developer has subsequently submitted a proposal for 41 dwellings where viability has been carefully considered.	✓	✓	2022-2024 Assumptions: Discharge of conditions 2020/21, commencement 2021/22, with completions in 2022/23 and 2023/24.	As the new application now has a committee resolution to approve, subject to completing the S106 agreement, assume this is the permission that will be implemented. New scheme proposes a significant financial contribution towards the development of a new community hall at the Charity Field site, as opposed to a second unnecessary community hall as proposed in the original consent.

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	Land at Station Field Plough Road Great Bentley Essex CO7 8LG	611403 (E) 221331 (N)	9.97ha	150 dwellings as per the outline consent which also provides for employment land.	OUTLINE CONSENT 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.	✓	✓	2021-2025. Assumptions: Discharge of conditions and commencement 2020/21 and first completions 2021/22. Projection for 30 completions in 2021/22, and 40 completions in each of 2022/23, 2023/24 and 2024/25.	Developer's submitted phasing plan suggests 135 completions between June 2019 and August 2023. The trajectory makes a more conservative estimate given the need to discharge remaining conditions.
17/0188 1/OUT	Land south Weeley Road Great Bentley Essex	611907 (E) 222762 (N)	7.36ha	136 dwellings as per the outline planning consent.	OUTLINE CONSENT Outline planning permission granted, on appeal in May 2020 following a hearing in October 2019.	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.	✓	✓	2022-2028 Assumptions: Reserved matters approval in 2020/21, discharge of conditions in 2021/22 and commencement in 2022/23.	Development allowed on appeal in 2020. Great Bentley is now the subject of major residential developments to the north, south and east. Development allowed due to the shortfall in the Council's five year housing supply – although, in reality, this scheme is only expected to deliver a proportion of its total dwellings in the five year period.

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
16/01912/DETA IL	Land at Admirals Farm Heckfords Road Great Bentley Essex CO7 8RS	611387 (E) 222165 (N)	5.45ha	45 remaining of the 50 dwelling scheme.	UNDER CONSTRUCTION Under construction with 5 dwellings completed in 2019/20 leaving 45 remaining.	A footpath along Heckfords Road needs to be created in order for the development to proceed to occupation.	No overriding or irrevolvable issues.	S106 agreement to secure £31k for early years and childcare provision, £182k for primary school places, £8 for school transport and £15k for health provision.	Land controlled by Hills Residential.	No viability issues raised during application process.	✓	✓	Development expected to complete over the next three years.	Planning condition requires safety improvements of Heckfords Road junction with A133 unless other developers provide this first. Development expected to follow on from the Go Homes scheme west of Heckfords Road. 20 completions a year estimated – based on advice from the developer.
17/01759/DETA IL	'Fusiliers Green' Land West of Heckfords Road Great Bentley Essex CO7 8RR	610982 (E) 222215 (N)	2.43ha	21 dwellings remaining of the 49 with detailed consent.	UNDER CONSTRUCTION Development under construction with 28 units already completed up to 1 st April 2020.	A footpath along Heckfords Road needs to be created in order for the development to proceed to occupation.	No overriding or irrevolvable issues.	S106 agreement to secure £182k for primary school places, £42 for school transport and £15k for health provision.	Site being developed by Go Homes.	No viability issues raised during application or appeal process. Development now well under way.	✓	✓	At current rate of development, the remainder of the scheme is set to be completed by the end of 2021/22.	Planning condition requires safety improvements of Heckfords Road junction with A133. Development progressing well and expected to complete by end of 2021/22.
16/01999/OUT	'Admirals Farm Phase 2' Land East of Heckfords Road Great Bentley Essex CO7 8RS	611387 (E) 222165 (N)	2.17 ha	25 dwellings as per the outline consent which also proposes a doctors surgery.	OUTLINE CONSENT Outline planning permission granted, on appeal, in November 2017. Reserved matters application 20/00489/DETAIL submitted and in the process of being validated.	Additional housing to be accessed via the first phase of development at Admirals Farm.	No overriding or irrevolvable issues.	No overriding or irrevolvable issues.	Land controlled by Hills Residential.	No viability issues raised during application or appeal process.	✓	✓	Development to follow on from Admirals Farm Phase 1 scheme and likely to deliver from 2022/23.	Development tallowed on appeal. Whilst the application proposes a doctors surgery, there are no clauses in the s106 which requires it to actually be built.

Assessment of Little Clacton sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
15/01550/OUT 19/00093/DETA IL	Land at The Street Little Clacton Essex CO16 9LT	616305 (E) 219465 (N)	6.52ha	98 dwellings as per the outline consent.	DETAILED CONSENT (part) 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 under consideration but yet to be determined).	No overriding or irrevolvable 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: Discharge of conditions, commencement of first phase and approval of reserved matters for second phase in 2020/21 and first completions from 2021/22. Average rate of 20 completions per annum assumed.	Developer actively seeking reserved matters approval and scheme expected to be delivered mainly within years 2 to 6.
17/00790/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.	DETAILED CONSENT Full planning permission granted in February 2019. Site forms large part of the Local Plan allocation MSA14 (Montana Roundabout) and the site is now considered to be a commitment.	No overriding or irrevolvable issues.	No overriding or irrevolvable issues.	No overriding or irrevolvable 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: Sale of site in 2020/21, discharge of conditions and commencement in 2021/22 and development completed over two years 2022/23 and 2023/24.	As this site represents a large portion of the Montana Roundabout site allocated as site MSA14 in the emerging Local Plan, it is questionable if that allocation should remain listed in Table LP2 of the Local Plan. The remainder of the area allocated under MSA14 is under separate ownership and there are questions over the impact of development on a protected tree and the creation of a separate access point.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
16/00427/OUT	24 The Street Little Clacton Clacton On Sea Essex CO16 9LD	616657 (E) 218938 (N)	0.52ha	10 dwellings as per the outline consent.	OUTLINE CONSENT Outline planning permission granted in January 2017. Reserved matters application 19/01908/DETAIL under consideration but yet to be determined.	Development will share access with the existing garage for which new junction arrangements will be implemented.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Land controlled by the owners of the adjoining car sales business.	No viability issues raised during application process.	✓	✓	Assumptions: Reserved matters approval 2020/21, discharge of conditions and commencement in 2021/22 and scheme developed in 2022/23.	Development requires improvements to access to adequately serve both the homes and the existing garage. Reserved matters application indicates intention to deliver the scheme.

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 under consideration.	Site of former quarry requires considerable land preparation and a new access junction onto the main road.	Site is former quarry located close to Colne Estuary.	No overriding or irresolvable issues.	Land controlled by the owners of St. Osyth Priory who are also directors of development company City & Country.	Viability thoroughly tested as part of the planning application process to determine how much repair and restoration of the Priory can be secured through the uplift in land value. Standard s106 contributions towards, education, health and affordable housing have been waived to enable this funding to be maximised.	✓	✓	Development not expected to take place until after West Field. Assumed reserved matters approval 2020/21, discharge of conditions and commencement in 2021/22 and first completions in 2022/23 following completion at West Field.	Development approved as part of a package of 'enabling development' to fund the repair and restoration of St. Osyth Priory – a heritage asset of national importance. Location of the site, effectively outside of the village and far from its centre makes properties less saleable than on the West Field site which is expected to come forward first. The increase in the value of the land through the grant of planning permission has however enabled the owners of the Priory to borrow money to commence some phases of the restoration.
16/0065 6/FUL	'West Field' St Osyth Priory The Bury St Osyth Clacton On Sea Essex CO16 8NZ	612142 (E) 215737 (N)	7.44ha	49 (net) remaining of the proposed 71 (net)	UNDER CONSTRUCTION Development under construction with first 22 units completed in 2019/20.	Site lies east of the main crossroads in the centre of St. Osyth where there are local concerns about impact of additional traffic. These were assessed as part of the planning application process.	Site forms part of the Priory Estate and is located close to the main buildings with the Priory complex. The location, scale, appearance and design of these properties have required careful attention.	No overriding or irresolvable issues.	Land controlled by the owners of St. Osyth Priory who are also directors of development company City & Country.	No issues, with development now well under way.	✓	✓	Remainder of development expected to be completed within a three-year period 2020 to 2023.	Development approved as part of a package of 'enabling development' to fund the repair and restoration of St. Osyth Priory – a heritage asset of national importance. City & Country undertaking the development itself.

Assessment of Thorpe-le-Soken sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
17/014 82/DET AIL	'Henderson Park' Land East Side of Landermere Road Thorpe Le Soken Essex CO16 0NF	618572 (E) 222616 (N)	5.62ha	48 dwellings remaining of the 98 with detailed permission.	UNDER CONSTRUCTION Development under construction with 50 dwellings already completed up to 1 st April 2020.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	S106 agreement to secure £123k for early years and childcare, £359k for primary school places, £364k for secondary school places and £30k for health provision.	Land being developed by Bellway Homes.	No viability issues raised during application process and development well under way.	✓	✓	Development expected to complete within three more years.	Site under control of housebuilder that is progressing well with the scheme. Development is well under way.
16/008 38/OUT	Land to South of Frinton Road (Lifehouse Drive) Thorpe Le Soken Essex CO16 0JF	618361 (E) 222073 (N)	5.15ha	49 as per the outline planning application. It is anticipated that a new application for a greater number of dwellings will be submitted.	OUTLINE CONSENT Outline planning permission granted, on appeal, in October 2017.	No overriding or irresolvable issues.	Site lies partly within the Conservation Area and adjoining the Thorpe Hall registered park and garden. Mitigation strategy to protect bats, reptiles and dormice would need to be put in place for development to proceed.	Submitted s106 agreement commits to providing £180k for primary school places.	Land owned by investment company. Land has been put on the market and advanced discussions are being held with housebuilders.	No viability issues raised during application or appeal process. However, there have been early discussions about the possibility of increasing the dwelling numbers on site as it has not been possible to sell the site to a housebuilder.	✓	✓	Given the uncertainty about the future of this site and any possible revised application, it is assumed, for now, that the scheme will not deliver within years 1-5. However, this could change if a new application was supported within the next 2-3 years.	Development allowed on appeal due to shortfall in the Council's five-year housing supply. Development with two access points likely to be completed in two phases over two years. Commencement dependent on sale to housebuilder and approval of reserved matters. Current uncertainty makes it difficult to assume any completions in years 1-5 and what the final number of dwellings will be.

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
13/014 81/FUL	'Abbey Gardens' Land North of Abbey Street Thorpe Le Soken Essex CO16 0JE	618327 (E) 222197 (N)	2.45ha	Just 2 dwellings remaining of the 40 approved under the full permission.	UNDER CONSTRUCTION Development under construction and nearing completion 38 dwellings completed up to 1 st April 2020.	No issues.	No issues.	S106 agreement to secure £125k for primary school places.	Development being implemented by Bennett Homes.	No viability issues raised during application process.	✓	✓	Development nearing completion.	Development nearing completion.
18/000 98/OUT	Land South of Frinton Road Thorpe Le Soken Essex CO16 0HS	619072 (E) 222055 (N)	1.16ha	10 dwellings as per the outline consent.	OUTLINE CONSENT Outline planning permission granted, on appeal, in January 2019.	No issues.	No issues.	No issues.	No issues.	No issues.	✓	✓	2021/22 Assumptions: Reserved matters approval 2020/21, discharge of conditions and commencement 2021/22, construction in 2022/23.	Land adjoins that with planning permission under 16/00838/OUT. A relatively small scheme, accessed independently of others is expected to deliver in 2022/23 following approval of reserved matters.

Assessment of Weeley sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
19/0052 4/OUT	'Barleyfields' Land to The South of Thorpe Road Weeley Essex CO16 9AJ	614989 (E) 222456 (N)	17.64ha	280 as per the outline consent.	OUTLINE CONSENT Outline planning permission granted in August 2019.	S106 to secure works to public footpath and the construction of a pedestrian bridge over the railway.	Site close to Weeley Hall Wood SSSI, S106 agreement secures contribution towards work to mitigate impact of increased visitors. Mitigation measures and recommendation s to enhance biodiversity are secured by planning condition.	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: Reserved matters approval 2020/21, discharge of conditions and commencement 2021/22, completion of 20 dwellings per annum in first three years rising to 30 a year from 2025/26.	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. Developer has advised that they except to proceed, in response to COVID-19 at 20 dwellings per annum, but it is considered likely that the rate of development will increase from the middle part of the plan period.

Assessment of sites in Smaller Rural Settlements with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
15/0108 0/OUT 18/0035 2/DETAIL	Allotment Field adjacent Great Oakley Primary School Beaumont Road Great Oakley Essex CO12 5BA	619076 (E) 227241 (N)	3.63ha	51 dwellings approved under the overall outline application which also includes a village hall, doctors surgery and shop.	RESERVED MATTERS APPROVAL (Phase 1) Outline planning permission granted in March 2016. Phase 1 reserved matters 18/00352/DETAIL (23 units) approved in December 2018.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	S106 agreement to secure the doctors surgery, the village hall, the shop, £32k for early years and childcare provision, £8k for school transport.	Land owned by local farmer keen to deliver a development that benefits the village.	No viability issues raised during the application process.	✓	✓	2021-2025 Commencement and first completions 2021/22.	Recent variations to scheme and reserved matters approval indicate a desire from the landowners to implement the scheme. First 23 units of development expected to deliver in years 2 and 3.
18/0019 4/FUL	Land North of Tokely Road Frating Essex	609321 (E) 223402 (N)	2.76ha	68 dwellings as per the latest planning application.	UNDER CONSTRUCTION Development under construction but no dwelling completions up to 1 st April 2020.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	S106 agreement to secure financial contributions towards health and education along with affordable housing.	Site controlled and being developed by Sanctuary Housing.	No issues raised during application process.	✓	✓	Full scheme expected to be delivered within three years.	Site adjoins existing housing estate and will increase the size of the local play area. Scheme being delivered by a registered provider.

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
16/01456/DETA IL	'Millers Green' Land adjacent Willow Farm Mill Lane Weeley Heath Essex CO16 9BZ	615109 (E) 220728 (N)	3.14ha	13 dwellings remaining of the 46 granted under the detailed consent.	UNDER CONSTRUCTION Development under construction with 33 completions already up to 1 st April 2020.	Removal of existing pig farm and remediation of land required.	Remediation of any contamination on site required before development can take place.	No overriding or irrevolvable issues.	Site controlled by Rose Builders.	Development under construction and progressing well.	✓	✓	Remaining units expected to be completed in 2020/21.	The former pig farm has been removed from the site and construction is well under way.
18/00163/FUL	Land to The West of Edwards Drive/North of Avocet Place Thorington Essex CO7 8FE	609067 (E) 220355 (N)	2.09ha	29 specialist bungalows as per the full consent.	DETAILED CONSENT Full planning permission granted in September 2019. Pre-commencement conditions in the process of being discharged.	No overriding or irrevolvable issues.	No overriding or irrevolvable issues.	S106 agreement to secure £57k Open Space contribution, one gifted affordable 2 bedroom bungalow (including £1.5k towards cost of transfer), £300k affordable housing contribution, and occupation restriction.	Site controlled by developers Scott Properties	No issues raised during the application process.	✓	✓	Full scheme expected to be delivered within three years.	Scheme to follow on from previous Scott Properties development of 16 dwellings.
18/00974/DETA IL	Park 2 Land at Badley Hall Farm Badley Hall Road Great Bromley Essex CO7 7HU	608505 (E) 225879 (N)	1.34ha	4 dwellings remaining of the 24 granted under the detailed consent.	UNDER CONSTRUCTION Development nearing completion with 20 of the 24 units completed up to 1 st April 2020.	No overriding or irrevolvable issues.	No overriding or irrevolvable issues.	No overriding or irrevolvable issues.	Scheme being delivered by Orwell Housing.	Development under construction and progressing well.	✓	✓	Remaining units expected to be completed in 2020/21.	This is a rural exception scheme which was approved by the Council, contrary to normal policies, to enable the delivery of affordable housing for the people of Great Bromley. The scheme comprises 16 affordable homes and 8 market homes.
18/00678/DETA IL	Land South of Station Road Wrabness Essex CO11 2TH	617753 (E) 231448 (N)	1.42ha	18 dwellings as per the outline consent which also provides for a village green.	DETAILED CONSENT Outline planning permission granted in September 2016. Reserved matters application (18/00678/DETA IL) approved in January 2019 and conditions discharged.	No overriding or irrevolvable issues.	No overriding or irrevolvable issues.	No overriding or irrevolvable issues.	Scheme controlled by Bennet Homes.	No viability issues raised during the application process.	✓	✓	Assumed development will take place in 2020/21 and 2021/22.	Development to provide a village green adjoining the existing village hall.
18/01845/DETA IL	Land to North of Break of Day and Newlands Beaumont Road Great Oakley Essex CO12 5BD	619162 (E) 227060 (N)	0.94ha	11 dwellings remaining of the 17 dwellings.	UNDER CONSTRUCTION Outline planning permission granted in December 2016. Reserved matters approved in January 2019 and conditions discharged.	No overriding or irrevolvable issues.	No overriding or irrevolvable issues.	No overriding or irrevolvable issues.	No overriding or irrevolvable issues.	No viability issues raised during the application process.	✓	✓	Remaining units expected to be completed in 2020/21.	Site adjoins the land proposed for 51 homes and community facilities.
16/00871/DETA IL	Land rear of White Hart Inn Harwich Road Wix Manningtree Essex CO11 2SA	616862 (E) 228494 (N)	0.46ha	10 dwellings as per the detailed consent.	UNDER CONSTRUCTION Outline planning permission granted in July 2013. Variation to outline granted in November 2019. Reserved matters granted in November 2016 and physical start made on site.	No overriding or irrevolvable issues.	No overriding or irrevolvable issues.	No overriding or irrevolvable issues.	No overriding or irrevolvable issues.	No overriding or irrevolvable issues.	✓	✓	Physical start on site and variation to permission suggests development might take place within years 1-5. Completion in year 5 assumed for now, but likely to be earlier.	Development understood to have a physical start.
17/00090/FUL	Land adjacent Morton House Station Road Thorington Essex CO7 8JA	609103 (E) 220739 (N)	0.97ha	10 bungalows as per the full consent.	UNDER CONSTRUCTION Development under construction but no completions up to 1 st April 2020.	No overriding or irrevolvable issues.	No overriding or irrevolvable issues.	No overriding or irrevolvable issues.	Site controlled by Scott Properties.	No issues raised during application or appeal process.	✓	✓	Development expected to deliver in 2020/21.	Bungalow scheme under construction.

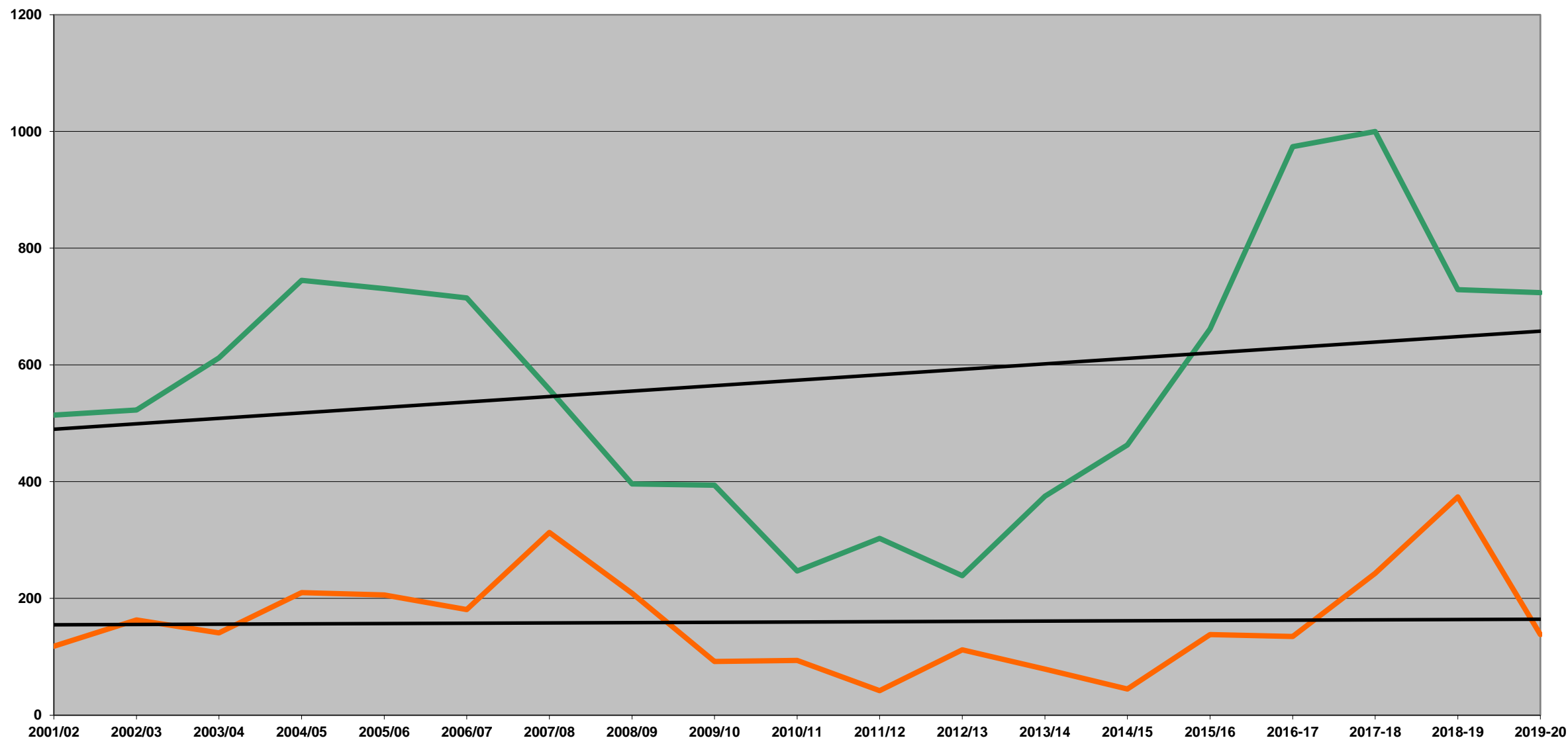
Appendix 2: Assessment of Small Sites and Windfalls

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

On 1st April 2017 (the last statistical base that is reflected in the 2017 publication draft 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 974 homes. This reflected a steep increase in the number of planning permissions granted between 2012 and 2017 following the publication of the National Planning Policy Framework and the Council’s application of the ‘presumption in favour of sustainable development’ through a period of time when it was unable to identify a 5-year supply of deliverable housing sites. Planning permissions for housing on small sites have continued to be granted since 2017 and the updated figure at 1st April 2020 stands at 724 dwellings with 755 dwellings having been completed in the last three years (an average of just over 250 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 724 dwellings with planning permission on 1st April 2020 would actually all be built. In reality sites often gain planning permission for residential development and these can remain unimplemented for many years. It is therefore better to formulate an estimate of how many dwellings are likely to be built on small sites looking at the trends in both the supply of small housing sites and their delivery. The following graph shows, for the period between 1st April 2001 and 31st March 2020, 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 2020



This graph shows for each year between 2001 and 2020 the number of dwelling completions on small sites and the potential number of dwellings that could be delivered on small sites with outstanding residential planning permissions. The black lines indicate that the trend for each of these measures which over the 19 year period have both been gently upwards, 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 19

years, on average, the level of dwelling capacity has grown at a rate of approximately 10 dwellings per year and the ratio of outstanding dwelling potential to actual dwelling completions has been around 1 to 4. 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.

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 years 1-5 (2020/21 to 2024/25) a rapid decline in available supply (of around 60 units per annum) is assumed, and from year 6 to the end of the plan period (2025/26 to 2032/33) a slower decline of 30 a year is applied. In a sense, the decline in supply might be expected if the next 13 years to the end of the plan period sees a general repeat of the ‘economic cycle’ of the last 19 years. With the impact of the 2020 COVID-19 outbreak likely to trigger an economic downturn, it would not be unreasonable to assume that small site dwelling completions will level off and begin to diminish over the remainder of the plan period.

Projected dwelling completions on small sites (with a capacity of 9 or fewer dwellings) 2020-2033

Year	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
Projected dwelling potential of small sites (reducing by 60 a year in years 1 to 5 and by 30 a year thereafter)	664	604	544	484	424	394	364	334	304	274	244	214	184
Projected dwelling completions on small sites (one quarter of the figure above).	166	151	136	121	106	99	91	84	76	69	61	54	46
Cumulative dwelling completions on small sites (31st March 2020 base date)	166	317	453	574	680	779	870	954	1,030	1,099	1,160	1,214	1,260

The small sites/windfall figure of 1,399 set out in the publication draft Local Plan in 2017 was based on a similarly calculated projection first published in the Council’s 2017 SHLAA. In that 2017 projection, the years 2017/18, 2018/19 and 2019/20 were predicted to yield 204, 179 and 154 (net) dwelling completions on small sites respectively, an average of 179 per annum. In reality, the actual completions on small sites for those three years was 243, 374 and 138 (net) – an average of 252 per annum, and around 75 a year higher than originally estimated*. This indicates that, if anything, the Council’s projections were overly pessimistic – particularly given that the supply of small sites obtaining planning permission for housing on small sites has remained above 700 dwellings (724 at 1st April 2020). In the 2018 and 2019 updates to the SHLAA, the Council chose not to ‘re-calibrate’ the figures in the small sites/windfall projection; but because the evidence from the last three years is so clear that a higher number of dwellings on small sites is likely to be achieved over the remainder of the plan period than originally estimated, a recalculation has been included in the 2020 SHLAA as set out above.

For the 13 year period 2020 to 2033 (the remainder of the plan period for the submitted Local Plan), the ‘re-calibrated’ cumulative figure for small site dwelling completions comes out at 1,260 (nearly 1,300) and, for the 5 year period 2020 to 2025, the cumulative figure is 680 dwellings (nearly 700) which can now be included within the updated calculation of five-year housing supply and the updated trajectory for the Local Plan period. Whilst they mark an increase on the projections included in the 2017, 2018 and 2019 versions of the SHLAA, the projected average for the five year period is 136 small sites completions per annum and the projected average for the 13 years of the remaining plan period is just 97 per annum (just under 100). Given the history of small sites dwelling completions in Tendring since 2001 set out in the chart above, the particularly strong delivery in the last three years and the fact that there are sites, with planning permission, at 1st April 2020 with the capacity for 724 units; the revised projection appears reasonable and easily achievable.

Furthermore, the 2019 National Planning Policy 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 deliverable, sites for housing 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. 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 724 dwellings with planning permission in the five-year supply. Therefore the projected five year contribution of 680 set out above is clearly justified and, if anything, conservative.

* The ‘actual outturn’ for the 2019/20 financial year, a net dwelling stock increase of 138 dwellings on small sites of 9 or fewer dwellings is lower (by just 16 units) than the original predicted outturn of 154. However, due to the need to restrict unnecessary travel during the COVID-19 outbreak, Officers of the Council were unable to undertake as comprehensive a survey of completions on small sites that, under normal conditions, would have included site visits. Instead, the outturn for dwelling completions on small sites for the 2019/20 financial year has relied purely on available desktop information including Building Control records and any other intelligence gathered from earlier in the financial year. As a result, the outturn for small site dwelling completions for 2019/20 is likely to be an under-estimate of the actual number of completions on the ground with any unaccounted completions likely to

be picked up when the exercise is repeated in April 2021. Whilst, as a result of the more limited survey, the outturn for 2019/20 alone falls slightly short of what had been previously predicted, Officers are confident that the actual delivery on the ground will have comfortably exceeded the prediction and, in any event, over the three years 2017/18, 2018/19 and 2019/20, the cumulative outturn was substantially above the predicted levels of delivery, by some 226 units.

Appendix 3: Assessment of emerging Local Plan Housing Allocations

Assessment of Clacton Local Plan housing allocations

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
SAMU3	'Oakwood Park' Land to The South of Holland Road Little Clacton Essex	618548 (E) 218698 (N)	53.80ha	918 dwellings as indicated by the promotor of the development in their latest concept plan and delivery statement.	Land allocated for a mixed-use development in the emerging Local Plan (Policy SAMU3) which includes housing, community facilities, a primary school and open space. The Local Plan currently indicates that the development will deliver 600 homes within the plan period to 2033 with a further 150 post 2033.	The need to secure pedestrian connection to the established built up area. Existing footpath runs through the centre of the site, but pedestrian access via the adjoining Flint Grange development of 250-300 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.	✓	X	2026 onwards Assumptions: Outline approval in 2022/23. Reserved matters approval 2023/24. Discharge of conditions in 2024/25, commencement in 2025/26 and completions from 2026/27. Following on from Phase 1. Assume additional two outlets to the development will enable 80 completions per annum, potentially more.	The developer is in the process of preparing an outline planning application having undertaken many of the necessary studies. Proposal not the subject of many substantive objectives following consultation on the Local Plan. The developer has indicated that the whole of the 918 dwellings can be delivered within the Local Plan period with three development outlets. The trajectory takes a more conservative estimate of approximately 435 in the plan period. Developer advises 417 bungalows to be delivered between 2020 and 2031 at a rate of between 35 and 40 per annum. 501 family homes to be delivered between 2024 and 2031, a rate of just over 70 a year across two development outlets. Trajectory assumes 40 bungalows a year 2026-2029 with development rates stepping up to 80 a year from 2029 as an additional two outlets into the Oakwood Park scheme are created for family housing.
SAMU2	'Hartley Gardens' Land between St. John's Road and Little Clacton Road Clacton on Sea Essex	616298 (E) 217060 (N)	68.00ha	1,700 dwellings as indicated in the emerging Local Plan.	Land allocated for a mixed-use development in the emerging Local Plan (Policy SAMU2) which includes housing, community facilities, primary school, open space and employment. The Local Plan currently indicates that the development will deliver 600 homes within the plan period to 2033 with a further 1,100 post 2033. It is proposed that the timescales need to be revised.	The proposed site will require a relief road on its northern boundary. This will be critical in the delivery of this large scale site. Currently there are overhead power lines running across the site. These will need to be grounded prior to development commencing.	Site unaffected by any ecological or landscape designations. Site outside of the flood zone. Two areas of copse woodland will need to be protected and incorporated into the scheme.	The development requires a link road between the A133 and B1027. Engagement with Anglian Water is required to address capacity issues within the waste water treatment works. Financial contributions will also be required for health care and education on or off site.	Land in multiple ownership but development being promoted by a consortium of owners, led by a new development firm. All individual landowners are supportive of the consortium approach. Because of the multitude of ownership, a master planned approach will be important and the trajectory needs to reflect the timescales for this.	Costs involved in the implementation of a new relief road will need to be addressed. However, it is understood that the developer deems the site viable and this is supported by the Council's evidence. Costs in regard to sewerage treatment works expansion will need to be considered and incorporated.	✓	X	2028 onwards Assumptions: First outline approval in 2024/25 following adoption of the Local Plan and the preparation of a master plan. First reserved matters approval 2025/26. Discharge of conditions 2026/27. Commencement 2027/28 with first completions in 2028/29. Development is essentially expected in the last five years of the Local Plan period, reflecting the scale and complexity of the scheme.	Previous planning agent indicated that all 1,700 homes are potentially deliverable within the plan period to 2033, but the Council has taken a conservative estimate for the purposes of the trajectory. This assumes that three access points to the development will be opened up via the relief road at different stages of the development. This allows for 30 completions a year between 2028 and 2031 from one outlet, 60 a year from 2031 via two outlets. This would deliver 210 of the 1,700 homes up to 2033 with a further 1,490 post 2033 or earlier if market conditions prove stronger than anticipated. The timing of the relief road will have a major bearing on overall delivery rates but it is intended that this be delivered early in the development to enable all outlets to be opened and to satisfy each of the principle landowners within the consortium.
MSA6	Land off Waterworks Drive, Clacton-on-Sea, Essex CO16 8AW.	615773 (E) 216219 (N)	2.19ha	90 dwellings based on pre-application discussions with site owners. Density would equate to around 40 dwellings per hectare.	This site is allocated in the emerging Local Plan. It is also allocated for housing in the adopted Local Plan.	Demolition and remediation will need to be carried out on site.	Site adjoins a Local Wildlife Site and ancient woodland.	No significant issues.	Water company continues to occupy and utilise the site.	Costs of removing existing buildings and infrastructure from site and cost of creating a suitable access. Previous viability studies have suggested that viability could be marginal. General housing market issues	✓	X	2025-2027 Assumes that there will some years in the short term whilst operations are relocated to an alternative site.	Site suitable for residential development but timing dependent on the relocation of the current operation. Development most likely in the middle part of the plan period.

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

Assessment of Harwich Local Plan housing allocations

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
MSA8	Land adjoining Harwich & Parkeston Football Club Main Road Harwich Essex CO12 4AA	625083 (E) 231332 (N)	1.9	48 dwellings on the Council-owned land only (not including the football club as currently shown in the Local Plan).	Part of the site including the car park and former isolation hospital site allocated for residential development in the adopted Local Plan. Whole site allocated for residential development in the emerging Local Plan (89 dwellings) on the condition of it complying with open space policies and relocating the football club. However, it is now understood that the football club is no longer actively seeking to relocate.	No irresolvable Issues as long as football club is relocated.	Old Vicarage Farmhouse Grade II south of site; Towel Hotel Grade II north east of site	No irresolvable issues.	The Council has been marketing the car park and isolation hospital site for development. The football club, until recently has been seeking to relocate.	Cost of demolition and land preparation and dependent on prevailing housing market conditions.	✓	✓	2025-2027 On the basis that it is only the land adjoining the football club that will be developed, the trajectory assumes development in the middle part of the plan period following marketing and sale of the land.	The Football Club is no longer actively seeking relocation therefore the likelihood of a comprehensive development across the site is low. The Council owned land adjoining the football club is however still available and has been marketed in the past for a potential development of 48 units. Consideration should be given to omitting the football club site from the allocation and reducing it 48 dwellings on the Council owned land only.
MSA7	Mayflower County Primary School Main Road Harwich Essex CO12 4AJ	624936 (E) 231411 (N)	0.4 ha	15 as indicated in the emerging Local Plan. This represents a gross density of 37 dwellings per hectare.	This site is allocated for residential development in both adopted and the emerging Local Plan. It was included in the adopted Local Plan at the request of Essex County Council and has been carried forward into the emerging plan.	No irresolvable Issues as long as staff car park is relocated.	No irresolvable issues.	No irresolvable issues.	Public ownership.	Dependent on prevailing housing market conditions.	✓	✓	Land has been allocated in the Local Plan for more than a decade with no approach the County Council to develop it. There is limited evidence to suggest that the site will deliver 15 homes in the plan period to 2033.	Urban site suitable for development and deliverable within the plan period subject to the operational requirements of the school being maintained. However, there is limited evidence to suggest that the County Council is seeking to bring a development forward. Consideration should be given to deallocating the site from the Local Plan and considering it as a potential windfall site if or when an application comes forward.

Assessment of Frinton and Walton Local Plan housing allocations

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

Assessment of Manningtree/Lawford/Mistley Local Plan housing allocations

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
SAMU1	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 emerging 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. However, whole site included in the emerging Local Plan as a mixed use allocation for 150 homes, 0.13ha of employment and leisure uses. 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. Consideration should be given to retaining the site as a mixed-use allocation in the Local Plan but placing no reliance, within the housing trajectory, upon 150 dwellings being delivered within the plan period.

Assessment of Brightlingsea Local Plan housing allocations

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

Assessment of Colchester Fringe Local Plan housing allocations

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	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 emerging Local Plan on an area that crosses the Tendring/Colchester administrative boundary.	Broad location for new Garden Community identified in Colchester and Tendring's emerging Local Plan. Proposal to be the subject of a specific Development Plan Document which will provide more detailed parameters and requirements for the development. Local Plan Inspector has confirmed that the proposal is sound and could deliver housing within the plan period, but the future of the Local Plan remains subject to the three North Essex Authorities considering modifications to the Plan in light of the Inspector's May 2020 letter.	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.	Multiple ownership but two main landowners with a developer (Mersea Homes) with an active interest. Councils exploring options for potential delivery vehicles if the proposal is proceed.	Viability tested by the Local Plan Inspector who has confirmed the proposal as being viable and deliverable.	✓	?	Planning Inspector has concluded that the development could potentially deliver 2,000 homes in the period to 2033 of which 1,000 (50%) would be attributed towards meeting Tendring's housing requirement, with the other 1,000 counting towards Colchester's requirement.	The Tendring Colchester Borders Garden Community is not expected to yield any dwelling completions in years 1-5 because it requires further planning through the preparation of a Development Plan Document. The North Essex Authorities will need to consider how to proceed with the examination of the Local Plan in light of the Inspector's conclusions that this is the only one of the three Garden Communities considered viable and deliverable.

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
MSA1	Land at Weeley Council Offices Thorpe Road Weeley, Essex CO16 9AJ	614889 (E) 222434 (N)	0.8 ha	24 dwellings as indicated in the emerging Local Plan.	This site is allocated in the emerging Local Plan for residential development.	The Council still operates a number of services from this site. These will need to be relocated before any application can be implemented.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	The Council owns this site. Development cannot take place until offices have been relocated to Clacton.	Potential costs involved in relocation of Council services and demolition of buildings on site.	✓	X	2025/26. Potential for development in the middle part of the plan period. Current assumption that development might follow on from development on adjoining land but could be earlier.	Redevelopment or conversion of site can only take place once Council operations have been relocated. This is expected to take place in 2020/21.

Appendix 4: Housing Trajectory Assumptions

Site Ref	Site name	Total capacity				YR1 2020/ 21	YR2 2021/ 22	YR3 2022/ 23	YR4 2023/ 24	YR5 2024/ 25	YR6 2025/ 26	YR7 2026/ 27	YR8 2027/ 28	YR9 2028/ 29	YR10 2029/ 30	YR11 2030/ 31	YR12 2031/ 32	YR13 2032 -33	Next plan	Notes	
CLACTON																					
17/01229/OUT	Rouses Farm (s106)	950				RM	DC/C	30	30	30	30	60	60	60	60	60	60	60	410	S106 agreement being finalised.	
18/01800/DETAIL	Flint Grange (Oakwood Park Phase 1)	250				C/15	30	30	40	50	60	25								Site being prepared ready for development.	
16/01250/OUT	Brook Park West	200				RM/ DC	C/20	30	30	30	30	30	30							Part of mixed-use development. RM application under consideration.	
15/01351/OUT	Sladbury's Lane	132									30	30	30	30	12					Development allowed on appeal.	
16/00421/FUL	Chicken Farm, Thorpe Road	80						26	27	27										Development aimed at the retirement market.	
16/01916/FUL	Coppins Court, Coppins Road	60				15	30	15												Supported living complex on former NHS site.	
16/01520/FUL	82 Jaywick Lane (U/C)	24 (of 41)					24													Planning application for smaller scheme on part of the site under consideration.	
19/00007/FUL	St Helena Hospice Site	40				DC	C	40												Town centre site with registered provider involved.	
18/00540/FUL	Rear of 683 St Johns Road	22				DC/C	11	11												To follow 15/00899/FUL.	
16/00921/FUL	23-27 Brooklands	15					15													Key regeneration scheme in Jaywick Sands.	
18/00662/FUL	Elm Farm, Little Clacton Road	14				14														Site under construction.	
15/00899/FUL	691-717 St. John's Road	10 (of 14)				10														Site under construction.	
14/01375/FUL	3 Marine Parade East	14					14													Site cleared ready for development.	
16/00920/FUL	32-37 Brooklands	13						13												Key regeneration scheme in Jaywick Sands.	
17/01964/OUT	R/o 522 St. John's Road	11									11									Local Plan allocation now a commitment.	
17/01030/FUL	Lotus Way/Tamarisk Way (U/C)	10				10														Council-led scheme nearing completion.	
11/00865/FUL	143-145 Kings Parade (U/C)	10				10														Nearing completion.	
LP Allocation SAMU3	Oakwood Park (Phase 2)	918					LPA	OUT	RM	DC	C	35	40	40	80	80	80	80	483	Outline application expected.	
LP Allocation SAMU2	Hartley Gardens	1,700							LPA	OUT	RM	DC	C	30	30	30	60	60	1,490	Long-term strategic development programme.	
LP Allocation MSA6	Waterworks Drive	90				LPA	OUT	RM	DC	C	30	30	30							Development to follow relocation of water works.	
LP Allocation MSA5	Station Gateway	60																		Deliverability uncertain.	
LP Allocation MSA2	Cotswold Road	12																		Deliverability uncertain.	
						74	144	195	127	137	191	210	190	160	182	170	200	200		Total for Clacton = 2,180	
HARWICH & DOVERCOURT																					
17/02168/OUT	Low Road	300				RM	DC	C/20	30	40	40	40	40	45	45					Local Plan allocation now a commitment.	
14/01431/OUT	Harwich Valley	297				RM	DC	C	20	20	20	20	20	20	20	20	20	20	97	Reserved matters under consideration.	
17/01909/OUT	Greenfield Farm	42									21	21								Local Plan allocation now a commitment.	
17/01658/FUL	Williamsburg Avenue	50				15	25	10												Site under construction.	
19/00917/OUT	South of Ramsey Road/East of Mayes Lane	41				RM/ DC	C/10	10	10	11										Committee resolution to grant planning permission. Site adjoins 19/00144/DETAIL for 14 units.	
19/00406/DETAIL	Brickfield Site, Parkeston	30				DC	C	15	15											Reserved matters application approved.	
17/01338/FUL	Cliff Hotel	20					DC	C	20											Mixed development of hotel and residential.	
19/00144/DETAIL	Michaelstowe Farm	14				14														Adjoins 19/00917/OUT for 41 units.	
LP Allocation MSA8	Land adjoining Harwich & Parkeston FC	48							FUL	DC/C	24	24								Development on adjoining land only.	
LP Allocation MSA7	Land at Mayflower Primary	15																		Deliverability uncertain.	
						29	35	55	95	71	105	105	60	65	65	20	20	20		Total for Harwich = 745	
FRINTON/WALTON/KIRBY CROSS																					
15/01234/OUT (RM)	Finches Park, Kirby Cross (U/C)	206 (of 253)				15	30	30	30	30	30	30	11							Under construction.	
15/01714/FUL	Hamford Park, Walton (U/C)	55 (of 216)				15	30	10												Under construction.	
16/00031/OUT	Turpins Farm, Frinton	210				RM	DC	C/20	40	40	40	40	30							Sites well located for shops, schools and facilities.	
19/01269/DETAIL	R/o 121-183 Thorpe Road, Kirby Cross	110				DC/C	20	30	30	30										Site acquired by Taylor Wimpey.	
19/01116/FUL	Martello Site (rear of supermarkets)	53				DC	C	26	27											To be delivered by a registered provider.	
17/01988/FUL	Kirby Road, Great Holland (s106)	41				DC/C	21	20												Over-55s development.	
16/01446/DETAIL	Orchard Gardens, Kirby Cross (U/C)	3 (of 26)				3														Under construction.	
17/02118/OUT	Martello Site (near Martello Tower)	10				RM	DC/C	10												Outline permission granted for bungalow scheme.	
18/01244/FUL	27-31 High Street, Walton	10				DC	C	10												Site immediately adjoins the Martello Tower.	
16/00538/FUL	88-90 Pole Barn Lane (U/C)	10																		Development stalled.	
LP Allocation MSA12	The Farm, Kirby Road	47							FUL	DC/C	30	17								Potential future phase of Hamford Park development.	
LP Allocation MSA11	Station Yard/Avon Works	40							FUL	DC/C	20	20								Part Council-owned site.	
LP Allocation MSA10	Southcliffe Trailer Park	15																		Deliverability uncertain.	
LP Allocation MSA9	Old Town Hall Site	15																		Deliverability uncertain.	
						33	101	156	127	100	120	107	41	0	0	0	0	0		Total for Frinton/Walton/Kirby Cross = 785	

Site Ref	Site name	Total capacity				YR1 2020/ 21	YR2 2021/ 22	YR3 2022/ 23	YR4 2023/ 24	YR5 2024/ 25	YR6 2025/ 26	YR7 2026/ 27	YR8 2027/ 28	YR9 2028/ 29	YR10 2029/ 30	YR11 2030/ 31	YR12 2031/ 32	YR13 2032 -33	Next plan	Notes	
<u>MANNINGTREE/LAWFORD/MISTLEY</u>																					
17/01181/OUT	Long Road/Clacton Road	485				RM	DC	C/20	20	20	30	30	30	30	30	40	40	40	155	Scheme of 485 dwellings allowed on appeal.	
15/00876/OUT (RM)	Lawford Green, Bromley Road (U/C)	309 (of 360)				15	20	20	20	20	30	30	30	30	30	40	24			Under construction	
17/00943/DETAIL	'River Reach', Harwich Road (Phase 1) (U/C)	74 (of 135)				15	30	29												Under construction.	
18/01994/OUT	'River Reach', Harwich Road (Phase 2)	100				RM	DC	C	30	30	30	10								Second phase allowed on appeal.	
15/01810/OUT	Stourview Avenue	70				RM	DC	C	20	20	20	10								Reserved matters application under consideration.	
17/00004/OUT	New Road	67				RM	DC/C	30	30	7										Variation to Outline consent under consideration.	
12/00427/FUL	Thorn Quay Warehouse (U/C)	45				DC	C	15	15	15										Warehouse demolished ready for development.	
LP Allocation SAMU1	EDME Maltings	150																		Deliverability uncertain.	
						30	50	114	135	112	110	80	60	60	60	80	64	40		Total for Manningtree/Lawford/Mistley = 995	
<u>BRIGHTLINGSEA</u>																					
17/01318/FUL	Colne Gardens (Phase 2)	92 (of 115)				15	30	30	17											Follows completed Phase 1 of development.	
						15	30	30	17	0	0	0	0	0	0	0	0	0		Total for Brightlingsea = 92	
<u>COLCHESTER FRINGE/GARDEN COMMUNITY</u>																					
17/00859/OUT	Bromley Road	145				RM/ DC	C/25	30	40	50										Allowed on appeal.	
17/01477/DETAIL	Avellana Place (Phase 2) (U/C)	23 (of 120)				15	8													Under construction.	
LP Allocation SP7	Tendring Colchester Borders Garden Community	7,000-9000					DPD	OUT	RM	DC/C	125	125	125	125	125	125	125	125	4k +	Long-term strategic development programme.	
						15	33	30	40	50	125	125	125	125	125	125	125	125		Total for Colchester Fringe = 1,168	
<u>ALRESFORD</u>																					
17/00565/DETAIL	Staunton Gate (south of Cockaynes Lane) (U/C)	14 (of 144)				14														Nearing completion.	
18/00367/FUL	North of Cockaynes Lane	84				DC/C	30	30	24											Development to follow Staunton Gate scheme.	
17/00658/DETAIL	St. Andrew's Road (U/C)	45				15	15	15												Under construction.	
						29	45	45	24	0	0	0	0	0	0	0	0	0		Total for Alresford = 143	
<u>ELMSTEAD MARKET</u>																					
16/01797/OUT	School Road East	62				RM/ DC	C	18	20	20	4									Reserved matters approval imminent.	
18/01863/DETAIL	Charity Field (U/C)	50				15	15	15	5											Under construction.	
18/01307/DETAIL	Tye Road	32				15	15	2												Development to start in 2020.	
18/01810/DETAIL	Meadow Close	20				DC/C	10	10												Reserved matters approved.	
18/01884/FUL	Church Road	41				DC	C		20	21										Approval of revised scheme for 41 dwellings imminent.	
						30	40	45	45	41	4	0	0	0	0	0	0	0		Total for Elmstead Market = 205	
<u>GREAT BENTLEY</u>																					
18/01981/DETAIL	Station Field	150				DC/C	20	30	30	30	30	10								Reserved matters approved.	
17/01881/OUT	Weeley Road	136				RM	DC	C/10	20	30	30	30	16							Allowed on appeal in 2020.	
16/01912/DETAIL	Admirals Farm Phase 1 (U/C)	45 (of 50)				15	20	10												Under construction.	
17/01759/DETAIL	Fusiliers Green (U/C)	21 (of 49)				14	7													Under construction.	
16/01999/OUT	Admirals Farm Phase 2	25				RM	DC/C	10	15											Second phase of Admirals Farm scheme.	
						29	47	60	65	60	60	40	16	0	0	0	0	0		Total for Great Bentley = 377	
<u>LITTLE CLACTON</u>																					
15/01550/OUT (RM)	West of The Street	98				DC/C	20	20	20	20	18									Reserved matters for first 18 plots approved. RM for remaining 80 plots under consideration.	
17/00790/FUL	R/o 59 & 61 London Road	30					DC/C	15	15											Local Plan allocation now a commitment.	
16/00427/OUT	24 The Street (Hayes)	10				RM	DC/C	10												Reserved matters under consideration.	
						0	20	45	35	20	18	0	0	0	0	0	0	0		Total for Little Clacton = 138	
<u>ST. OSYTH</u>																					
11/00333/OUT	Wellwick Field	190				RM	DC/C	16	30	30	30	30	30	24						Reserved matters under consideration.	
16/00656/FUL	Priory West Field (U/C)	49 (of 71)				15	20	14												Under construction.	
						15	20	30	30	30	30	30	30	24	0	0	0	0		Total for St. Osyth = 239	
<u>THORPE-LE-SOKEN</u>																					
17/01482/DETAIL	Henderson Park (U/C)	48 (of 98)				15	20	13												Under construction.	
16/00838/OUT	Frinton Road/Lifhouse Drive	49									25	24								Allowed on appeal. Revised application anticipated.	
13/01481/FUL	Abbey Gardens (U/C)	2 (of 40)				2														Nearing completion.	
18/00098/OUT	South of Frinton Road	10				RM	DC/C	10												Allowed on appeal (adjoins 16/00838/OUT).	
						17	20	23	0	0	25	24	0	0	0	0	0	0		Total for Thorpe = 109	

Site Ref	Site name	Total capacity				YR1 2020/ 21	YR2 2021/ 22	YR3 2022/ 23	YR4 2023/ 24	YR5 2024/ 25	YR6 2025/ 26	YR7 2026/ 27	YR8 2027/ 28	YR9 2028/ 29	YR10 2029/ 30	YR11 2030/ 31	YR12 2031/ 32	YR13 2032 -33	Next plan	Notes	
WEELEY																					
19/00524/OUT	Barleyfields	280				RM	DC/C	20	20	20	30	30	30	30	30	30	30	10		Outline approval.	
LP Allocation MSA1	TDC Council Offices	24							FUL	DC/C	24									Site current still operating as Council Offices.	
						0	0	20	20	20	54	30	30	30	30	30	30	10		Total for Weeley = 304	
SMALLER RURAL SETTLEMENTS																					
15/01080/OUT (RM)	Adj Great Oakley Primary School (U/C)	51					C/11	12/ RM Ph 2	14	14										Phase 1 reserved matters approval.	
18/00194/FUL	Tokely Road, Frating (U/C)	68				15	30	23												Under construction.	
16/01456/DETAIL	Millers Green, Weeley Heath (U/C)	13 (of 46)				13														Under construction.	
18/00163/FUL	Edwards Drive/Avocet Place, Thorrington	29				DC/C	15	14												Specialist bungalows for age 60+	
18/00974/DETAIL	Badley Hall Farm, Great Bromley (U/C)	4 (of 24)				4														Nearing completion.	
18/00678/DETAIL	Station Road, Wrabness	18				15	3													Reserved matters approved.	
18/01845/DETAIL	Break of Day, Great Oakley	11 (of 17)				11														Under construction.	
16/00871/DETAIL	White Hart, Wix (U/C)	10								10										Under construction.	
17/00090/FUL	Adj. Morton House, Station Road, Thorrington (U/C)	10				10														Under construction.	
						68	59	49	14	24	0	0	0	0	0	0	0	0		Total for smaller rural settlements = 214	
	Small Sites Windfall Allowance					166	151	136	121	106	99	91	84	76	69	61	54	46		Total for small/windfall sites = 1,260	
	TOTAL FIGURES					550	795	1033	895	771	941	842	636	540	531	486	493	441		TOTAL = 8,954	
						Five Year Supply = 4,044															

Key:

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

Appendix 5: Assessment of Alternative and Discounted Sites

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

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	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 currently promoting 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 emerging Local Plan but not specifically allocated for development. The land is however controlled by the Council who is exploring options for major residential-led development to assist in the regeneration of the area, which could include a wider area of greenfield land (20ha approx) currently beyond the settlement boundary (see site URB22).	The land is within Flood Zone 3 and any development would need to pass the Environment Agency's sequential and exceptions tests. Development would need to be flood resilient.	Land within flood zone 3. Suitability of development dependent on sequential and exceptions tests being addressed. Site is located within Coastal Protection Belt and Strategic Green Gap	Longer term impacts on education and health services and sewerage system. The regeneration of Jaywick is a multi-agency project with scope to secure public funding.	The Council controls the land in question and is actively promoting development as a means of bringing about regeneration in the area.	Low property values combined with high development costs in order to ensure flood resilience effect viability, development being promoted as a means of generating improvements which are expected to have a positive effect on property values in the medium to long term.	?	✓	The likelihood is that development will take place gradually over the plan period. Estimated 30 net completions per annum from 2024. Rate of development could be higher if regeneration takes off in the short to medium term.	Development likely to happen in phases throughout the course of the Local Plan period. The delivery of new housing designed to improve social conditions in the area whilst encouraging redevelopment of existing poor-quality accommodation. Intention is to reduce the number of unsuitable properties in the existing stock of Brooklands and Grasslands in the long term.
SDB4	Land north of Brook Park West (Potential Phase 2), A133, Clacton on Sea Essex	616490 (E) 217412 (N)	12 ha	150 dwellings. On the basis that 6.8 ha of the 15.9 ha Brook Park West development is proposed for 200 homes i.e. 43% of the site area at a density of around 30 dwellings per hectare. Applying this ratio and density to the remaining 12 ha site gives approximately 150 dwellings.	Land contained within the settlement development boundary in the emerging Local Plan, lies north of approved Brook Park West scheme and in the same ownership.	Development could only realistically be accessed via the development on Brook Park West otherwise a further roundabout onto the A133 would be required.	No overriding or irresolvable issues.	No significant issues subject to the completion of a satisfactory legal agreement to secure school places and health provision.	Land controlled by the same landowner/devel oper as the approved Brook Park West scheme.	Dependent on prevailing housing market conditions.	?	X	If there is to be a potential Phase 2 to Brook Park West, further residential development could take place from 2027/28 as Phase 1 is completed.	The landowner is not actively promoting a second phase of development through the Local Plan or through a planning application, but as the site is included within the settlement development boundary and is enveloped by the proposed Hartley Gardens scheme, a second phase of development is a real possibility if the Brook West scheme is a success. Consideration could be given to including this land in the wider Hartley Gardens allocation to ensure a comprehensive approach.
SDB5	Foots Farm (South) Thorpe Road Clacton-on-Sea Essex CO15 4QD	617830 (E) 218019 (N)	5.4 ha.	100 dwellings based on a gross density of 20 dwellings per hectare.	The site was allocated as an employment site in the 2007 Adopted Local Plan. In emerging Local Plan, the site is within the defined settlement development boundaries but not allocated for a specific use. Part of site subject of current application 20/00065/FUL for 9 bungalows, yet to be determined.	No irresolvable outstanding issues.	Subject to appropriate ecological mitigation and access. This site has potential to be suitable for residential development.	No significant issues subject to the completion of a satisfactory legal agreement.	The land was previously used for a horse riding centre. It is now understood that this has abated.	Dependent on prevailing housing market conditions.	?	✓	Any application would need likely follow adoption of the new Local Plan. If the site were to gain outline permission in 2021/22, there could conceivably be development from 2025.	There are local concerns about development in this location on ecological grounds which would need to be addressed as part of any development proposal. Land is being promoted for inclusion as an allocation in the Local Plan. Land north of Cenenary Way, which is also part of Foots Farm is the subject of a planning application for 245 units.

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SDB6	Crossways Garden Centre, Thorpe Road Clacton-on-Sea Essex CO16 9RZ	618002 (E) 218731 (N)	0.86 ha	21 dwellings based on a current planning application.	The site is inside the Settlement Development Boundary but not allocated for any particular use in the submission draft Local Plan. Land to the north and south has obtained permission for residential development and the site is the subject of a current, but yet to be determined planning application (19/01598/FUL).	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.	No irresolvable outstanding issues	It may be beneficial for the owner of this site to work in conjunction with the owner of the Oakwood Park site to create a coherent development.	Costs involved in removing existing structures from the site. Delivery dependent on prevailing housing market conditions.	?	✓	If planning consent is granted in early 2020/21, it is conceivable that development will take place from 2021 or 2022.	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.
SDB7	'Oakwood Park (Potential Phase 3)' Land to The South of Holland Road Little Clacton Essex	619339 (E) 218631 (N)	11.6 ha	200 dwellings based on a current planning application.	The site is within the Settlement Development Boundary as shown in the emerging local Plan and lies immediately adjacent to the Oakwood Park (Phase 2) allocation. The site is not specifically allocated for development itself but is the subject of a current, but yet to be determined outline planning application (19/00495/OUT).	Without the Phase 2 Oakwood Park scheme in place, there could be issues obtaining a suitable pedestrian and vehicular access and the development would be isolated.	Sladbury's Old House Grade II south east of site; Cartlodge opposite and approximately 30 metres north west of Sladbury's Old House Grade II south east of site.	In conjunction with the larger Phase 2 Oakwood Park site, Phase 3 would have no irresolvable infrastructure issues.	Land actively promoted through Local Plan representations by its owners and development company Gladman Homes. The current application has been submitted by the owners.	Dependent upon prevailing housing market conditions and the success or otherwise of earlier phases of Oakwood Park.	✓	✓	With Phase 2 of Oakwood Park expected to continue into the next plan period beyond 2033, it is assumed that any Phase 3 will be more likely to take place in the next plan period. It is questionable if it would be sensible to allow development to proceed ahead of Phase 2.	Development acceptable, 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 2033.
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 adopted Local Plan of 2007. Currently shown in the emerging 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 no likely until at least 2023/24..	Development is envisaged through the Harwich masterplan. However, delivery is dependent upon a number of economic and physical factors. Relocation of the existing operation to Harwich International Port would be required to ensure no loss of employment in the Harwich area. A decision on the current planning application is likely in mid 2020.
SDB9	Land By The Railway Line Ferndale Road Harwich Essex CO12 3BP	625973 (E) 232280 (N)	0.35 ha	13 dwellings based on the earlier lapsed planning permission.	Application 11/00301/FUL for 13 dwellings was approved but has subsequently been unimplemented and has lapsed.	Access via tight historic roads and the site area itself is irregular and options for layout are limited.	Site adjacent to conservation area with numerous Listed Buildings in close proximity. .	No overriding or irresolvable issues.	No irresolvable issues.	Need to achieve flood resilience within development and located in a part of Harwich with lower property values. The site is subject of a lapsed planning permission. This would indicate a potential viability issue.	✓	✓	If market conditions could improve to a level that makes a scheme viable, it could be delivered relatively quickly. However lapsed consent suggests development might be unlikely.	Land suitable for development as established through previous grant of planning permission. Delivery uncertain due to lapse of permission and prevailing housing market conditions.
SDB10	Land opposite Public Gardens, Barrack Lane, Harwich	625981 (E) 231754 (N)	0.9 ha	28 dwellings as indicated in the 2007 adopted Local Plan.	Designated in the 2007 Adopted Local Plan for mixed use development.	Site contains various community uses that would need to be incorporated into a new mixed-use development.	Conservation Area; protected Open Space. Numerous Listed Buildings within close proximity to the site.	No overriding or irresolvable issues.	Council owned site but there are numerous leaseholders and tenants involved in the running of existing community facilities.	Costs involved in achieving an appropriate mixed development that provides for community uses.	?	X	There are a range of complicated leasehold arrangements and a lack of public support for redevelopment. It is assumed that a scheme will not deliver within the plan period.	Development would need to incorporate or relocate community uses. This complexity would suggest deliverability only achievable in latter part of the plan period. Proposal was locally contentious when considered as part of the Local Plan.

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SDB11	Durite Works Valley Road Dovercourt Harwich Essex CO12 4RX	622772 (E) 230863 (N)	1.19 ha	32 dwellings based on a density of 27 dwellings per hectare.	Protected employment site	Vicarage Farmhouse Grade II east of site; Rockhaven Grade II south east of site.	Adjacent to Coastal Protection Belt and Local Green Gap	No irresolvable Issues subject to a satisfactory s106 agreement.	Site continues to operate viably in its existing business use.	Cost of clearing and remediating land combined with the existing land use value will impact upon viability of any proposal for redevelopment.	X	X	Site best retained in employment use for the plan period.	Land best retained in employment use unless a similar scheme to that at SATO is proposed, which secured a new factory for the business to remain on site.
SDB12	St Johns Nursery Site 700 St Johns Road Earls Hall Drive Clacton On Sea Essex CO16 8BJ	614605 (E) 215904 (N)	7.49ha	195 dwellings as per the refused planning application.	Site subject of outline planning application 18/01779/FUL for 195 dwellings with commercial units which was refused by the Planning Committee in February 2020. Reasons for refusal related to the highway impact, the proposed access arrangements and the impact on neighbours and the character of the area.	The site is currently occupied by an operational nursery. Existing property would need to be removed to ensure an appropriate access.	Given the current use of the site, the environmental constraints are fairly limited but care would need to be taken to keep landscape and heritage impacts to a minimum.	Vehicular access would need to be achieved through property demolition. Other matters could be satisfactorily addressed through s106 contributions.	Ownership issues, including property required for access are understood to be resolved.	Cost of clearing and remediating land combined with the existing land use value will impact upon viability of any proposal for redevelopment. There may need to a financial contribution to mitigate the loss of an employment use.	X	X	With the recent planning application refused on numerous grounds, the applicants have appealed against the Council's decision. If an appeal was allowed in 2020/21, commencement might be possible by 2023/24.	The existing nursery and its retail operation (including its annual Winter Wonderland) has been operating without proper planning permission and this has caused significant concern locally, particularly in relation to traffic. Council exploring opportunity to legally relocate existing commercial activities. However, following the Council's decision to refuse planning permission for a residential-led scheme on the existing site, it is uncertain if this site will come forward for redevelopment.
SDB14	88-92 Oxford Road Clacton On Sea Essex CO15 3TH	617834 (E) 215878 (N)	0.16ha	10 dwellings based on a current, yet to be determined, planning application.	Site subject of a current planning application 19/00167/OUT for 10 flats and 3 commercial units which is yet to be determined.	Existing commercial development would need to be removed from the site to allow redevelopment but commercial units would be incorporated.	The site is within a built up area where there would be limited environmental issues. Proximity to the railway line may have noise implications that would have to be factored into the development.	Infrastructure impacts could be mitigated through s106 contributions if development were to be permitted.	Site controlled by the current tyre company.	Cost of demolishing existing buildings combined with the relatively low sale value of residential property in central Clacton.	?	X	If permission was granted in 2020/21, it might be feasible for development to take place in 2024/25 following reserved matters approval, discharge of conditions and clearance of site.	Applications for similar schemes at 112-118 Oxford Road were refused by the Council and dismissed on appeal. The Oxford Road Industrial Estate is a designated employment area and the priority will be to ensure that employment is promoted and retained.
SDB15	Rumours Night Club 50 Rosemary Road Clacton On Sea Essex CO15 1PB	617606 (E) 214831 (N)	0.09ha	16 dwellings based on a current, yet to be determined planning application and a previous lapsed consent.	Site subject of a current planning application 19/00003/FUL which is yet to be determined. Full permission for the same scheme previous granted in October 2015 but was allowed to lapse in October 2018.	Conversion of existing building as opposed to new-build.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Unknown.	Assumed that there are viability issues given the lack of any progress in implementing the previous consent.	✓	✓	No indications that the owners intend to carry out the development. Assumed (for now) that development might take place from 2023/24 if new application is approved.	Uncertain as to whether the development will take place. Previous planning permission lapsed in October 2018. Current application yet to be determined. Site identified as a possible location for an arts facility as part of the Council's bid to the government's Future High Streets Fund.
SDB17	71 Brooklands Jaywick Clacton On Sea Essex CO15 2JG	614512 (E) 212832 (N)	0.06ha	12 dwellings based on a current, yet to be determined, planning application. 10 dwellings net, taking into account loss of two existing bungalows.	Site subject of a current planning application 18/01289/FUL for a 12 flats following demolition of existing bungalows. Application yet to be determined.	Two bungalows would need to be demolished. Site lies within flood zone and development would need to be built to a flood-resilient specification.	Flood risk issues require that no living accommodation be provided on ground floor.	No overriding or irresolvable issues.	Not understood to be overriding or irresolvable issues.	Low property values in the Jaywick area at present, but conditions improving as regeneration takes place in the area. High development costs involved in ensuring flood-resilient design.	✓	?	If permission was granted in 2020/21, it might be feasible for development to take place in 2023/24 following discharge of conditions and clearance of site.	Decision on current application likely to be made in 2019/20. Site well within the built up area and close to the seafront. Council encouraging the redevelopment of parts of Jaywick Sands to help facilitate its long-term regeneration.
SDB18	Sato UK Limited Valley Road Dovercourt Harwich Essex CO12 4RR	622700 (E) 230700 (N)	1.19ha	42 dwellings based on refused planning application that is currently the subject of an appeal.	Outline permission (18/02109/OUT) refused Jan 2020. Appeal has been lodged (20/00020/REFUSE). Site previously had permission for 38 dwellings but this was allowed to lapse.	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 and will need to be resolved through the appeal process.	?	✓	Delivery uncertain. Previous consent was allowed to lapse and new application now subject of an appeal. Development assumed from 2025/26 and not deliverable within five years.	Delivery of new housing wholly dependent on the time it takes for the new factory to come into full operation and for the former factory on the site to be vacated and demolished. Current application (subject of appeal) seeks to extend the life of the planning permission which lapsed in May 2019.

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SDB20	Affinity Water Ltd Mill Hill Manningtree Essex CO11 2AZ	610465 (E) 231587 (N)	2.1ha	90 dwellings based on indicative ideas for the potential development of the site.	Site located within the settlement development boundary of the emerging Local Plan but not subject of any specific allocations.	Existing operations would need to relocate and many historic building would need to be retained.	Site contains a number of buildings of historic value which would be desirable to retain within any scheme. Pond on the site has developed into an area of ecological value.	No irresolvable Issues subject to making necessary contributions to education and health through s106 or CIL.	Site controlled by the water company.	Careful consideration is needed in regard to the cost of conversion and/or alterations to listed buildings on site.	?	X	2026-2029 Assumes that there will some years in the short term whilst operations are relocated to an alternative site.	Site suitable for residential development as long as historic buildings are retained within the scheme. Timing dependent on the relocation of the current operation. Development most likely in the middle part of the plan period.

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

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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 is 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 emerging Local Plan having been included in the earlier preferred options draft.	Land forms part of the setting of Grade 1 Listed church.	St Michael's Grade 1 listed church to the north west. A planning application for development on land west of Mayes Lane was dismissed on appeal over concerns about this impact. Due to the appeal decision at Mayes Lane, this land is not proposed for inclusion within the Settlement Development Boundary.	No irresolvable Issues subject to a satisfactory s106 agreement.	The site is being promoted by the landowner for inclusion in the Local Plan.	Viability mainly dependent on prevailing housing market conditions i.e. sales values.	?	✓	If the developer's objections to the Local Plan were upheld by the Inspector and outline planning permission were granted in 2021/22 development could potentially take place from 2024/25.	Site has potential to deliver housing within the plan period. However, the setting of the Grade 1 listed church is a particular issue in terms of the suitability of the site.
URB4	Land to The South of Low Road Dovercourt Essex CO12 3TS	623784 (E) 229955 (N)	16.2 ha	390 dwellings at a density of around 24 dwellings per hectare.	Outside of the Settlement Development Boundary in the emerging Local Plan. Subject of a current planning application 19/00838/OUT for a Chalet Park for holiday use with shop and pub/restaurant, yet to be determined.	Flood Risk affecting a large area of the site.	Flood risk; Coastal Protection Belt – landscape sensitivity is more of an issue in this location.	No irresolvable Issues subject to a satisfactory s106 agreement.	Ownership unknown.	Costs involved in ensuring development is flood resilient.	X	✓	Land not being promoted for inclusion in the Local Plan for housing. Landowner seeking consent for a Chalet Park for holiday use.	Land not suitable for residential use. However, holiday use with occupancy restrictions and flood resilience measures is an alternative option being considered by the landowners through the current planning application.

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URB5	Land west of Low Road and south of Oakley Road, Dovercourt/Little Oakley	623204 (E) 230199 (N)	63 ha	1,415 based on a density of 22 dwellings per hectare.	Site lies outside of the settlement development boundary of the Local Plan. Was assessed as part of initial sieving exercise to inform the preparation of the Local Plan.	Millbank Grade II north of site; Foulton Hall Farmhouse Grade II south east of site	Site lies within the Coastal Protection Belt in the 2017 submission Draft Local Plan but landscape sensitivity is more of an issue towards the south. Suitable landscaping would be required.	Development on this scale would require significant new infrastructure including new schools.	Landowners considering chalet park development as opposed to residential – given flood risk issues.	Dependent on prevailing housing market conditions.	X	?	Land not being promoted for inclusion in the Local Plan for housing.	Sensitive location in landscape and environmental terms and not being actively promoted for residential development. Deliverability of any homes unlikely within the plan period.
URB6	Walton Mere Mill Lane Walton On The Naze Essex CO14 8PE	625382 (E) 222254 (N)	15.8 ha	129 dwellings as per the previous planning application.	Planning application for mixed use development (11/01062/OUT) including for up to 129 dwellings, a care home, a health centre, shops and yacht haven withdrawn by the applicant following strong local objection. Site was identified as a potential regeneration opportunity in the Walton Regeneration Framework.	The site is a Mere, much of which would need to be reclaimed from the sea to enable development.	St Dominics Grade II east of site. Local Wildlife site and Hamford Waters adjoins site. Hamford water has a considerable amount of environmental designations.	Significant improvements to surrounding streets required to accommodate scale of development.	Owned by Titchmarsh Marina.	Substantial costs in land preparation and flood defences. Scale of development would need to be sufficient to cover these costs whilst ensuring a form of development that meets the regeneration objectives of the area in a sympathetic 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 is being promoted through the Local Plan process. Currently lies outside but abutting the settlement development boundary in the emerging Local Plan. Planning application 18/01098/OUT refused by the Council in October 2018 on technical design, ecological and highways matters.	Narrow historic streets in surrounding area and land may need raising to bring it out of the flood zone.	In the coastal protection belt. Part of the site is in the Flood Zone. Adjacent to: National Nature Reserve; Site of Special Scientific Interest; Ramsar site; Special Protection Area.	Significant improvements to surrounding streets required to accommodate scale of development.	Land is actively being promoted by landowners.	Cost of addressing flood risk causes concerns and achieving density of development which is viable and appropriate for area.	?	✓	Serious questions over the suitability of this land for residential development. No completions assumed for the plan period.	To comply with sequential and exceptions tests in respect of flood risk, development would have to be justified by its positive impacts on regeneration. Deliverability of a viable scheme is uncertain.
URB8	Land east of Mill Lane (Adjoining Walton Mere), Walton on the Naze, Essex	625326 (E) 221911 (N)	0.34 ha	20 as suggested by the site promoter – a higher density waterfront scheme.	Site is being promoted through the Local Plan process. Currently lies outside but abutting the settlement development boundary in the emerging Local Plan.	Narrow historic streets in surrounding area and land may need raising to bring it out of the flood zone.	In the coastal protection belt. Part of the site is in the Flood Zone. Adjacent to: National Nature Reserve; Site of Special Scientific Interest; Ramsar site; Special Protection Area.	Significant improvements to surrounding streets required to accommodate scale of development.	Land being actively promoted by its owner.	Cost of addressing flood risk causes concerns and achieving density of development which is viable and appropriate for area.	?	✓	Serious questions over the suitability of this land for residential development. No completions assumed for the plan period.	Proposal raises concerns about impact on international wildlife designation. Any such proposal is best considered by its individual merits and must be accompanied by detailed environmental assessment, habitat regulation assessment and flood risk assessment.
URB9	Land west of Old Hall Lane, Walton on the Naze, Essex	626041 (E) 223516 (N)	20 ha	400 dwellings at a density of 20 dwellings per hectare.	Site lies outside of the settlement development boundary of the Local Plan. Was assessed as part of initial sieving exercise to inform the preparation of the Local Plan.	Earmarked as a location for managed realignment in the Shoreline Management Plan.	Major landscape sensitivity issues as site is within the Coastal Protection Belt in the 2017 Draft Local Plan and is a very exposed site.	Development would need to contribute towards the expansion of existing schools.	Unknown.	Securing appropriate access. Dependent on prevailing housing market conditions.	X	?	Land not being promoted for inclusion in the Local Plan for housing. Development unlikely within the plan period.	Unsuitable for residential development due to its sensitive location.
URB10	Land north west of the Martello Caravan Park, north of Lowe Chase, Walton-on-the-Naze, Essex CO14 8SG.	624698 (E) 222103 (N)	5.26 ha	120 dwellings at a gross density of around 23 dwellings per hectare.	Not being promoted. Initially assessed as part of 2014 SHLAA. Land outside of the settlement development boundary in the emerging plan.	No obvious suitable means of vehicular access other than through the adjoining Martello Caravan Park. Part of site within flood zone.	Possible landscape sensitivity issues as site is within the Coastal Protection Belt in the 2017 submission Draft Local Plan.	Development would need to contribute towards the expansion of existing schools.	Land understood to be owned by the original freeholders of the adjoining Martello development (Hamford Park).	Contribution towards new infrastructure and general housing market issues may affect viability.	?	?	If development were to happen, it is most likely to follow completion of Hamford Park development from 2023/24 as a further phase.	On its own not considered to be suitable due to lack of access but there is potential for it to be considered with adjoining Hamford Park scheme. Timing dependent on the delivery of the remainder of Hamford Park. Careful landscaping and design required to minimise landscape impacts.
URB11	Land off First Avenue, east of the Cricket Club, Frinton on Sea, Essex	623060 (E) 219969 (N)	2.97 ha	60 dwellings at a density of 20 dwellings per hectare.	Site outside of settlement development boundary in emerging Local Plan and protected for recreational use. Previously promoted for inclusion in the Local Plan but no current objection to the plan.	The Council is unsure if the site has suitable topography for development.	Adjacent to Conservation Area. The site is designated Green Space	No irresolvable outstanding issues.	Unknown. The site was promoted in 2015 but not promoted since.	Dependent on prevailing housing market conditions.	X	?	Land not being promoted for inclusion in the Local Plan for housing. Development unlikely within the plan period.	Land not being actively promoted for development at the present time. Landscape impact issues.

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URB12	Land at rear of 185 Thorpe Road, Kirby Cross, Essex	620664 (E) 221010 (N)	2.4 ha	55 dwellings at a density of 23 dwellings per hectare.	Site is being promoted for inclusion in the Local Plan. However, outline planning permission has been granted, on a small portion of the site, for five dwellings (19/01054/OUT).	Access issues.	White Ladies Grade II north of site; Blue House Farmhouse Grade II north of site; 178 Thorpe Road Grade II, north of site.	No irresolvable outstanding issues.	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. It is considered unlikely that a larger scheme is deliverable within the plan period.	Potential location for development although located at the extremity of the urban settlement. A considerable distance from services and facilities especially compared to other comparable sites nearby. The grant of permission for five dwellings on the site, accessed between existing dwellings, suggests that the landowner is not likely to actively pursue a larger development.
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 being 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.
URB15	Land off Samsons Road, Brightlingsea	608461 (E) 218210 (N)	2.7 ha	67 based on a density of 25 dwellings per hectare.	Site lies outside of the settlement development boundary of the Local Plan. Was assessed as part of initial sieving exercise to inform the preparation of the Local Plan.	North east of site is Morses Farmhouse Grade II	Site lies within Coastal protection belt designed to protect the undeveloped landscape around the coast.	Development would need to contribute towards the expansion of existing schools and medical provision through s106. Brightlingsea is only served by an in/out road which makes for a problematic highway connection. With limited bus services, and no rail, this situation is compounded.	Site promoted at preferred options stage by Hills Group for inclusion in the Local Plan.	Dependent on prevailing housing market conditions.	?	?	Land not being promoted for inclusion in the Local Plan at publication stage and delivery within the plan period is considered unlikely.	Site poorly related to the built up area and would represent an illogical intrusion into the countryside.
URB16	Lower Farm East End Green Brightlingsea Colchester Essex CO7 0SX	609674 (E) 217092 (N)	32.9 ha	36 retirement living apartments and 5 detached farmstead houses (41 units in total), as proposed as part of a current planning application.	Mixed development being promoted for inclusion in the Local Plan. Land also now subject of current, yet to be determined, planning application 19/00188/FUL for a mixed-use tourist and residential scheme including 36 retirement living apartments, 5 farmstead houses and 104 holiday lodges.	North of site is Marsh Farm House Grade II; south east of site is East End Green Farmhouse Grade II	Close to SSSI land designation to the north and south. Adjacent to Local Wildlife Site. Within coastal protection boundary.	Some but sewerage needs work.	Land promoted by its owner for inclusion in the Local Plan and subject of current application.	Potential costs in land preparation given its previous use for extraction.	?	✓	If outline permission were granted in 2020/21 or after adoption of the Local Plan, development could take place from around 2025/26 or possibly earlier.	Site has potential to accommodate major tourism related development subject to addressing ecological, flood risk and access matters.

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URB17	Land north of Church Road, Brightlingsea	608258 (E) 218445 (N)	13.0 ha	230 dwellings based on a low density scheme of around 18 dwellings per hectare.	Site lies outside of the settlement development boundary of the Local Plan. Was assessed as part of initial sieving exercise to inform the preparation of the Local Plan.	Land adjoins the existing urban area but development would extend the settlement northwards away from its centre and the location of most services and facilities.	Land adjoins the existing urban area but development would extend the settlement northwards away from its centre and the location of most services and facilities. Potential adverse impacts on landscape character. Potential adverse impacts on the setting of All Saints church.	Development would need to contribute towards the expansion of existing schools. Brightlingsea is only served by an in/out road which makes for a problematic highway connection. With limited bus services, and no rail, this situation is compounded.	Unknown.	Dependent on prevailing housing market conditions.	?	?	Land not being promoted for inclusion in the Local Plan and delivery within the plan period is considered unlikely.	Land not being promoted for development and there are concerns about its impacts on the location.
URB18	Land at Brightlingsea Hall Farm, west of Church Road, Brightlingsea	605810 (E) 218386 (N)	17 ha	306 dwellings based on a low density scheme of around 18 dwellings per hectare.	Land being promoted for inclusion in the Local Plan by the landowner.	No overriding or irresolvable issues. However, as will all sites in Brightlingsea, there is only one point of access and egress to and from the town.	Potential for some biodiversity as neighbouring land contains former gravel pits and woodland, which is likely to be a habitat for wildlife. Northern part of site adjoins a Conservation Area around the Listed All Saints Church. .	Development would need to contribute towards the expansion of existing schools and medical provision through s106. Brightlingsea is only served by an in/out road which makes for a problematic highway connection. With limited bus services, and no rail, this situation is compounded.	Site promoted by its owners, Trinity College, Cambridge, for inclusion in the Local Plan.	Dependent on prevailing housing market condition and any costs of off-site highway works.	?	✓	If the landowner's objections to the Local Plan were upheld by the Inspector and outline planning permission were granted in 2021/22 development could potentially take place from 2025/26.	Concerns about its impacts on the location in terms of the sensitive landscapes around Brightlingsea and the setting of All Saint's Church.
URB19	Land west of Lodge Lane, Brightlingsea	607943 (E) 217457 (N)	9.0 ha	160 dwellings based on a low density scheme of around 18 dwellings per hectare.	Site lies outside of the settlement development boundary of the Local Plan. Was assessed as part of initial sieving exercise to inform the preparation of the Local Plan.	No irresolvable issues but access may be difficult to achieve unless access from the existing built up area to the east is possible.	Potential for some biodiversity as neighbouring land contains woodland, which is likely to be a habitat for wildlife.	Development would need to contribute towards the expansion of existing schools and medical provision through s106. Brightlingsea is only served by an in/out road which makes for a problematic highway connection. With limited bus services, and no rail, this situation is compounded.	Ownership unknown. Third party land may be required for access.	Costs involved in obtaining suitable access via third party land and dependent on prevailing housing market conditions.	X	X	Site not considered deliverable within the plan period to 2033.	No active interest in delivering development on this site combined with access problems and potential adverse environmental impacts.
URB20	Land 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. Planning application 20/00033/OUT for up to 13 dwellings submitted but yet to be determined.	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 2020/21, it is conceivable that the development could take place from 2024/25 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.

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URB21	Land at Plains Farm Plains Farm Close Ardleigh Colchester Essex CO7 7QU	602087 (E) 228644 (N)	8.84 ha	116 dwellings based on current planning application (19/01085/OUT) which is yet to be determined.	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 the landowner's objections to the Local Plan were upheld by the Inspector and outline planning permission were granted in 2020/21 development could potentially take place from 2024/25.	Possibility that a planning application might be submitted in 2019/20 given the strong progress of development on the adjoining Avellana Place site. Colchester Borough Council would be a key consultee in determining any application because the site is more closely related to the urban area of Colchester 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	Land adjacent to 2 Wivenhoe Road, Alresford	607326 (E) 221158 (N)	4.25 ha	85 at a density of 20 dwellings per hectare.	Land first submitted to the Council at the Preferred Options Call for sites. Land is not subject of a representation at publication stage.	It is unclear how access to the site would be possible.	Ancient woodland to south west; Milestone on south verge approximately 100 metres east of junction with Heath Road Grade II east of site	The site is located in a remote location. It is unclear how access to the site will be achieved. Land intrudes into sensitive open countryside.	Land is being promoted by the landowner.	Cost of access and dependent upon prevailing housing market conditions.	X	✓	Site not considered deliverable within the plan period to 2033.	While the land is being promoted by the owner, the landscape constraints and accessibility issues make the site undeliverable in the plan period. Land also poorly related to the established settlement. Existing permissions already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.
RSC2	Land at Tenpenny Farm, North of St Osyth Road Alresford Essex	606888 (E) 221747 (N)	3.34 ha	50 as per the planning application currently at appeal.	Application 16/00669/OUT for 50 dwellings was refused for being poorly related to existing settlement form and this decision was upheld on appeal.	Site is on the opposite side of St. Osyth Road from the main built up area containing local services and facilities.	Concern over landscape impact in this location.	S106 agreement submitted as part of appeal process.	Land is being promoted by the landowner	No issues were raised at application stage.	X	✓	The appeal has been dismissed and this location is not considered suitable for development.	The site has been subject of a refused planning application and subsequent dismissal on appeal. Development is unlikely to be acceptable any time during the plan period.
RSC3	Land South of Main Road Alresford Essex CO7 8DG	606407 (E) 222179 (N)	3.98ha	40 dwellings as proposed in the most recent refused planning application which is subject to appeal.	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.	No irresolvable outstanding issues	Concern over the impact on the countryside and local character.	No irresolvable outstanding issues	Land controlled by Go Homes.	No issues were raised at application stage.	X	✓	The application has been refused and dismissed on appeal due to its impact on local character so development not considered suitable.	Existing permissions already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village. This development was considered to be detrimental to the rural character of the area.

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RSC4	Land at the end of Orchards Close, Elmstead Market.	606466 (E) 224813 (N)	4.05 ha	100 dwellings at 25 dwellings per hectare.	Site promoted for inclusion in the Local Plan at preferred options stage.	No irresolvable outstanding issues	Lodge Farmhouse Grade II east of site; Barn approximately 30 metres south west of Lodge Farmhouse Grade II east of site	No irresolvable outstanding issues.	Land is being promoted by the landowner	Cost of securing suitable access and dependent upon prevailing housing market conditions.	X	?	Site not considered deliverable within the plan period to 2033.	Due to the location and nature of development, the proposal is considered to be unsuitable. The development would represent an illogical intrusion into the countryside. Existing permissions already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.
RSC5	Land north of Meadow Close and west of Holly Way, Elmstead Market, Essex CO7 7QR.	605806 (E) 224949 (N)	4.5 ha	72 dwellings on the basis of 80% of the site being developed at a density of 20 dwellings per hectare.	Site lies outside the settlement boundary of the emerging Local Plan but had been allocated in an earlier version to be met with strong local objection. Land is subject of an objection at publication stage.	No irresolvable issues– but there are local concerns about highway safety and suitability of Meadow Close for access.	No irresolvable issues.	No irresolvable issues subject to securing suitable s106 contributions.	No irresolvable Issues. Land controlled by the same owner as adjoining Meadow Close site.	General housing market issues and cost of providing a new primary school and other community infrastructure would affect viability.	?	✓	If permission were ever granted on this site, development would, at the earliest, follow on from the adjoining development off Meadow Close or Tye Road from 2023/24.	Development of this land higher contentious when suggested as part of the draft Local Plan in 2012. Existing permissions already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.
RSC6	Land to the north of Colchester Road and east of Tye Road	605639 (E) 224630 (N)	1.9 ha	30 dwellings on the basis of 80% of the site being developed at a density of 20 dwellings per hectare.	Whilst this land has not been submitted as part of the call for sites process, development exists to the north and east so this would form a logical extension.	No irresolvable issues.	No irresolvable issues.	No irresolvable issues.	Unknown.	Development would have to factor in joining up with the main road network.	?	X	If permission were ever granted on this site, development would, at the earliest, follow on from the adjoining development off Meadow Close or Tye Road from 2023/24.	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. Site is subject of current Local Plan representations. Sites RSC7, RSC8 and RSC9 were determined as a package of developments.	No overriding or irresolvable issues.	The Field House Grade II north of site; Gardens of Cottage at Rear of Field House Grade II north of site; Church of St Mary Grade I east of site; Great Bentley Hall Grade II east of site. East of site; adjacent to Conservation Area	No overriding or irresolvable issues subject to securing an appropriate s106 agreement for health and education provision.	Land controlled by developers City & Country.	No viability issues raised during the application or appeal process.	X	✓	Inspector's decision highlighted significant impacts arising from the development, in particular the setting of the listed Church. Development not considered suitable or deliverable.	Site subject of dismissed appeal where the Inspector identified significant harm to heritage assets around the village. Assumed that site will not be included in the Local Plan and that development will not come forward.
RSC8	Land to The North of Thorrington Road Great Bentley Colchester Essex CO7 8QD	610426 (E) 221828 (N)	3.2 ha	75 dwellings as per the 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.	Site subject of dismissed appeal where the Inspector identified significant harm to heritage assets and the landscape character around the village. Assumed that site will not be included in the Local Plan and that development will not come forward.

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RSC9	Land to The West of Plough Road Great Bentley Essex CO7 8LG	611200 (E) 221186 (N)	3.1 ha	75 dwellings as per the application currently subject of an appeal.	Applications 17/01097/OUT and 16/02127/OUT for 75 dwellings refused by the Council and later dismissed on appeal. Sites RSC7, RSC8 and RSC9 were determined as a package of developments. Developer has submitted a new application 19/00562/OUT for 75 dwellings on this site alone which was again redused by the Council. It is now subject to another appeal due to be determined mid 2020/21.	No overriding or irresolvable issues.	No overriding or irresolvable issues. Site does however comprise flat exposed land with limited landscape features.	No overriding or irresolvable issues subject to securing an appropriate s106 agreement for health and education provision.	Land controlled by developers City & Country.	Dependent upon prevailing housing market conditions.	?	✓	If the new appeal is allowed, development from 2024/25 would be possible – probably following development of Station Field to the east of Plough Road.	The previous appeal decision for this site suggests that negative impacts would be unacceptable and that the current application is unlikely to be supported. Of the three sites promoted by City & Country in Great Bentley, this one is arguably the least harmful in respect of impact on heritage assets.
RSC11	South of Station Field, East of Plough Road, Great Bentley	611438 (E) 221096 (N)	37 ha	500 dwellings based on around 80% of the site being developed at a density of 20 dwellings per hectare.	Land being promoted for inclusion in the Local Plan through representations at publication stage.	No irresolvable issues.	Significant landscape impacts and the potential coalescence of two settlements – Great Bentley and Aingers Green.	Scale of development would potentially require new school, health and other social infrastructure.	Land being actively promoted by its owner through the Local Plan process.	Dependent upon prevailing housing market conditions and any infrastructure requirements.	X	✓	Site not considered deliverable within the plan period to 2033. Major concerns over scales of development already proposed for the village.	The site was promoted as part of the Publication Draft Local Plan. Whilst the area has relatively few physical constraints, it is considered that the scale and situation of the development would go against the sustainable strategy advocated in the Local Plan and would lead to coalescence between villages. Existing permissions already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.
RSC12	Land at Progress Way, Little Clacton, Essex	616429 (E) 218210 (N)	3.3 ha	70 dwellings based on indicate proposals from the landowner.	Site lies beyond the settlement development boundary in the emerging Local Plan. Land previously promoted for inclusion in the Local Plan but is not the subject of a current representation to the publication draft.	It is unclear how access to the site would be possible 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 is being 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 2020/21, it might be conceivable – if permission were granted that development from 2025/26 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.
RSC13	Land West of Grove Road (east of Amerells Road)	616686 (E) 219949 (N)	4.37	87 dwellings at a density of 20 dwellings per hectare.	Site lies beyond the settlement development boundary in the emerging Local Plan. Land previously promoted for inclusion in the Local Plan but is not the subject of a current representation to the publication draft.	Potential ransom strip at entry to the site which affects access rights.	No overriding or irresolvable issues.	Contribution would be needed towards expansion of existing primary school.	Willing landowner, but access to site affected by possible ransom strip for which ownership has not been established..	Cost of resolving access issues.	?	?	If access issues could be resolved, development in the middle part of the plan period from 2024/25 could be possible.	Access issues would appear to impact up on the realistic deliverability of the site in the early part of the plan period. Existing permissions already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.
RSC14	Land South of Clacton Road and East of Rochford Road St Osyth Essex CO16 8PR	612967 (E) 215813 (N)	6.83 ha	100 dwellings based on a current planning application, yet to be determined.	Site lies beyond the settlement development boundary in the emerging Local Plan. Land previously promoted for inclusion in the Local Plan but is not the subject of a current representation to the publication draft. Current application 19/01946/OUT for up to 100 dwellings under consideration but yet to be determined.	No irresolvable Issues.	No irresolvable Issues. The impact on landscape character would be a key consideration in this falling location.	Cannot be accommodated without the provision of additional school and health capacity.	Bennett Homes have submitted the planning application and are likely to have an option on the land.	Dependent upon prevailing housing market conditions and any infrastructure requirements.	?	✓	If planning permission is granted, either by the Council or on appeal, it is likely that development would follow on from Bennett Homes other development in Alresford – potentially from 2022/23.	The site has previously been submitted as part of the Local Plan process. However, this was in an older iteration of the plan. Existing permissions (associated with enabling development for St. Osyth Priory) 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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RSC15	Land south of Clacton Road, St. Osyth, Essex	613052 (E) 213891 (N)	4.6	70 dwellings based on applying a similar density of development to the adjoining site RSC14.	Site lies beyond the settlement development boundary in the emerging Local Plan. Land previously promoted for inclusion in the Local Plan but is not the subject of a current representation to the publication draft.	No irresolvable Issues	No irresolvable Issues	Cannot be accommodated without the provision of additional land or provision of a new school. Sewerage treatment is also likely to be an issue.	Land in same ownership as site RSC14 but not being promoted, at this time, for development through a planning application.	Contribution towards infrastructure and general housing market issues may affect viability.	?	X	If site were not excluded from the Local Plan, dwelling completions could be possible in the latter part of the plan period from 2026/27 following development at Folly Farm.	The site has previously been submitted as part of the Local Plan process. However, this was in an older iteration of the plan. Existing permissions (associated with enabling development for St. Osyth Priory) already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.
RSC16	Land north of the Lifehouse Spa and Hotel, Frinton Road, Essex CO16 0JD	618341 (E) 221763 (N)	3 ha	92 assisted living units as indicated in the refused planning application.	Planning application 17/00440/OUT proposed 92 assisted living or care home units on 3ha of land controlled by the owners of the Lifehouse spa. The application also included a health centre on neighbouring land and 200 homes, business units and car parking facility on other land in Station Road closer to Thorpe Station and Maltings. The applications were refused in 2017 and a re-submitted application 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	Land north of New Town Road	617819 (E) 222856 (N)	3.3 ha	60 at 18 dwellings per hectare.	Site lies outside of the settlement development boundary of the Local Plan. Was assessed as part of initial sieving exercise to inform the preparation of the Local Plan.	Access would be problematic as roads to the south are private, unmade roads. Unmade roads may cause problems due to load issue	Landscape impact is an issue to the north of the village.	Cannot be accommodated without the provision of additional land or provision of a new school.	No irresolvable issues.	General housing market issues, costs to upgrade roads and cost of providing a new primary school would affect viability.	X	?	Site not considered deliverable within the plan period to 2033.	Whilst the site represents a sensible and logical gap in the built up area for peripheral expansion of Thorpe-le-Soken (in theory) the scale of development would be contrary to the proposed spatial strategy for Rural Service Centres in the new version of the Local Plan. There are also major concerns about access and the primary school not being capable of expansion to accommodate additional development and so at this time the site is not considered to be suitable. Existing permissions already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.

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RSC18	Land off Lonsdale Road	618237 (E) 222890 (N)	4.3 ha	83 at 19 dwellings per hectare.	Site lies outside of the settlement development boundary of the Local Plan. Was assessed as part of initial sieving exercise to inform the preparation of the Local Plan.	Access would be problematic as roads to the south are private, unmade roads.	Landscape impact is an issue to the north of the village.	Cannot be accommodated without the provision of additional land or provision of a new school.	No irresolvable issues.	General housing market issues, costs to upgrade roads and cost of providing a new primary school would affect viability.	X	?	Site not considered deliverable within the plan period to 2033.	Whilst the site was promoted for development there has been no serious interest from the landowner or a developer. The suitability of this land is questionable due to concerns about access and landscape impact. Furthermore, the scale of development would be contrary to the proposed spatial strategy for Rural Service Centres in the new version of the Local Plan. There is also a major concern about the primary school not being capable of expansion to accommodate additional development and so at this time the site is not considered to be suitable. Existing permissions already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.
RSC19	Homestead Caravan Park, Thorpe Road, Weeley	615029 (E) 222576 (N)	1.5 ha	30 dwellings based on a density of 20 dwellings per hectare.	Site continues to operate as a holiday park. Land promoted through the Local Plan process. Outline planning permission (15/0737/OUT) granted for commercial development (B1) in August 2015. Land promoted for housing through the Local Plan.	No irresolvable issues but access to holiday park would need to be retained.	Dale Brow Grade II south east of site; Brook Farmhouse Grade II south east of site. On a designated caravan site	Potential cumulative impacts on transport, health, utilities and education infrastructure if coming forward alongside other sites.	Still operating as a viable caravan park and a single residential dwelling and there is planning permission for employment uses.	Costs of removing existing buildings and infrastructure from site, the need to contribute to new infrastructure and general housing market issues may affect viability.	X	X	Site most likely to continue in tourism/ employment use. No completions anticipated in plan period.	Site is currently operating as a viable caravan park to which Policy PP11 in the 2017 Draft Local Plan will apply and so is not currently deemed to be suitable. The requirements of that policy would need to be met before a residential scheme could sensibly be considered.
RSC20	Land behind Rainbow Nurseries, Thorpe Road, Weeley	614503 (E) 222589 (N)	4.3 ha	129 at 30 dwellings per hectare.	Site situated outside of the Settlement Development Boundary.	Access appears to be a considerable constraint. There is a crematorium to the west of the site.	Rose Farmhouse Grade II north west of site	Access would need to be addressed.	Unknown.	Site is a working nursery, the cost of removing the existing buildings and any remediation works would need to be taken into account	X	X	Site not considered deliverable within the plan period to 2033.	The site is located in a remote area of Weeley. Should development on the east come forward, this would make this site more acceptable. Consideration needs to be given to surrounding land uses. Site not being actively promoted so unlikely to deliver within plan period.
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.
RSC22	Land to The East of Tye Road Elmstead Colchester Essex CO7 7BB	605640 (E) 224766 (N)	0.86 ha	18 dwellings as per the refused application that was subsequently dismissed on appeal.	Outline planning application 18/00512/OUT for up to 18 dwellings refused by the Council in July 2018 and later dismissed on appeal. .	Access would be via adjoining scheme although land under control of the same developer.	Appeal Inspector concluded that the harm on the character of the location would outweigh the benefits of development.	No overriding or irresolvable issues.	Site controlled by Hills Residential.	No overriding or irresolvable issues.	?	✓	With the application refused and the appeal dismissed, this site is best considered as part of a future Local Plan review.	Permission was refused because the site currently lies beyond the settlement development boundary for Elmstead Market. The Appeal Inspector upheld the Council's decision but also raised concerns about the impact on the location.

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RSC23	Land off Crow Lane, Weeley	614477 (E) 222369 (N)	19.25	300 as indicated in the Local Plan preferred options draft.	Land included in the Local Plan at preferred options stage for a major mixed use development as part of a wider proposal for strategic growth around Weeley but deleted from the plan at publication stage.	Significant improvements to Crow Lane would be required to achieve suitable access.	Dale Brow Grade II south east of site; Tocketts (probably formerly known as Byways) Grade II south of site; 2, The Street Grade II south of site; The Elms Grade II south of site; Ash Farmhouse Grade II south of site.	Scale of development would need to be supported by new services and facilities which are only realistically deliverable as part of a wider comprehensive scheme.	Land understood to be controlled by a willing landowner with an agreement with a housebuilder.	Costs of new infrastructure and general housing market issues may affect viability.	✓	✓	If development were allowed to proceed, as part of wider comprehensive strategy, it would most likely follow completion at land south of Thorpe Road as allocated in the emerging Local Plan, after 2033.	Land only suitable for development as part of a wider strategy for growth around Weeley. This approach was part of the preferred options Local Plan but deleted at publication stage both in response to significant levels of local objection, but also on confirmation of OAN at 550 dwellings per annum as opposed to 600. Development not needed in the current plan period.
RSC24	Land North of Colchester Road Weeley Essex CO16 9AG	613982 (E) 222532 (N)	25 ha	380 as per the refused planning application which included commercial uses and community facilities. .	Site subject of planning application (16/01847/OUT) for mixed use development including 380 homes, employment land, school and medical facilities. Application was refused mainly on prematurity grounds and for being poorly related to the established settlement of Weeley but no appeal has been lodged. Site being promoted by Taylor Wimpey for inclusion in the Local Plan with objections to the publication draft.	No irresolvable issues but development at the scale proposed would require a suitable access from the B1033 that would not reduce the flow of traffic on this busy route.	Rose Farmhouse Grade II north west of site. Significant ecological diversity on the site requiring a comprehensive mitigation strategy.	Scale of development would need to be supported by new services and facilities which are only realistically deliverable as part of a wider comprehensive scheme.	No irresolvable issues but large area of site operates as a viable car-boot business. Land controlled under option by Taylor Wimpey.	Costs of new infrastructure and general housing market issues may affect viability.	X	✓	If the developer is successful in getting the site included in the Local Plan, development from 2024/25 following adoption of the plan might be feasible. Rate of development assumed at 40 completions per annum in line with assumptions for land south of Thorpe Road.	There are doubts over the suitability of this land for housing 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. There may be potential for it to be considered in the longer-term for housing but only if the issues identified above are addressed and additional growth is required at Weeley through a comprehensive strategy.
RSC25	Land between Tendring Park Services and Weeley Bridge, Land South of Colchester Road Weeley Essex	614055 (E) 221994 (N)	53 ha	800 dwellings as indicated in the preferred options draft Local Plan as part of a mixed scheme including services and facilities.	Land included in the Local Plan at preferred options stage for a major mixed use development as part of a wider proposal for strategic growth around Weeley but deleted from the plan at publication stage. Part of the site was subject of a planning application (16/02131/OUT) for up to 228 dwellings, land for a primary school, a car park to serve Weeley Railway Station and other community uses. The application was refused mainly on prematurity grounds but no appeal has been lodged. A further application 18/00578/OUT for 228 units was later refused for similar reasons as before.	No irresolvable issues but southern part of site lies within the Flood Zone. Potential for direct access to the strategic road network. Access to railway and bridge over the railway may need to be maintained for operational reasons.	Weeley House Grade II east of site. Significant landscape impact due to topography of the site and viewpoints from Colchester Road, Weeley Bypass and the A133.	Scale of development would need to be supported by new services and facilities which are only realistically deliverable as part of a wider comprehensive scheme.	Site in single Ownership. Landowner promoted site for inclusion in the Local Plan but has not objected to the sites exclusion from the publication draft. Land not understood to be under the control of a developer.	Costs of new infrastructure and general housing market issues may affect viability .	?	✓	With the land no longer being actively promoted, it is more likely to be an option for consideration in the next review of the Local Plan.	Has potential to be considered to meet future growth requirements. Site is well placed close to the strategic road network at the junction of the A133 and B1033. Land only suitable for development as part of a wider strategy for growth around Weeley. This approach was part of the preferred options Local Plan but deleted at publication stage both in response to significant levels of local objection, but also on confirmation of OAN at 550 dwellings per annum as opposed to 600. Development not needed in the current plan period.

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RSC26	Land West of Heckfords Road Great Bentley Essex CO7 8RR	610982 (E) 222215 (N)	3.31 ha	50 dwellings based on a current planning application that is yet to be determined.	Site outside of the settlement development boundaries shown in the emerging Local Plan. Subject of current outline planning application 19/01258/OUT for up to 50 dwellings which is yet to be determined. 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 their 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.	?	✓	Realistically, even if planning permission were granted in 2020/21, any development at this site would most likely take place after 2024/25 and once the Fusiliers Green and Admiral Farm schemes to the south have completed.	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 emerging Local Plan. Subject of current outline planning application 19/00933/OUT for up to 45 affordable residential dwellings which is yet to be determined.	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 2020/21, any development at this site would most likely take place after 2024/25 – 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 emerging Local Plan. Subject of current 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	✓	If the applicant appeals against refusal and permission was granted in 2021/22, it is conceivable that development could take place from 2024/25. Otherwise it 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 within strategic green gaps (as defined in the 2017 Publication Draft Local Plan – Policy PPL6)

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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 5-60 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	✓	If the landowner's objections to the Local Plan were upheld by the Inspector and the green gap designation was to be lifted, development could potentially take place from 2024/26 following grant of outline permission in 2021/22.	Site considered unsuitable for development due to its impact on maintaining the Strategic Green Gap. Development could only be allowed if green gap designation were struck out of the Local Plan on advice of the Inspectorate. There could be timing issues for resolving any sewerage capacity issues.
SGG2	Land east of Rush Green Road Clacton-on-Sea CO16 7BL	615810 (E) 214732 (N)	3.6 ha	100 dwellings as per refused planning application.	Application 17/00683/OUT refused for extending into the strategic green gap. No 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	✓	If the landowner's objections to the Local Plan were upheld by the Inspector and the green gap designation was to be lifted, a new outline application in 2021/22 following the adoption of the Local Plan might enable house completions from 2024.	Development proposal rejected by the council and may be the subject of an appeal. Proposal is also subject of objections to the Local Plan which may or may not result in changes to the plan in this location. The site lies directly opposite Persimmon Homes' Rouses Farm development in Jaywick Lane.
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	✓	If the developer's objections to the Local Plan were upheld by the Inspector and the green gap designation was to be lifted, a new outline application in 2021/22 following the adoption of the Local Plan might enable house completions from 2024.	Development proposal rejected by the council and dismissed on appeal. Site not considered suitable for residential development. Proposal is however subject of objections to the Local Plan which may or may not result in changes to the plan in this location.
SGG4	Land South of Centenary Way London Road Clacton On Sea Essex CO16 9RA	616801 (E) 218029 (N)	8.34ha	175 dwellings as per the previous outline planning application.	The site is the subject of a Local Plan representation. It was also the subject of a planning application 15/01720/OUT for up to 175 dwellings. That application was refused by the Council in June 2016. It was allowed on appeal, but that decision was quashed following a legal challenge by the Council and the appeal had to be re-determined. At the second appeal, the scheme was dismissed by the Planning Inspector and a subsequent legal challenge from the applicants was rejected.	No overriding physical constraints.	Site home to rare flower species that will need to be preserved within the site as part of ecological mitigation. Site forms part of strategic green gap designated between Clacton and Little Clacton.	No irresolvable outstanding issues. Impact on infrastructure was not considered unacceptable at appeal	Land currently used for car boot sales. Use would need to cease before development took place. The land is understood to still be under the control of the landowner and is yet to be transferred to a developer or housebuilder.	Viability independently tested at planning application stage. No irresolvable issues identified.	X	✓	If the landowner's objections to the Local Plan were upheld by the Inspector and the green gap designation was to be lifted, a new outline application in 2021/22 following the adoption of the Local Plan might enable house completions from 2024.	Site has a complex planning history having been refused by the Council, allowed on appeal, the appeal decision quashed, appeal subsequently dismissed and final legal challenge rejected. The proposal is the subject of a representation to the Local Plan and it is only likely that development would proceed if the Local Plan Inspector finds in the landowner's favour in respect of the strategic green gap designation.

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SGG5	Land off London Road Clacton On Sea Essex	616711 (E) 218031 (N)	10.56 ha	220 dwellings as per the currently undetermined planning application 16/02039/OUT.	Proposal subject of outline planning application yet to be determined. Decision being deferred, with the applicant's agreement. Developer considering altering the scheme and promoting it for self-build plots. A revision to the current undetermined planning application has been requested in April 2020 – requiring re-consultation and enabling the Council to determine the application.	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 2020/21, development from 2023 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 emerging Local Plan and within the designated strategic green gap. Part of this landowner's site to the south has gained outline planning permission on appeal (15/01351/OUT) for up to 132 homes.	Potential issue with access. Overhead lines currently run across the site. The applicant will need to bear the cost of this remediation work.	The site is located within a strategic green gap. The function of this Green Gap is to desperate Holland-on-Sea from Clacton-on-Sea and protect these settlements individual character.	Access is potentially dependent upon approved site to the south. However, it may be that this may not be an acceptable solution in capacity and safety terms. Development of this scale would require new schools and medical provision.	Land promoted by landowner for inclusion in the Local Plan.	Dependent on prevailing housing market conditions. Development might require undergrounding of electricity cables.	X	✓	If the developer's objections to the Local Plan were upheld by the Inspector and the green gap designation was to be lifted, further phases of residential development on this site could potentially take place from 2029/30 following on from the development of 132 homes off Sladbury's Lane.	Due to the location and nature of development, the proposal is considered to be unsuitable as it would bring about coalescence and have an adverse impact on maintaining the separate character and identities of Holland-on-Sea and Clacton-on-Sea.
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	✓	If the developer's objections to the Local Plan were upheld by the Inspector and the green gap designation was to be lifted, and the development was designed in a way to safeguard the setting of St. Michael's Church, development could potentially take place from 2024/25. However, the sensitivities of the site might mean a much lower number of dwellings is realistically achievable.	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.

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
SGG8	Land to The West of Edenside Off Bloomfield Avenue Frinton On Sea Essex CO13 0DA	623566 (E) 221584 (N)	9.5 ha	85 dwellings as per the refused planning application and subsequently dismissed appeal.	Planning application 17/00836/OUT for up to 85 dwellings refused in 2017 and dismissed on appeal in 2017. Site lies outside of settlement development boundary and within strategic green gap designation in the emerging Local Plan. Landowner has made representations to the Local Plan.	Access via existing area of open space.	Within Strategic Green Gap designed to maintain separation between Kirby Cross and Kirby le Soken.	No irresolvable outstanding issues.	Land actively promoted by its owner.	Viability was not raised as an issue at the application stage. Dependent on prevailing housing market conditions	X	✓	The appeal for this site was dismissed, partly over concerns about the impact on the green gap. It is not expected that this site will be included in the Local Plan and therefore housing delivery up to 2033 is considered doubtful unless the Local Plan Inspector concludes that green gaps should be deleted.	Land forms part of important open gap between Frinton and Kirby-le-Soken. Appeal was firmly dismissed by the Planning Inspector and it is considered unlikely that the site will proceed to be allocated in the Local Plan. Land in the same ownership as Turpins Farm, Frinton which has planning permission for 210 units and it is likely that the landowner will prioritise the delivery of that scheme.
SGG9	Land off Colchester Road Lawford Essex	610305 (E) 231432 (N)	0.55 ha	15 dwellings as per the current planning application.	Subject of current undetermined planning application 11/00530/OUT. Application undetermined due to lack of sufficient information and timescales for appealing against non-determination have passed. Applicant intends to submit further information to enable application to be determined.	Site topography affects potential layout.	Protected green gap; Conservation Area	No irresolvable Issues subject to satisfactory s106.	Land is being actively promoted by developer.	Dependent on prevailing housing market conditions. No issues raised at planning application stage.	X	✓	If green gap designation were removed from the site following Local Plan examination and outline consent were granted in 2021/22, development in 2025/26 is conceivable.	Site within Green Gap area and not currently considered suitable for development.
SGG10	Land off Trinity Road Trinity Road Mistley Essex CO11 2HH	610420 (E) 231338 (N)	2.4 ha	75 dwellings as per the current planning application.	Subject of current undetermined planning application 11/00532/OUT which provides for open space and allotments on adjoining land. Application undetermined due to lack of sufficient information and timescales for appealing against non-determination have passed. Applicant intends to submit further information to enable application to be determined.	Topography of land may affect suitability of site and it is within the Strategic Green Gap that separates Lawford and Mistley.	Protected green gap. Adjacent to extension to AONB.	Development would need to contribute towards the expansion of existing schools. Subject to satisfactory s106	Land is being actively promoted by developer.	Dependent on prevailing housing market conditions. No issues raised at planning application stage.	X	✓	If green gap designation were removed from the site following Local Plan examination and outline consent were granted in 2021/22, development from 2024/25 is conceivable.	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 for which an appeal decision is imminent following a Public Inquiry.	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 decision is imminent at the time of writing.	No overriding physical constraints.	Within Strategic Green Gap designed to maintain separation between Clacton on Sea and Little Clacton.	Development would need to contribute towards the expansion of existing schools and health provision through s106 contributions, although as development is being promoted as enabling development whereby land value uplift would be diverted to the restoration of the heritage assets.	Land understood to be controlled by Manningtree Farms Ltd which is connected with the owners of ST. Osyth Priory and developers City & Country.	No viability issues raised to date through application process. Site dependent on prevailing housing market conditions. Current development proposal seeks to utilise land value uplift to generate funding for the restoration of St. Osyth Priory.	X	✓	If the Council was to grant planning permission or an appeal were allowed in 2019.20, development from 2024/25 is conceivable. It is considered unlikely however that permission would be granted.	The site has not been promoted as part of the Local Plan process to date but is the subject of a current application for enabling development. It is not expected that the Council will support the application and it is likely that the proposal will have to be determined on appeal if development is to proceed. As the scheme is being promoted as enabling development, it is envisaged that affordable housing and infrastructure contributions would be reduced or waived to generate maximum funding for the restoration of St. Osyth Priory. The site has no direct relationship with St. Osyth village nor the Priory. Land lies immediately west of Local Plan allocation at Oakwood Park.

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 is yet to be determined, but recommended for refusal.	Site subject of current planning application 20/0002/OUT for up to 130 dwellings which is under consideration but expected to be refused.	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 being 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	✓	The application is expected to be refused and the owners are not promoting the site through the Local Plan process. They would therefore have to succeed with a planning appeal. 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 keeing 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 6: Correspondence with Developers

Correspondence relating to: 15/00876/OUT (Lawford Green, Bromley Road), 15/01810/OUT (Stourview Avenue), 16/01456/DETAIL (Millers Green, Weeley Heath), and 19/00524/OUT (Barleyfields).

Paul Woods

From:

Will Vote

Sent:

13 May 2020 08:24

To:

Paul Woods

Subject:

RE: Build-out rates - Lawford Green, Stourview Avenue and Millers Green

Hi Paul,

I would revise the build out rate to 20 dwellings per annum, but the start timings look right.

I would also like to update the recent email I sent you on our other sites to have a similar build out rate. That’s Lawford Green (land east of Bromley Road, Lawford) and land north of Stourview Avenue. For this latter site I have recently submitted a RM application relating to the 2017 outline for 70 units.

Regards,

Will

Will Vote

ROSE

Riverside House
Riverside Avenue East
Lawford
Essex
CO11 1US
Main switchboard: |DD: |M: | |www.rosebuild

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From:

Paul Woods <pwoods@tendringdc.gov.uk>

Sent:

05 May 2020 16:06

To:

Will Vote

Subject:

RE: Build-out rates - Lawford Green, Stourview Avenue and Millers Green

Hi Will

Thanks for your help.

I missed a site from my previous list. Could you have a look at these numbers for Barleyfields in Weeley please?

2020/21: Reserved matters
2021/22: Discharge of conditions/commencement
2022/23 onwards: 30 dwellings completed per annum
...
2031/32: final 10 dwellings completed

1

Thanks a lot!
Paul

From:

Will Vote

Sent:

14 April 2020 08:59

To:

Paul Woods <pwoods@tendringdc.gov.uk>

Subject:

RE: Build-out rates - Lawford Green, Stourview Avenue and Millers Green

Hi Paul,

Yes, all is good here thanks, I hope you and yours are too?

As you would probably imagine it is really hard to update the completion figures, especially for 2020/21. However, your updated figures below are probably as good an estimate as any.

I can update on our Stourview Avenue site in Mistley. The RM application (pursuant to 15/01810/OUT) for 70 units was submitted recently. If it is approved we could see the first completion at the beginning of 2022/23. Probably building out at about 30 units a year at that site. Again, there is uncertainty ahead, so these dates and build out rates are far from concrete.

Regards,

Will

Will Vote

ROSE

Riverside House
Riverside Avenue East
Lawford
Essex
CO11 1US
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From:

Paul Woods <pwoods@tendringdc.gov.uk>

Sent:

09 April 2020 14:28

To:

Will Vote

Subject:

Build-out rates - Lawford Green, Stourview Avenue and Millers Green

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Hi Will

Hope you're keeping well!

2

We are just in the process of updating our SHLAA document for the coming year. Please would you take a look at the figures below and confirm whether our current estimated timeline for completions on the site are realistic? (The numbers for Lawford Green have been reduced from our initial estimates due to the current uncertainty surrounding Covid-19).

Lawford Green

2020/21: 15 dwellings completed
2021/22: 30 dwellings completed
2022/23: 40 dwellings completed
2023/24: 40 dwellings completed
2024/25: 40 dwellings completed
2025/26: 40 dwellings completed
2026/27: 40 dwellings completed
2027/28: 40 dwellings completed
2028/29: final 24 dwellings completed

Stourview Avenue

Reserved matters submitted in 2022, with delivery from 2025/26.

Millers Green

Reaming dwellings completed in 2020/21.

If you're able to get back to me next week, I'd be really grateful.

Have a good long weekend!

Paul

Paul Woods
Planning Officer
Tendring District Council
01255 686612

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Correspondence relating to: 16/01797/OUT (School Road East, Elmstead), 18/01307/DETAIL (Tye Road, Elmstead), and 16/01912/DETAIL & 16/01999/OUT (Admirals Farm Phases 1 & 2, Gt Bentley).

Paul Woods

From: Stephen Williams [REDACTED]
Sent: 06 May 2020 10:51
To: Paul Woods
Subject: RE: Build-out rates

Hi Paul,

That looks pretty close to the mark really. Like you say things are a little vague at the moment but we are keeping positive. Just a couple of comments....

You can probably pull Tye Road forward a year as we hope to start on site asap and push back School Road by a year as that will follow Tye Road.

You're 5 plots short on Admirals Phase 1 (we have 50 there) which can be put in 22/23.

Otherwise all good.

Thanks,

Steve

Steve Williams
Associate Director

Hills Building Group

Residential Construction Grange Marsh

Bridge Mill House, Brook Street Business Centre, Brook Street, Colchester CO1 2UZ

[REDACTED]

W: hillsgroup.co.uk

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From: Paul Woods <pwoods@tendringdc.gov.uk>
Sent: 05 May 2020 17:28
To: Stephen Williams [REDACTED]
Subject: Build-out rates

Dear Stephen

I work in the Planning Policy team at Tendring District Council, and we are in the process of updating our SHLAA document.

I wonder if you would have a look at the projections below and confirm whether or not our current estimates for build-out rates at your sites are realistic please? The estimates for this year have been reduced from

our initial prediction due to the uncertainty surrounding Coronavirus – and we understand it's difficult to give any firm indication at this stage about what impact that may have.

School Road East, Elmstead
Yr 1 - 2020/21: Reserved Matters/Discharge of Conditions
Yr 2 - 2021/22: 10 dwellings
Yr 3 - 2022/23: 20 dwellings
Yr 4 - 2023/24: 20 dwellings
Yr 5 - 2024/25: 12 dwellings

Tye Road, Elmstead
Yr 1 - 2020/21: ---
Yr 2 - 2021/22: 14 dwellings
Yr 3 - 2022/23: 18 dwellings

Admirals Farm Phase 1
Yr 1 - 2020/21: 15 dwellings
Yr 2 - 2021/22: 20 dwellings
Yr 3 - 2022/23: 10 dwellings

Admirals Farm Phase 2
Yr 1 - 2020/21: Reserved Matters
Yr 2 - 2021/22: Discharge of Conditions
Yr 3 - 2022/23: 10 dwellings
Yr 4 - 2023/24: 15 dwellings

If you're able to get back to me in the next week, I'd be really grateful.

Many thanks,
Paul

Paul Woods
Planning Officer
Tendring District Council
01255 686612

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Paul Woods

From:

Julie Eeles

Sent:

03 April 2020 12:49

To:

Paul Woods

Subject:

RE: Low Road, Dovercourt

Hi Paul,

If you could shift everything out one year, with first 20 dwellings 2022/23, then 30 in 2023/24 and so on, so the final dwellings would be 2029/30.
That would seem the most sensible approach at the moment.

Kind Regards
Julie

Julie Eeles

FCCA

NEEB Holdings Ltd, Finance Director

Telephone:

From:

Paul Woods <pwoods@tendringdc.gov.uk>

Sent:

03 April 2020 12:46

To:

Julie Eeles

Subject:

Low Road, Dovercourt

Dear Julie

I work with Gary Guiver at Tendring District Council, and we are in the process of updating our SHLAA document. Previously Gary has been in contact with you regarding our projected housing completions at Low Road, Dovercourt, and I wonder if you would confirm whether or not our current estimates are realistic please? Our estimates for the next 3 years have been adjusted down, to account for the uncertainty surrounding Covid-19.

2020/21: reserved matters approval and discharge of conditions

2021/22: commencement and 20 dwellings completed

2022/23: 30 dwellings completed

2023/24: 40 dwellings completed

2024/25: 40 dwellings completed

2025/26: 40 dwellings completed

2026/27: 40 dwellings completed

2027/28: 45 dwellings completed

2028/29: 45 dwellings completed

If you're able to get back to me next week, I'd be really grateful.

Many thanks,
Paul

Paul Woods

Planning Officer

Tendring District Council

01255 686612

1

Paul Woods

From:

Stephen Sibley

Sent:

03 April 2020 16:15

To:

Paul Woods

Subject:

RE: Build out rates - Martello Site

Hi Paul,

I can confirm that your current timeline build out estimates remain realistic.

Many thanks.
Stephen

Sent from [Mail](#) for Windows 10

From:

Paul Woods

Sent:

03 April 2020 15:09

To:

Subject:

Build out rates - Martello Site

Dear Stephen

I work with Gary Guiver at Tendring District Council, and we are in the process of updating our SHLAA document. Previously Gary has been in contact with you regarding our projected housing completions at the Martello Site, and I wonder if you would confirm whether or not our current estimates are realistic please?

2020/21: reserved matters approval

2021/22: discharge of conditions and commencement

2022/23: 10 dwellings completed

If you're able to get back to me next week, I'd be really grateful.

Many thanks,
Paul

Paul Woods

Planning Officer

Tendring District Council

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Correspondence relating to: 17/00565/DETAIL (Staunton Gate), and 18/00367/FUL (North of Cockaynes Lane).

Paul Woods

From: Samuel Caslin - TW East London [REDACTED]
Sent: 06 April 2020 09:45
To: Paul Woods
Subject: RE: Build out rates - Cockaynes Lane, Alresford

Hi Paul,

The below looks about right. Hopefully we can get back out on site soon.

Regards,

Samuel Caslin | Planning Manager | Taylor Wimpey East London
BT Brentwood, 1 London Road, Brentwood, Essex, CM14 4QP
t: [REDACTED] | m: [REDACTED] | e: [REDACTED]
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From: Paul Woods <pwoods@tendringdc.gov.uk>
Sent: 03 April 2020 15:50
To: Samuel Caslin - TW East London [REDACTED]
Subject: Build out rates - Cockaynes Lane, Alresford

Dear Sam

I work with Gary Guiver at Tendring District Council, and we are in the process of updating our SHLAA document. Previously Gary has been in contact with you regarding our projected housing completions at Cockaynes Lane, and I wonder if you would confirm whether or not our current estimates are realistic please?

Staunton Gate
Final completions in the year 2020/21.

North of Cockaynes Lane
Discharge of conditions and commencement in 2020/21
30 completions in 2021/22
40 completions in 2022/23
Final 14 completions n 2023/24.

If you're able to get back to me next week, I'd be really grateful.

Many thanks,
Paul

Paul Woods
Planning Officer
Tendring District Council

Correspondence relating to: 19/00144/DETAIL (Michaelstowe Farm, Dovercourt), 19/00917/OUT (Ramsey Road/Mayes Lane), 18/00098/OUT (South of Frinton Road, Thorpe le Soken), and 17/01964/OUT (R/o 522 St Johns Road, Clacton).

Paul Woods

From: Peter Le Grys [REDACTED]
Sent: 06 April 2020 11:56
To: Paul Woods
Subject: RE: Build-out rates - South of Frinton Road Thorpe le Soken, and Michaelstowe Farm Dovercourt.

Dear Paul,

The Michaelstowe site for 14 should be completed this year. The outline application for 41 dwellings on the adjoining land is being determined tomorrow. This will be developed in 2021/22.

No change to Frinton Road.

The reserved matters application for St Johns Road is likely to be submitted within the next week.

Kind regards

Peter Le Grys MA Dip.TP MRTPI
Principal Chartered Town Planner

For & on behalf of Stanfords
Mobile – [REDACTED]
Colchester Office – [REDACTED]

The Livestock Market
Wyncolls Road
Colchester
CO4 9HU

www.stanfords-colchester.co.uk



From: Paul Woods <pwoods@tendringdc.gov.uk>
Sent: 03 April 2020 12:40
To: Peter Le Grys [REDACTED]
Subject: Build-out rates - South of Frinton Road Thorpe le Soken, and Michaelstowe Farm Dovercourt.

Dear Peter

I work with Gary Guiver at Tendring District Council, and we are in the process of updating our SHLAA document. Previously Gary has been in contact with you regarding our projected housing completions, and I wonder if you would confirm whether or not our current estimates remain realistic please?

Michaelstowe Farm, Dovercourt

We expect pre-commencement conditions to be discharged this year and work on site to commence, with all 14 dwellings completed in 2021/22.

South of Frinton Road, Thorpe le Soken

We expect reserved matters to be approved this year, with discharge of conditions and commencement the following year, and all 10 dwellings completed in 2022/23.

522 St Johns Road, Clacton

I understand that nothing is happening with this site currently, and so we have moved it out of the 5 year supply. If things have changed, please would you let me know.

If you're able to get back to me next week, I'd be really grateful.

Many thanks for your help,
Paul

Paul Woods
Planning Officer
Tendring District Council
01255 686612

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Correspondence relating to: 17/01338/FUL (Cliff Hotel, Dovercourt).

Paul Woods

From: Chris Brooks [REDACTED]
Sent: 09 April 2020 14:01
To: Paul Woods
Subject: RE: Build-out rate - Cliff Hotel, Dovercourt

Paul

Would suggest 23/24 Completion

Regards

Christopher Brooks BA Dip (Dist) RIBA
Director

BN1 Architects Ltd

Tel: [REDACTED]
Mob: [REDACTED]

From: Paul Woods <pwoods@tendringdc.gov.uk>
Sent: 09 April 2020 13:03
To: [REDACTED]
Subject: Build-out rate - Cliff Hotel, Dovercourt

Dear Chris

I work in the Planning Policy team at Tendring District Council, and we are currently in the process of updating our SHLAA document for the coming year. Please would you take a look at the figures below, relating to Cliff Hotel in Dovercourt, and confirm whether our current estimated timeline for completions on the site are realistic? (The numbers have been reduced from our initial estimates due to the current uncertainty surrounding Covid-19).

2020/21: discharge of pre-commencement conditions
2021/22: commencement
2022/23: 20 dwellings completed

If you're able to get back to me next week, I'd be really grateful.

Many thanks,
Paul

Paul Woods
Planning Officer
Tendring District Council
01255 686612

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Correspondence relating to: 16/01916/FUL (Coppins Court, Clacton).

Paul Woods

From: Martin Underwood, Independent Living Housing Advisor
[REDACTED]
Sent: 09 April 2020 14:49
To: Paul Woods
Cc: Siobhan Pierce, Independent Living Programme Manager
Subject: RE: Build-out rates - Coppins Court, Clacton

Hi Paul,

The current Covid-19 situation makes forward planning difficult at present, however current timeline is for all 60 units to be completed in 2022/23. Coppins Court is an Extra Care scheme for older people so all units would all be completed at the same time.

Kind Regards,

Martin Underwood
Independent Living Housing Advisor
Housing Growth Team
Essex County Council
Tel: [REDACTED]
Email: [REDACTED]

From: Paul Woods <pwoods@tendringdc.gov.uk>
Sent: 09 April 2020 12:21
To: Derek Ford, Senior Development Surveyor [REDACTED]
Subject: Build-out rates - Coppins Court, Clacton

Dear Derek

I work in the Planning Policy team at Tendring District Council, and we are currently in the process of updating our SHLAA document for the coming year. Please would you take a look at the figures below, relating to Coppins Court in Clacton, and confirm whether our current estimated timeline for completions on the site are realistic? (The numbers have been reduced from our initial estimates due to the current uncertainty surrounding Covid-19).

2020/21: 15 dwellings completed
2021/22: 30 dwellings completed
2022/23: final 15 dwellings completed

If you're able to get back to me next week, I'd be really grateful.

Many thanks,
Paul

Paul Woods
Planning Officer
Tendring District Council
01255 686612

Paul Woods

From: Jessica Ferguson [REDACTED]
Sent: 09 April 2020 17:05
To: Paul Woods
Cc: Gary Guiver; Martin Robeson
Subject: RE: Brook Park West - Build out rates

Dear Paul,

Thank you for your email. Having reviewed the targets as indicated for the site last year (as per the SHLAA 2019), these appear to have been set in relatively negative terms and although improvements to the rate of take up looked likely at the start of this year, the outlook is now less confident. We are aware of market uncertainty due to the economic risks arising from the current crisis specifically in the availability of funding streams necessary to support larger releases of land i.e. typically of 200 units and above. And on such schemes there is already more significant (per unit) up front infrastructure costs and thus greater risks before returns become available from sales. We would therefore suggest that the following revised timeframes are instead considered.

20/21 – reserved matters and discharge of conditions
21/22 – commencement and 20 units completed
22/23 – 30 units completed
23/24 – 30 units completed
24/25 – 30 units completed
25/26 – 30 units completed
26/27 – 30 units completed
27/28 – 30 units completed

Kind regards,
Jessica

Jessica Ferguson
Associate Planner
MRPP
21 Buckingham Street
London, WC2N 6EF
Tel: [REDACTED]

Visit our website at www.mrpp.co.uk

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MRPP
MARTIN ROBESON
PLANNING PRACTICE

From: Jessica Ferguson
Sent: 03 April 2020 13:17
To: pwoods@tendringdc.gov.uk
Cc: Martin Robeson [REDACTED]
Subject: RE: Brook Park West - Build out rates

Paul,

Thank you for your email, we will get back to you next week.

Kind regards,
Jessica

Jessica Ferguson
Associate Planner
MRPP
21 Buckingham Street
London, WC2N 6EF
Tel: [REDACTED]

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MRPP
MARTIN ROBESON
PLANNING PRACTICE

From: Paul Woods <pwoods@tendringdc.gov.uk>
Sent: 03 April 2020 12:24
To: Martin Robeson [REDACTED]
Subject: Brook Park West - Build out rates

Dear Martin

I work with Gary Guiver at Tendring District Council, and we are in the process of updating our SHLAA document. Previously Gary has been in contact with you regarding our projected housing completions at Brook Park West, and I wonder if you would confirm whether or not our current estimates are realistic please?

2020/21: reserved matters approval
2021/22: discharge of conditions
2022/23: commencement and 20 dwellings completed
2023/24: 40 dwellings completed
2024/25: 40 dwellings completed
2025/26: 40 dwellings completed
2026/27: 40 dwellings completed
2027/28: final 20 dwellings completed

If you're able to get back to me next week, I'd be really grateful.

Many thanks,
Paul

Paul Woods
Planning Officer
Tendring District Council
01255 686612

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Paul Woods

From: Roger Gilles | Barefoot & Gilles [REDACTED]
Sent: 11 April 2020 17:34
To: Paul Woods
Subject: RE: Build-out rate - St Helena Hospice Site

Hi Paul,

Chelmer Housing Partnership (CHP) and St Helena’s Hospice have been in discussion for some time now regarding the acquisition of the site by CHP. I believe that Heads of Terms have been agreed but the scheme is dependent on Homes England (Formerly the HCA) for funding. If funding is made available then the dates you mention are readily achievable.

If funding is not made available then the dates are unlikely to be achieved.

If I hear anything further I shall, of course, let you know straight away.

Kind regards

Roger

barefoot & gilles
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Ipswich
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IP1 1XG

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Fax: [REDACTED]
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Tel: [REDACTED]

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From: Paul Woods <pwoods@tendringdc.gov.uk>
Sent: 09 April 2020 12:28
To: Roger Gilles | Barefoot & Gilles [REDACTED]
Subject: Build-out rate - St Helena Hospice Site

Dear Roger

I work in the Planning Policy team at Tendring District Council, and we are currently in the process of updating our SHLAA document for the coming year. Please would you take a look at the figures below, relating to the St Helena Hospice site in Clacton, and confirm whether our current estimated timeline for completions on the site are realistic?

2020/21: Discharge of pre-commencement conditions
2021/22: Commencement on site
2022/23: 40 dwellings completed

If you’re able to get back to me next week, I’d be really grateful.

Many thanks,
Paul

Paul Woods
Planning Officer
Tendring District Council
01255 686612

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Paul Woods

From: Richard Clews [REDACTED]
Sent: 22 April 2020 16:34
To: Paul Woods
Subject: RE: Build-out rates - Long Road/Clacton Road, Mistley

Paul,

Thanks for getting in touch about the build out rates.

It has taken a little time to confirm our best estimates. At this time we recommend that the later date in each estimate is now more likely. I trust the below is therefore useful:

- 2021: reserved matters approval for the site / phase 1.
- 2021/22: discharge of all pre-commencement conditions
- 2023: Commencement of development. Estimate completion of 20 dwellings and preparation of RM for other phases if required
- 2024 – 2032/33: Estimate 40 dwellings completed per year. Submission of details of later phases and conditions discharged concurrently with completions
- Post 2033: remaining 105 dwellings completed

The above does not relate to the employment component of the site.

We may be able to refine this further as the year progresses. I understand that reserved matters are being prepared but at this moment we estimate that the above is likely to be the scenario for development.

Any questions please let me know.

Kind regards,

Richard

Richard Clews
Senior Associate Director
Direct: [REDACTED] | Mobile: [REDACTED] | Office: [REDACTED]

From: Paul Woods [mailto:pwoods@tendringdc.gov.uk]
Sent: 09 April 2020 14:00
To: Richard Clews [REDACTED]
Subject: Build-out rates - Long Road/Clacton Road, Mistley

Dear Richard

I work in the Planning Policy team at Tendring District Council, and we are currently in the process of updating our SHLAA document for the coming year. Please would you take a look at the figures below, relating to Long Road/Clacton Road in Mistley, and confirm whether our current estimated timeline for completions on the site are realistic?

- 2020/21: reserved matters approval
- 2021/22: discharge of pre-commencement conditions
- 2022/23: 20 dwellings completed
- 2023/24 – 2032/33: 40 dwellings completed per year
- Post 2033: remaining 65 dwellings completed

Clacton-on-Sea & Little Clacton



Key

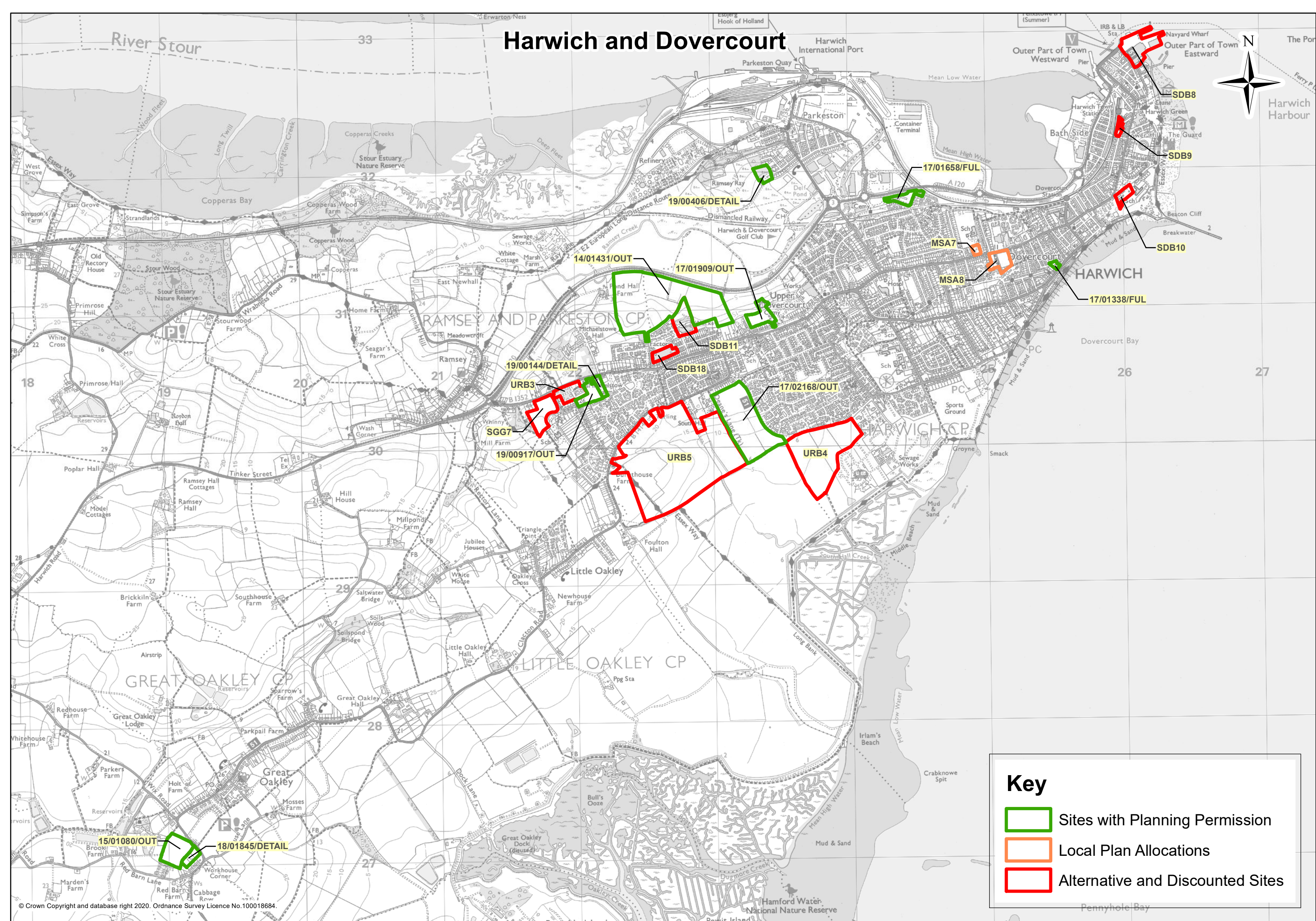
Sites with Planning Permission

Local Plan Allocations

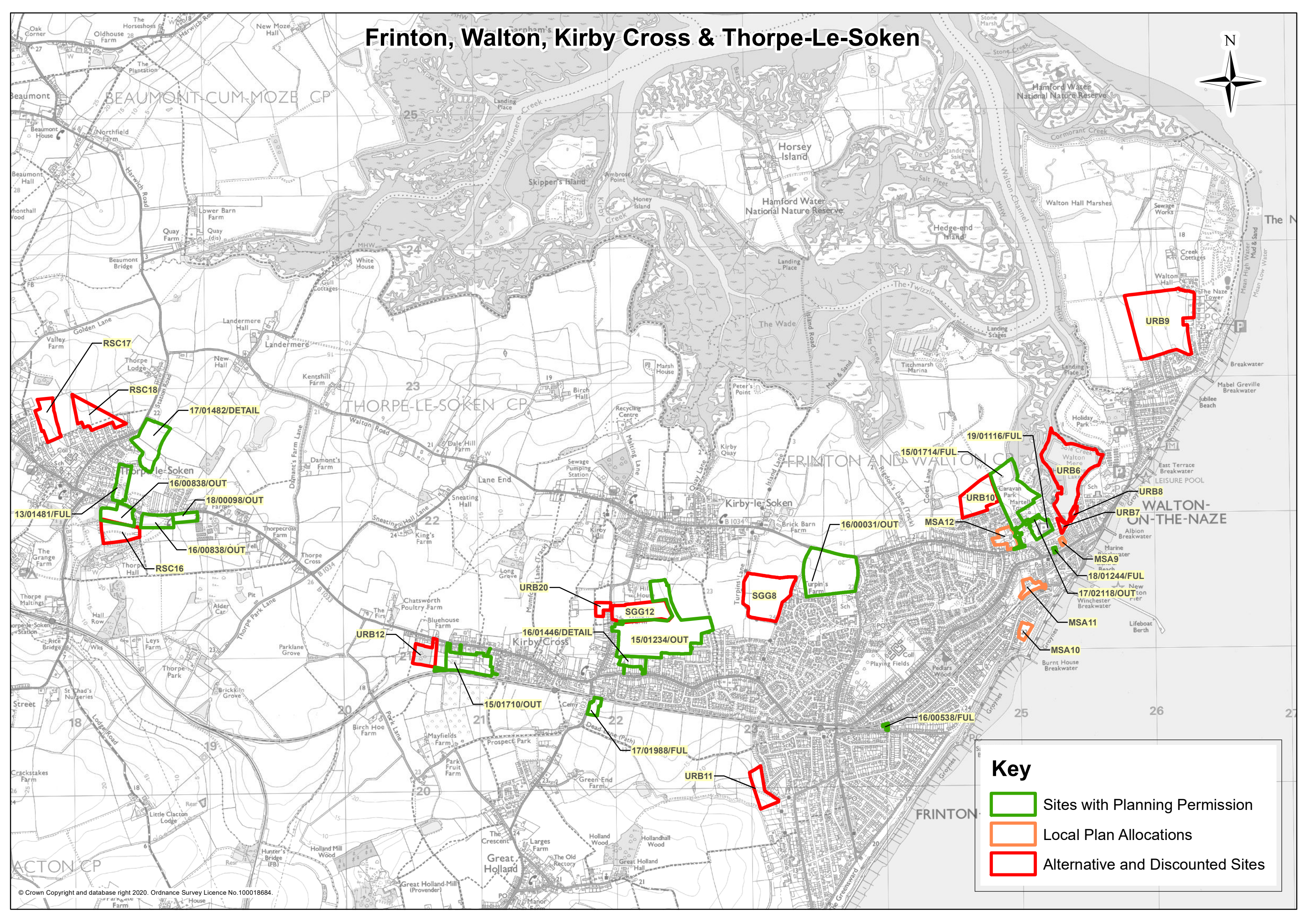
Alternative and Discounted Sites

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Harwich and Dovercourt



Frinton, Walton, Kirby Cross & Thorpe-Le-Soken



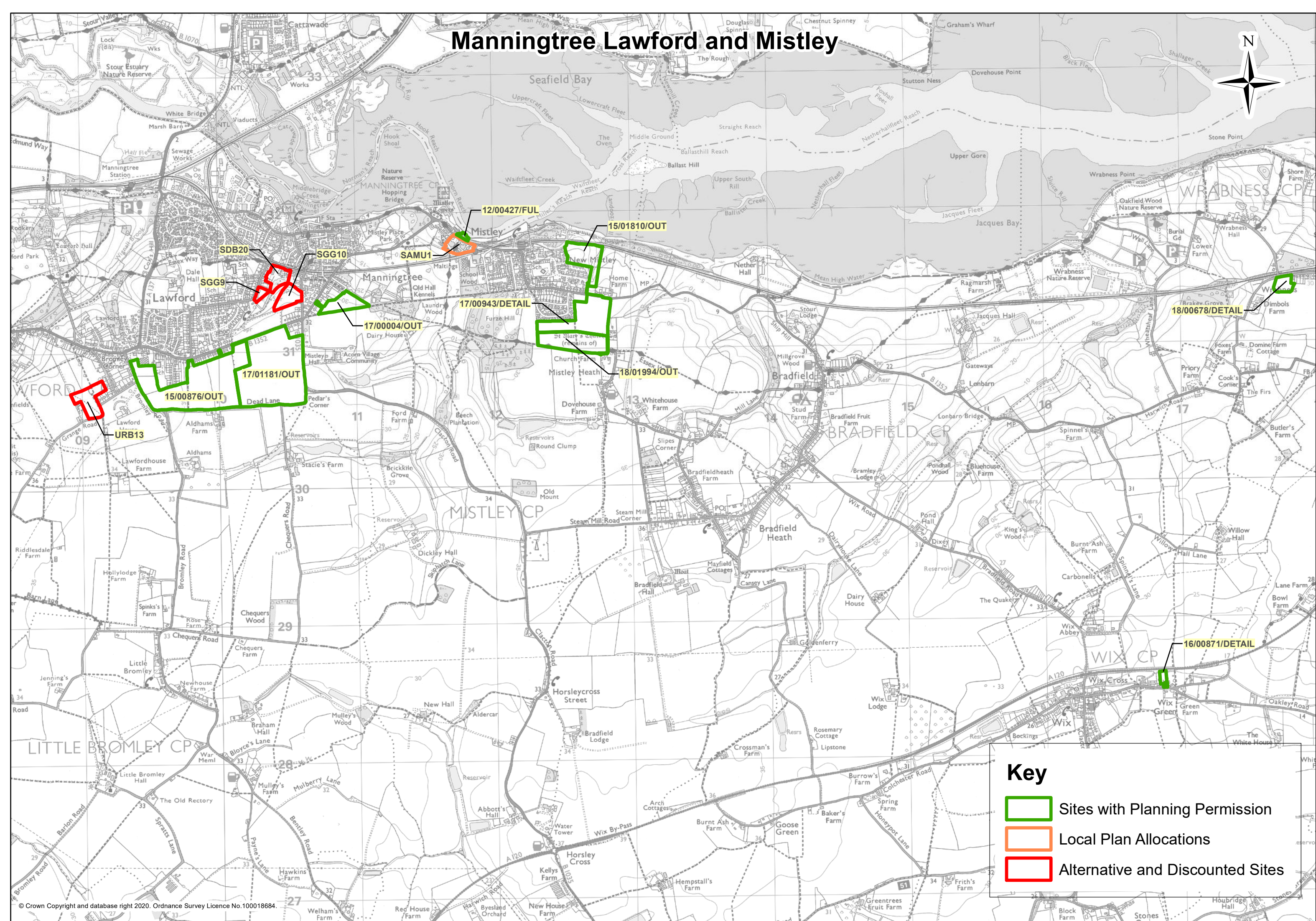
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Sites with Planning Permission




Local Plan Allocations

Alternative and Discounted Sites

Manningtree Lawford and Mistley






Key

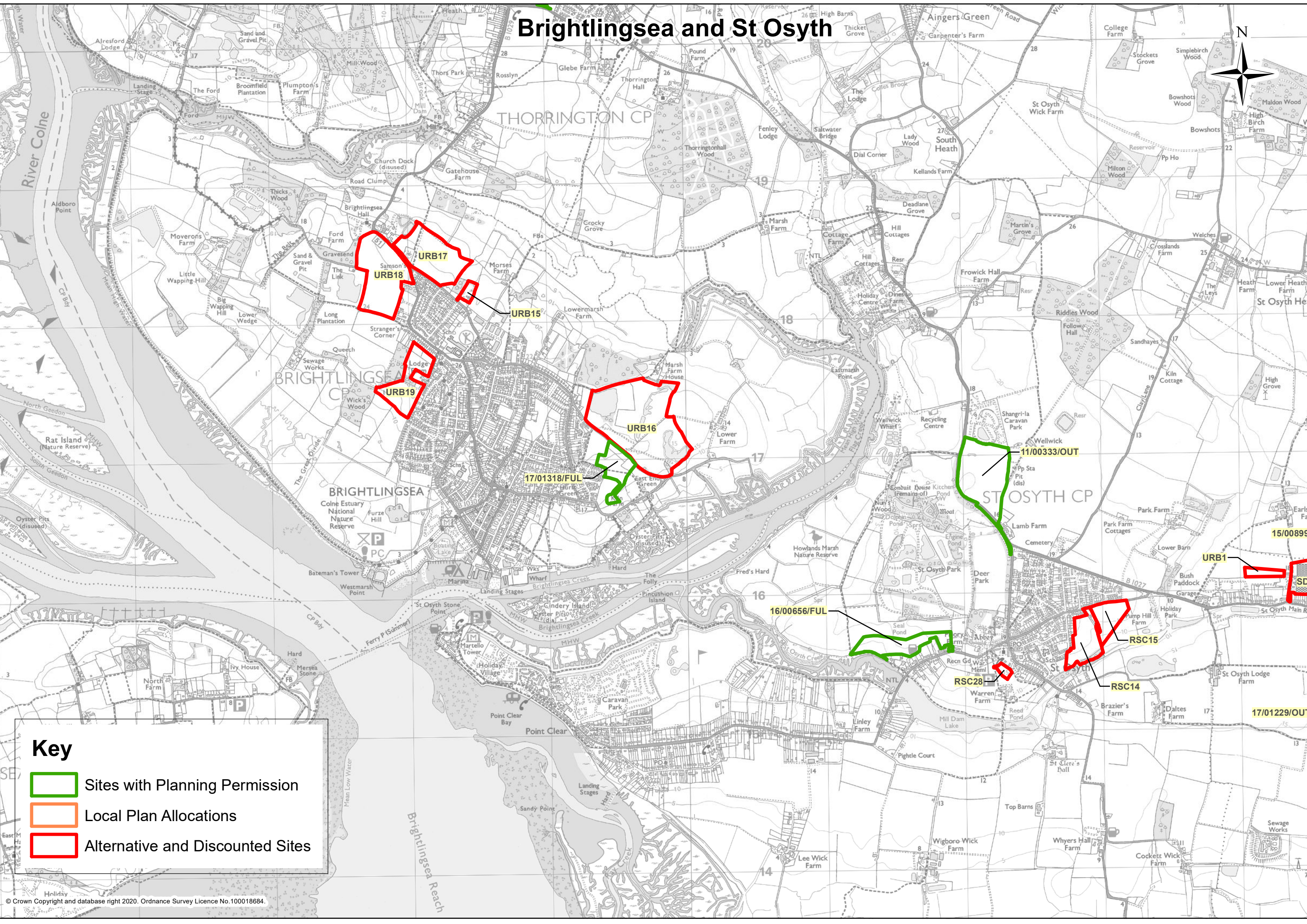
-  Sites with Planning Permission
-  Local Plan Allocations
-  Alternative and Discounted Sites

Brightlingsea and St Osyth

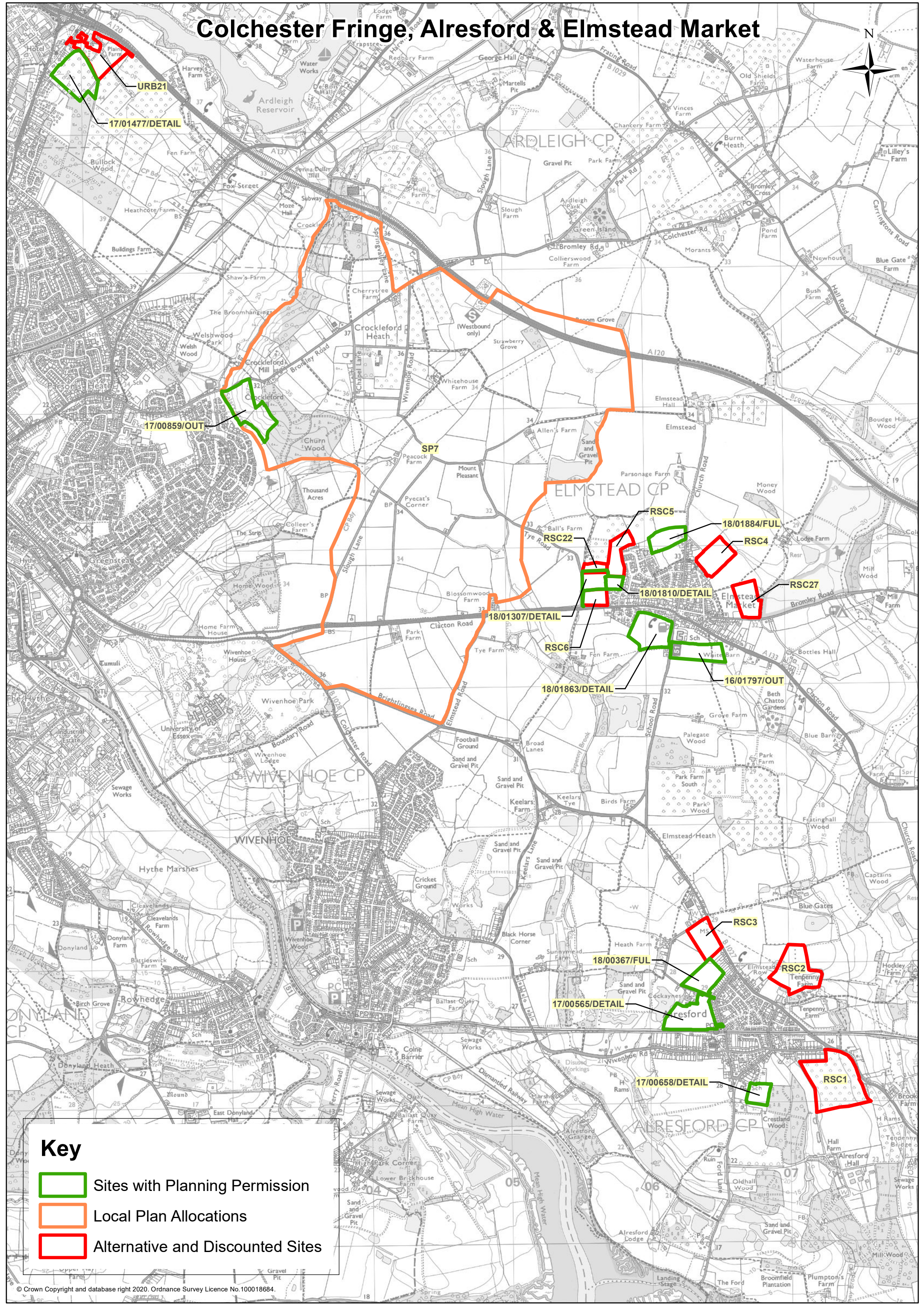


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-  Alternative and Discounted Sites



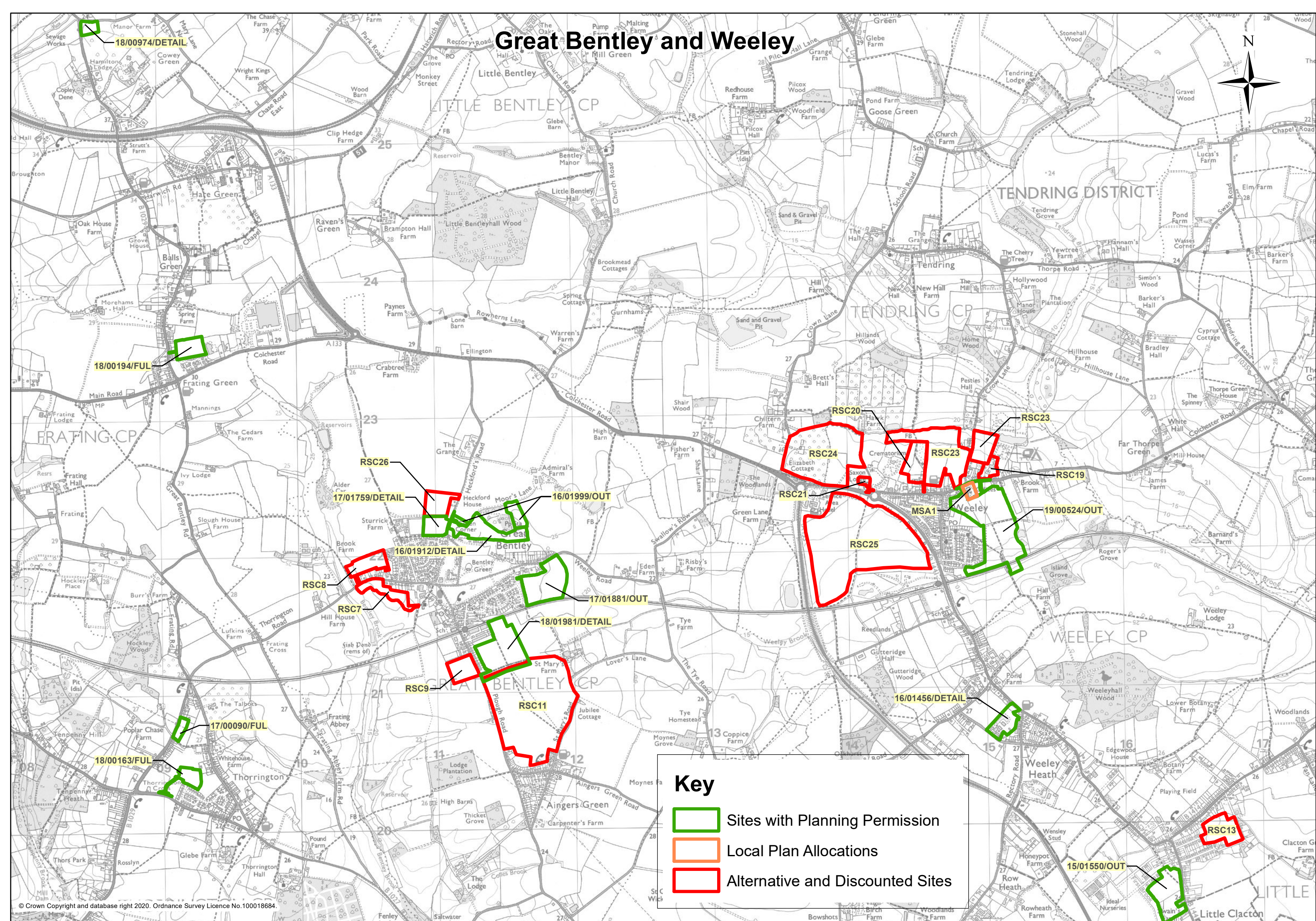
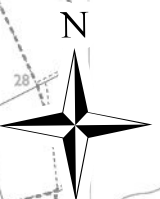
Colchester Fringe, Alresford & Elmstead Market



Key

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

Great Bentley and Weeley



Key

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