

Housing Land Supply Position Statement

Colchester Borough Council's housing land
supply position

Contents

	Page
1. Status of Document	3
2. Local Context	3
3. National Policy.....	4
4. Housing Target for Colchester	6
5. Windfall Allowance	8
6. Emerging Allocations	11
7. Five Year Supply Calculation	13
8. Monitoring	14
Appendix One – Housing Trajectory	15

1. Status of this document

- 1.1 This document sets out Colchester's housing land supply position and explains how this position complies with the requirements of national policy and guidance.
- 1.2 The document represents the current housing land supply position as of 1st April 2018. The relevant five year housing land supply period therefore covers the period between 1st April 2018 and 31st March 2023.
- 1.3 The information contained in this document is correct in respect of the time period it covers but due to the nature of housing supply and delivery it is considered to be a 'live document'. It is therefore subject to change as and when new information is received which changes the housing supply and/or housing delivery position.

2. Local Context

- 2.1 Colchester Borough Council has an adopted Local Plan which consists of its Core Strategy (adopted in 2008 and subject to a Focused Review in 2014), Site Allocations DPD (adopted 2010) and Development Policies DPD (adopted 2008 and reviewed 2014). The Tiptree Jam Factory Plan DPD (2013) also forms part of the development plan. In addition there are two adopted Neighbourhood Plans within Colchester Borough in the form of the Myland and Braiswick Neighbourhood Plan and Boxted Neighbourhood Plan, both of which were adopted in 2016.
- 2.2 The adopted Local Plan set a minimum housing target of 19,000 new homes between 2001 and 2023 at an annual rate of 830 dwellings per year (2008 – 2021) and 855 dwellings per year (2022-23). Housing delivery over the period to date has exceeded expectations and the Council has overseen a cumulative surplus of housing delivery.
- 2.3 In 2017 the Council submitted a new Local Plan to direct future development and growth in the Borough and allocate sufficient land to meet objectively assessed housing needs over the plan period from 2017 to 2033. The plan preparation included the production of an up to date and robust evidence base, including a Strategic Housing Market assessment and Objectively Assessed Housing Need Assessment. Accordingly, the emerging Local Plan sets a housing target of 14,720 over the plan period at an annual rate of 920 dwellings per year. This target has been used to monitor delivery and supply since 2013. In order to meet this housing target, the new Local Plan allocates additional land to supplement sites already identified and committed for residential development.

3. National Policy

- 3.1 A core principle of the 2012 version of the National Planning Policy Framework (NPPF) is a commitment that planning should be genuinely plan-led and that planning should proactively set out to meet the growth needs of an area. This is re-enforced at paragraph 47 which sets the requirements of local planning authorities to ensure that objectively assessed housing needs are met through the identification of housing development sites.
- 3.2 Paragraph 47 also requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing land against their housing requirements. A buffer is required to be added to this five year requirement, the level of which is determined by the local planning authorities' recent housing delivery record: a default 5% buffer is added to ensure choice and competition in the market for land; and in areas where the local planning authority has overseen a persistent under delivery of housing, this is increased to 20%. In both instances the buffer is brought forward from later in the plan period so that the overall housing target in the plan period is not affected.
- 3.3 For sites to be considered deliverable, footnote 11 of the NPPF states they should:
- be available now;
 - offer a suitable location for development now;
 - be achievable with a realistic prospect that housing will be delivered on the site within five years; and
 - development of the site is viable.
- 3.4 Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example if they will not be viable, there is no longer a demand for the type of units permitted or if sites have long term phasing plans.
- 3.5 Planning Practice Guidance (PPG) is clear that planning permission is not a prerequisite for a site being considered deliverable in respect of a five year supply of housing land. For example if there are no significant constraints (e.g. substantial infrastructure requirements, extensive contamination, etc.) to overcome, sites without planning permission can be considered capable of being delivered within the five year period.
- 3.5 Paragraph 48 of the NPPF states that local planning authorities may make an allowance for windfall sites in the five year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply.

Any allowance should be realistic having regard to historic windfall delivery rates and expected future trends. Current national policy also discounts the inclusion of residential garden sites. This is to an extent an arbitrary decision as there is clear evidence of suitable residential garden sites obtaining planning permission and there is no reason to believe that this trend will not continue going forward.

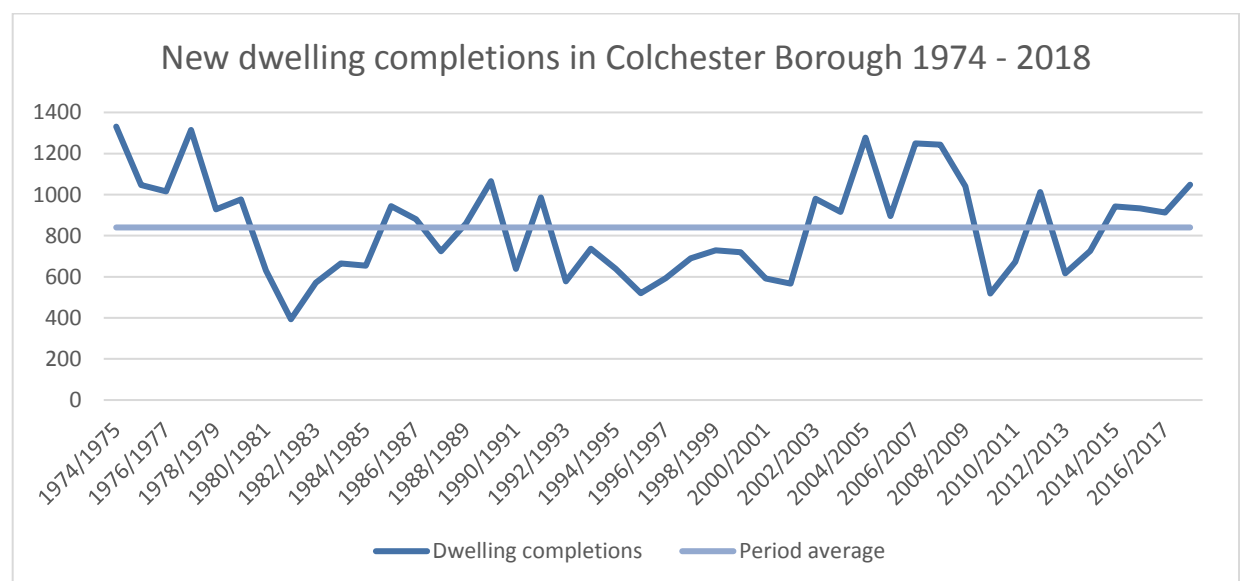
- 3.6 Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites.

The Revised NPPF

- 3.7 On Tuesday the 24th of July 2018 the government published a revised National Planning Policy Framework, the first review of the original NPPF since its initial publication in 2012. The revised NPPF incorporates the changes that have been consulted on following last year's housing white paper and "planning for the right homes in the right places" consultation.
- 3.8 Where plans are being prepared under the transitional arrangements set out in Annex 1 to the revised National Planning Policy Framework, the policies in the previous version of the framework, published in 2012, continue to apply, as will any previous guidance which has been superseded since the new framework was published in July 2018.
- 3.8 Paragraph 214 located within annexe one states that *"The policies in the previous Framework will apply for the purpose of examining plans, where those plans are submitted on or before 24 January 2019. Where such plans are withdrawn or otherwise do not proceed to become part of the development plan, the policies contained in this Framework will apply to any subsequent plan produced for the area concerned."*
- 3.9 In addition to the above, a new housing delivery test will come in to force as of November 2018. The housing delivery test could, when implemented, impose other sanctions on local planning authorities if the results indicate that there has been significant under delivery of housing, such as imposing a 20% buffer on their housing need and implementing an action plan to assess the causes of under-delivery. These changes are envisaged to ensure that local planning authorities not only need to ensure that their five-year supply of housing is up-to-date but also that housing delivery in their area is consistently meeting targets to retain the ability to determine applications in line with their development plans.

4. Housing Target for Colchester

- 4.1 Colchester's five year housing land supply requirement is based on an annual housing target of 920. This figure is derived from an objectively assessed housing need study published in 2015 by Peter Brett Associates¹ in full compliance with national guidance. This housing target equates to a requirement to deliver 4,600 new dwellings over a five year period.
- 4.2 As explained in the previous section, national policy states that where local planning authorities have a record of persistent under delivery of new housing, there is a requirement to apply a 20% buffer to its five year housing requirement. National policy does not define persistent under delivery but it is clear this would mean a prolonged period of under delivery; mere fluctuations in annual delivery, for example caused by adverse market conditions, are not sufficient to warrant the imposition of a 20% buffer.
- 4.3 The Council has an excellent record of housing delivery over a prolonged period. Since 1974 it has overseen the delivery of almost 36,000 homes at an average rate of 840 new dwellings per year.



Graph One: Completions in Colchester

- 4.4 Since 2001, the Council has exceeded its housing requirements by 852 dwellings, equivalent to almost an additional year's worth of housing growth, as illustrated in table one.

¹ Peter Brett Associates on behalf of Braintree District Council, Colchester Borough Council, Chelmsford City Council and Tendring District Council, *Objective Assessed Housing Needs Study* (2015) [available from colchester.gov.uk].

Year	Annual target	Completions per year	Cumulative target	Cumulative completions	Cumulative completions against target
2001/02	855	566	855	566	-289
2002/03	855	980	1710	1546	-164
2003/04	855	916	2565	2462	-103
2004/05	855	1277	3420	3739	+319
2005/06	855	896	4275	4635	+360
2006/07	830	1250	5105	5885	+780
2007/08	830	1243	5935	7128	+1193
2008/09	830	1028	6765	8156	+1391
2009/10	830	518	7595	8674	+1079
2010/11	830	673	8425	9347	+922
2011/12	830	1012	9255	10359	+1104
2012/13	830	617	10085	10976	+891
2013/14	920	725	11005	11701	+696
2014/15	920	943	11710	12644	+934
2015/16	920	933	12845	13577	+732
2016/17	920	912	13765	14489	+724
2017/18	920	1048	14225	14969	+852

Table One: Cumulative completions since 2001/2002

- 4.5 As a result of this record of housing delivery, the Council does not consider a persistent under delivery of new housing to have taken place and accordingly a 5% buffer has been applied to the five year housing land supply requirement. This view has been supported by the findings of an appeal decision on the 7th of February 2018².
- 4.6 Table two shows delivery in the period from 2013/14 to which the FOAN of 920 dpa relates. This shows there has been a small shortfall over the period which will be addressed using the Sedgfield method i.e. over the next 5 year period.

Year	Annual target	Completions per year	Cumulative target	Cumulative completions	Cumulative completions against target
2013/14	920	725	920	725	-195
2014/15	920	943	1840	1668	-172
2015/16	920	933	2760	2601	-159
2016/17	920	912	3680	3513	-167
2017/18	920	1048	4600	4562	-39

Table Two: Cumulative completions since 2013/2014

² Appeal Ref: APP/A1530/W/17/3178656: Land off Bakers Lane, Braiswick, Colchester, Essex

- 4.7 The shortfall accrued has diminished over the 5 year period; most significantly over the last monitored year. The shortfall of dwellings has been taken into account within the 5 year supply calculation and is added to the overall need for the 5 year period with a 5% buffer added as set out below:

$$\text{FOAN (4600) + Shortfall (39) = 4639 + 5\% buffer = 4871 = annual target of 974 dwellings}$$

5. Windfall Allowance

- 5.1 Due to historic trends of windfall within the Borough, the Council will be applying a windfall allowance going forward. Although there is no universally used formula to account for the anticipated windfall several considerations have been taken account. The NPPF notes the following points:

- Councils should support the development of windfall sites through their policies and decisions giving great weight to the benefits of using suitable sites within existing settlements for homes;
- Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply.
- Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends.
- The Glossary definition in the revised NPPF for windfall sites is *“Sites not specifically identified in the development plan.”*

- 5.2 Taking into account the above, the Council's criteria for a site to be considered windfall is that it should not form part of a current or emerging allocation. The definition for this purpose will include the historic growth and regeneration areas unless the site was clearly not intended to be subject to the policy; such as a small infill site or an office to residential conversion brought forward through the permitted development rights that came into force since the policies for the regeneration areas and growth areas were adopted.

- 5.3 There is no one approach to a windfall allowance methodology but it is reasonable to consider past windfall rates as a basis for the expectation of the levels of windfall that will come forward in the future. This approach is widely used and can aid in considering the likely windfall that will come forward in the future.

- 5.4 Table three below highlights the level of windfall the Council has seen completed in each of the last 5 years. During the period of 2013/14 through to 2017/18 the Council has had an average of 204 windfall completions per year. Taking the figure for the most recent three years this figure rises to 260 dwellings per year on average.

Year	Number of dwellings from windfall historically
2013/14	126
2014/15	114
2015/16	328
2016/17	248
2017/18	202

Table Three: Historic windfall completions

- 5.5 Table four below includes figures taken from sites with approved planning applications that are yet to be completed that would meet the criteria of windfall. This can be termed as 'known windfall'. It is important to note that these will not be double counted i.e: included in the trajectory as a specific site and also used to justify an additional 'windfall allowance'.

Year	Windfall Dwellings known to be in the trajectory
2018/19	307
2019/20	179
2020/21	224
2021/22	181
2022/23	141

Table Four: Projected windfall completions (Based on sites that meet the windfall criteria within the 5 year housing trajectory)

- 5.6 The projected delivery of sites within the trajectory is based upon building control records and a dialogue with the site owners, agents and developers. On this basis, the Council considers that the windfall completions that are anticipated for the first year in the trajectory, 2018/2019, are likely to be similar to the projections as there is little opportunity for sites permissioned this year to be completed prior to the end of 2018/19 though some office to residential conversions could come forward. These are shown as site specific allocations in the five year supply and trajectory and no windfall allowance is included for year one (2018/19).
- 5.7 In recent years the number of windfall completions has increased, probably due to the office to residential conversions that are allowed under permitted development. Taking into account the last three years of windfall completions and the projected windfalls for 2018/19, the predicted levels of windfall going forward is 260 dwellings per year on

average. This is a conservative estimate as table four illustrates when taking into account the windfall anticipated for 2018/19.

Year	Windfall Dwellings known to be in the trajectory
2015/16	328
2016/17	248
2017/18	202
2018/19	307
Average Windfall	272

Table Four: Windfall completions (historic and projected)

- 5.8 For years two through to five of the housing trajectory the exact completion year of sites is harder to project. Notwithstanding this a quantity of 725 dwellings that are known to meet the windfall definition have been included within the trajectory.

Year	Windfall Predicted	Known Windfall sites anticipated to be completed	Additional unknown windfall that can be applied
2019/20	260	179	81
2020/21	260	224	36
2021/22	260	181	79
2022/23	260	141	119
Total	1040	725	315
Total additional windfall to be applied			315

Table Five: calculation of additional windfall anticipated.

- 5.9 The Council would expect that beyond the 725 windfall dwellings, on known sites, a further 315 dwellings will come forward within the last four years of the five year supply period from additional windfall that the Council is unaware of currently. This equates to about 60 units per year on average.

6. Emerging Allocations

- 6.1 Footnote 11 of the 2012 NPPF identifies that to be considered deliverable, sites 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 5 years and in particular that development of the site is viable.
- 6.2 The Planning Policy Guidance that relates to the 2012 version of the NPPF gives guidance on what constitutes a deliverable site for the application of housing policy. In relation to emerging allocations the first sub-paragraph of Paragraph 031 is pertinent: *“deliverable sites for housing could include those that are allocated for housing in the development plan ... unless there is clear evidence that schemes will not be implemented within 5 years”*
- 6.3 Paragraph 67 of the revised 2018 NPPF states: *“Planning policies should identify a supply of...specific, deliverable sites for years one to five of the plan period”*. The glossary of the 2018 NPPF states:
- “Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites that are not major development, and 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 (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”*
- 6.4 The Court of Appeal delivered judgment in *St Modwen v SSCLG & ERYC* 2017 concerning the meaning of the phrase “deliverable sites” in the context of the requirement in paragraph 47 of the National Planning Policy Framework for a five year housing land supply. Lord Justice Lindblom said that, to be deliverable in this sense, a site has to be capable of being delivered within five years, but it does not need to be certain or probable that the site actually will be delivered within five years. Sites can be included in the five year supply if the likelihood of housing being delivered on them within the five year period is no greater than a realistic prospect; just because a particular site is capable of being delivered within five years, it does not mean that it necessarily will be. In his view, there is a distinction between the identification of deliverable sites for the purpose of showing a supply of specific deliverable sites sufficient to provide five years’ worth of housing against an authority’s

requirements and the expected rate of delivery to be reflected in a housing trajectory. The Judge also noted that the NPPF recognises that local planning authorities do not control the housing market.

- 6.5 The High Court case of *Wainhomes (South West) Holdings v SSCLG* 2013 clarified that inclusion of a site in an emerging Local Plan is at least some evidence that the site is deliverable. The Judge, Stewart-Smith J surmised that a site's deliverability is reliant on the evidence to support the proposed allocation on a site by site basis. The weight to be attached to the quality of the authority's evidence base is a matter of planning judgment for an inspector.
- 6.6 Evidentially, the inclusion of the sites within the emerging allocations highlights that the Council believes that the sites are deliverable and this will be further robustly critiqued through the Local Plan examination. All emerging sites within the 5 year trajectory are subject to early discussions and there are no known insurmountable constraints that will effect deliverability. Notwithstanding this, though the Council is not reliant upon emerging allocations to illustrate a sufficient 5 year supply they have been included within the calculations.

7. Five Year Supply Calculation

7.1 The table below illustrates the 5 year supply calculation for the district during the period between 2018/2019 through to 2022/2023.

Housing Need	
Annualised objectively assessed housing need (OAHN)	920
5 year housing requirement (5x920)	4600
5 year housing requirement plus the shortfall (4600+39)	4639
5 year housing requirement including the shortfall and 5% buffer	4871
Supply	
Permissioned sites, existing allocations and windfall allowance	5045
Total number of years' worth of housing from permissioned sites, existing allocations and windfall allowance	5.18 years
Emerging Allocations	1293
Total Predicted supply for 5 year period (including emerging allocations)	6338
Total number of years' worth of housing supply including emerging allocations	6.51 years

Table Six: Five year supply calculation

7.2 The calculation above demonstrates that the Council has a sufficient supply of housing shown within the upcoming 5 year period. A total of 6.51 years' worth of housing is deliverable during this period with 5.18 years' worth of housing expected without the inclusion of emerging allocations.

8. Monitoring

- 8.1 This housing land supply statement and accompanying housing trajectory has been produced based on information from a number of sources to reflect the multifaceted nature of housing supply and delivery.
- 8.2 In respect of housing supply the principle sources of information are residential planning permissions (including sites undergoing the planning application process, sites benefiting from extant permission, and sites with lapsed permission) and strategic residential allocations contained in the adopted and emerging Local Plans. Future sources of information may include the Brownfield Land Register and any future Strategic Land Availability Assessment.
- 8.3 Housing delivery information, specifically completion records, is gathered from Local Authority Building Control (LABC) records which are available internally within the Council. In addition to LABC records, a large number of sites are inspected by the National House Building Council (NHBC) which compiles its own records and reports building regulations compliance to Colchester Borough Council.
- 8.4 Site specific anticipated delivery rates on sites under the control of a developer, land promoter or other such interested party are, wherever possible, gathered through direct contact with those parties. The Council contacts applicants and developers on an annual basis to ensure the information is as accurate as possible.
- 8.5 The anticipated delivery rates of sites without discernible promotion, or where contact has not been possible, are calculated based on the best judgement of the Council, taking into account whatever site specific information is available. Such sites are rarely included in the 5 year supply, unless there are exceptional circumstances to justify it.
- 8.6 In addition to these sources, the Council conducts site visits to gauge the progress of residential development sites and verify building control records where they are present, and supplement them where those records are not available.
- 8.7 Due to the live nature of this document, it is subject to change following any subsequent changes to the housing land supply and/or housing delivery position. Therefore whilst the published statement is correct at the relevant date stated in the document (as of the 1st of April 2018), it is subject to change. Future updates will be published on a regular basis to ensure that an accurate representation of the Council's land supply position is available to interested stakeholders.

Appendix One. Housing Trajectory

Planning status	Date expires	Site location	Easting	Northing	Ward	Brownfield/Greenfield	Windfall	Site net total	Remaining Dwellings	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
PENDING	Legally Commenced	"WILLOW'S COURT" THE WILLOWS COLCHESTER	600319	223225	Berechurch	Greenfield	Not Windfall	20	20				20													
151850	2019/08	COWDRAY CENTRE, MASON ROAD, COLCHESTER	600069	226238	Castle	Brownfield	Not Windfall	272	272			68	68	68	68											
171646	2019/2021	AIM HIRE SITE, HAWKINS ROAD, COLCHESTER	601673	224313	Greenstead	Brownfield	Not Windfall	111	111			111														
180696	STARTED	WYVERN FARM, LONDON ROAD, STANWAY	594343	224698	Marks Tey & Layer	Greenfield	Not Windfall	360	148	123	50	50	48													
152804	STARTED	LAKELANDS PHASE 2 (NR10), STANWAY	595138	224097	Marks Tey & Layer	Greenfield	Not Windfall	31	31		31															
151064	STARTED	LAKELANDS PHASE 2 (NR2), STANWAY	593605	226774	Marks Tey & Layer	Greenfield	Not Windfall	22	22		22															
172363	PENDING	LAKELANDS PHASE 2 (NR5), STANWAY	595220	224337	Marks Tey & Layer	Greenfield	Not Windfall	22	22		11	11														
172362	PENDING	LAKELANDS PHASE 2 (NR7), STANWAY	595220	224337	Marks Tey & Layer	Greenfield	Not Windfall	11	11				11													
152817	STARTED	LAKELANDS SR6, CHURCHFIELDS AVENUE, STANWAY	595093	223935	Marks Tey & Layer	Greenfield	Not Windfall	28	28		28															
162302	STARTED	AXIAL WAY, DE GREY ROAD, COLCHESTER	600525	229034	Mile End	Greenfield	Not Windfall	88	88		50	38														
100502	COMPLETED	FORMER SEVERALLS HOSPITAL PHASE 1, COLCHESTER	599522	228330	Mile End	Brownfield	Not Windfall	248	0	35																
161977	STARTED	FORMER SEVERALLS HOSPITAL PHASE 2, COLCHESTER	599522	228330	Mile End	Brownfield	Not Windfall	750	652	98	135	135	135	135	112											
121272	STARTED	CHESTERWELL, COLCHESTER	598377	227850	Mile End	Greenfield	Not Windfall	1600	1450	150	150	150	150	150	150	150	150	150	150	100						
160103	S106 signed	FMR BUS DEPOT, MAGDALEN STREET, COLCHESTER	600173	224762	New Town & Christchurch	Brownfield	Not Windfall	76	76			76														
152730	2019/10	NORTH OF MAGDALEN STREET, COLCHESTER	600460	224878	New Town & Christchurch	Brownfield	Not Windfall	66	66					30	36											
144693	STARTED	ROWHEDGE PORT/WHARF, HIGH STREET, ROWHEDGE	603351	221262	Old Heath & The Hythe	Brownfield	Not Windfall	170	124	46	46	46	32													
160551	STARTED	ROWHEDGE PORT/WHARF, HIGH STREET, ROWHEDGE	603067	221307	Old Heath & The Hythe	Brownfield	Not Windfall	86	86		25	35	26													
170997	2020/08	HILL FARM, BOXTED	600445	232481	Rural North	Greenfield	Not Windfall	36	36			16	10	10												
152826	STARTED	DYERS ROAD / WARREN LANE, STANWAY (TW)	595300	223399	Stanway	Greenfield	Not Windfall	93	83	10	45	38														
120848	STARTED	RAILWAY SIDINGS, HALSTEAD ROAD, STANWAY	595164	225485	Stanway	Brownfield	Not Windfall	123	9	60	9															
151286	STARTED	LAKELANDS PHASE 2 (NR4, SR4 & SR5), STANWAY	594918	223919	Stanway	Greenfield	Not Windfall	75	43	36	33															
151101	COMPLETED	LAKELANDS PHASE 2 (NR9), STANWAY	595075	224013	Stanway	Greenfield	Not Windfall	40	0	18																
151479	2019/12	LAKELANDS PHASE 2 (NE2), STANWAY	594789	224205	Stanway	Greenfield	Not Windfall	65	65				20	20	25											
Pending		FIVEWAYS FRUIT FARM, STANWAY	595631	223455	Stanway	Greenfield	Not Windfall	482	482			60	70	70	80	100	62	40								
145132	STARTED	BETTS FACTORY, IPSWICH ROAD, COLCHESTER	601767	228272	St Anne's & St John's	Brownfield	Not Windfall	127	62	51	14															
130245	STARTED	FACTORY HILL, TIPTREE	590157	215762	Tiptree	Greenfield	Not Windfall	126	126		40	50	36													
122134	STARTED	GRANGE ROAD, TIPTREE	588879	216719	Tiptree	Greenfield	Not Windfall	103	103		30	30	30													
7/COL/05/210	Legally Commenced	CEDRICS, 1 THE AVENUE, WIVENHOE	603872	222030	Wivenhoe	Brownfield	Not Windfall	24	24					12	12											
152613	STARTED	MEADOWS PHASE II, BOUNDARY ROAD	602458	224139	Wivenhoe	Brownfield	Not Windfall	58	58		58															
151087	STARTED	GARRISON DEVELOPMENT - A1 (MEE01 & MEE03)	599954	224506	New Town & Christchurch	Brownfield	Not Windfall	6	6						6											
Pending	Pending	GARRISON DEVELOPMENT - ARENA SITE	599860	224521	New Town & Christchurch	Brownfield	Not Windfall	70	70					35	35											
080712	STARTED	GARRISON DEVELOPMENT - B1B	599786	224595	New Town & Christchurch	Brownfield	Not Windfall	138	132	99	6															
173017	PENDING	GARRISON DEVELOPMENT - H (SERGEANTS' MESS)	599348	224588	New Town & Christchurch	Brownfield	Not Windfall	10	10					10												
VARIOUS	COMPLETED	GARRISON DEVELOPMENT - H (SERGEANTS' MESS)	599247	224376	New Town & Christchurch	Brownfield	Not Windfall	59	0	59																
160133	COMPLETED	GARRISON DEVELOPMENT - J2B (CAV09)	599017	224270	New Town & Christchurch	Brownfield	Not Windfall	18	0	18																
180057	PENDING	GARRISON DEVELOPMENT - J2r2 (J2Br) (BOVIS)	599367	224445	New Town & Christchurch	Brownfield	Not Windfall	70	70			30	30	10												
170621	2020/10	GARRISON DEVELOPMENT - K1 (McCARTHY & STONE)	598902	224179	New Town & Christchurch	Brownfield	Not Windfall	48	48			24	24													
Pending	Pending	GARRISON DEVELOPMENT - K1 (AFFORDABLE HOUSING)	598902	224179	New Town & Christchurch	Brownfield	Not Windfall	25	25			25														
152120	STARTED	LAND ADJACENT CHAPEL ROAD, TIPTREE	589993	215961	Tiptree	Greenfield	Part Windfall	39	0	39																
162958	STARTED	17 BLACKHEATH, COLCHESTER	600305	221997	Berechurch	Brownfield	Windfall	9	9			9														
161073	COMPLETED	280 MERSEA ROAD, COLCHESTER	600307	222634	Berechurch	Brownfield	Windfall	1	0	1																
WOPP		192-200 MERSEA ROAD, COLCHESTER	600372	223095	Berechurch	Greenfield	Windfall	1	1							1										
160071	STARTED	BOURNE COURT, COLCHESTER	600112	223843	Berechurch	Brownfield	Windfall	27	17	10	17															
172275	2020/11	38 FINCHINGFIELD WAY, COLCHESTER	600144	221701	Berechurch	Brownfield	Windfall	1	1		1			1												
162958	2020/06	18 BLACKHEATH, COLCHESTER	600298	221987	Berechurch	Brownfield	Windfall	9	9						9											
172185	COMPLETED	138 GREY TOWN HOUSE HIGH STREET, COLCHESTER	599553	225227	Castle	Brownfield	Windfall	9	9	35																
150455	COMPLETED	19 EAST STREET, COLCHESTER	600795	225303	Castle	Brownfield	Windfall	1	1	1		1														
131203	COMPLETED	21 HIGH STREET, COLCHESTER	599536	225180	Castle	Brownfield	Windfall	3	3	3																
160470	2019/04	TILNEY HOUSE, 54 NORTH HILL, COLCHESTER	597421	224083	Castle	Brownfield	Windfall	1	1		1															
145215	COMPLETED	4 ST PETERS STREET, COLCHESTER	599423	225535	Castle	Brownfield	Windfall	1	0	1																
170112	COMPLETED	25 ST PETERS STREET, COLCHESTER	599647	225539	Castle	Brownfield	Windfall	16	16	16																
160927	STARTED	37 OAKS DRIVE, COLCHESTER	598812	225192	Castle	Greenfield	Windfall	1	1		1															
130939	STARTED	41 PRIORY STREET, COLCHESTER	600208	225007	Castle	Brownfield	Windfall	9	9		7	2														
170424	Subject to 106	FMR CO-OP, LONG WYRE STREET, COLCHESTER	599794	225122	Castle	Brownfield	Windfall	24	24		24															
150541	COMPLETED	51 WEST STOCKWELL ST, COLCHESTER	599559	225428	Castle	Brownfield	Windfall	1	1	1																
151528	2018/05	59 NORTH HILL, COLCHESTER	599376	225287	Castle	Brownfield	Windfall	5	5						5											
146287	COMPLETED	61-65 NORTH STATION ROAD, COLCHESTER	599353	225867	Castle	Brownfield	Windfall	7	7	7																
160104	COMPLETED	9 WALTERS YARD, COLCHESTER	599556	225372	Castle	Brownfield	Windfall	1	1	1																
161579	2019/07	32 HIGH STREET, COLCHESTER	599611	225187	Castle	Brownfield	Windfall	4	4								4									
161296	2020/02	FMR JACKS STORE, 5 ST NICHOLAS ST, COLCHESTER	599823	225175	Castle	Brownfield	Windfall	7	7						7											
140477	COMPLETED	ABBEYGATE ONE, WHITEWELL RD, COLCHESTER	599666	224907	Castle	Brownfield	Windfall	17	0	17																
162850	2017/18	ABBEYGATE TWO, WHITEWELL RD, COLCHESTER	599682	224901	Castle	Brownfield	Windfall	8	8				8													
145356	COMPLETED	CLARENDON WAY, COLCHESTER	599520	226264	Castle	Brownfield	Windfall	18	0	18																
145253	2017/10	COACH HOUSE, BALKERNE CLOSE, COLCHESTER	599356	225276	Castle	Brownfield	Windfall	1	1		1															
160903	2019/10	113-115 CROUCH STREET, COLCHESTER	598981	224969	Castle	Brownfield	Windfall	1	1			1														
121742	COMPLETED	34 MANOR ROAD, COLCHESTER	599131	225040	Castle	Brownfield	Windfall	5	5	5																
151004	Subject to legal	FMR ODEON CINEMA, CROUCH ST, COLCHESTER	599144	224943	Castle	Brownfield	Windfall	46	46				46													
162434	2019/11	14 SERPENTINE WALK, COLCHESTER	599651	226060	Castle	Brownfield	Windfall	4	4				4													
163227	2020/02	RIVERSIDE CENTRE, NORTH STATION RD, COLCHESTER	599441	225718	Castle	Brownfield	Windfall	150	150					50	50											
161318	STARTED	VICTORIA PLACE, ELD LANE, COLCHESTER	599771	225059	Castle	Brownfield	Windfall	20	20		20															
170480	STARTED	11 TRINITY STREET COLCHESTER	599604	225055	Castle	B																				

Planning status	Date expires	Site location	Easting	Northing	Ward	Brownfield/ Greenfield	Windfall	Site net total	Remaining Dwellings	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
180495	2021/03	1 TRINITY STREET COLCHESTER	590129	228184	Castle	Brownfield	Windfall	11	11			11														
151985	2018/11	320a-326 IPSWICH RD, COLCHESTER	601193	226994	Highwoods	Greenfield	Windfall	2	2			2														
151666	2018/09	REAR OF 310-318 IPSWICH RD, COLCHESTER	601160	226916	Highwoods	Greenfield	Windfall	2	2						2											
152027	STARTED	144 ST ANDREW'S AVENUE, COLCHESTER	601594	225181	Greenstead	Greenfield	Windfall	1	1		1															
100534	STARTED	148 ST ANDREWS AVENUE, COLCHESTER	601653	225175	Greenstead	Greenfield	Windfall	1	1		1															
152303	2018/12	166 ST ANDREW'S AVENUE, COLCHESTER	601674	225100	Greenstead	Greenfield	Windfall	1	1			1														
160224	2019/12	SPORTS GROUND, BROMLEY ROAD, COLCHESTER	602349	226083	Greenstead	Greenfield	Windfall	12	12				12													
162400	STARTED	29 BROMLEY ROAD, COLCHESTER	602370	226034	Greenstead	Greenfield	Windfall	2	2	2																
163051	2020/02	2 LINDEN CLOSE, COLCHESTER	602168	226093	Greenstead	Greenfield	Windfall	1	1				1													
145980	STARTED	2 LEAM CLOSE, COLCHESTER	602597	225130	Greenstead	Greenfield	Windfall	1	1	1																
181309	2021/2022	ELMSTEAD RD/ SWAN CLOSE, COLCHESTER	602198	224434	Greenstead	Greenfield	Not Windfall	31	31					15	16											
163196	2020/12	RISING SUN PH & WAREHOUSES, HYTHE STATION RD, COLCH	601547	224750	Greenstead	Brownfield	Windfall	27	27			27														
170979	2020/06	128 FOREST ROAD, COLCHESTER	601966	224988	Greenstead	Brownfield	Windfall	1	1			1														
151522	2018/09	24 BRADBROOK COTTAGES, ARMOURY RD, WEST BERGHOLT	596792	227955	Lexden & Braiswick	Greenfield	Windfall	1	1		1															
161659	COMPLETED	43 COLCHESTER ROAD, WEST BERGHOLT	596264	227949	Lexden & Braiswick	Greenfield	Windfall	1	1	2																
161997	2019/09	JON JENE, HALSTEAD ROAD, EIGHT ASH GREEN	594373	225581	Lexden & Braiswick	Brownfield	Windfall	3	3										3							
162169	2019/10	MERCERS PLACE, HALSTEAD ROAD, EIGHT ASH GREEN	594704	225421	Lexden & Braiswick	Brownfield	Windfall	4	4		4															
150456	2018/04	FRIARS FARM BARN, DAISY GREEN, EIGHT ASH GREEN	593250	225397	Lexden & Braiswick	Brownfield	Windfall	1	1				1													
132224	COMPLETED	HIGH TREES FARM, LEXDEN ROAD, WEST BERGHOLT	595895	228288	Lexden & Braiswick	Brownfield	Windfall	1	1	1																
150702	COMPLETED	HOME CROFT / PLEAN COTTAGE, CHAPEL LN, WEST BERGHOLT	596141	227296	Lexden & Braiswick	Greenfield	Windfall	3	0	3																
152322	2018/12	LITTLE PORTERS, PORTERS LN, FORDHAM HEATH	593605	226774	Lexden & Braiswick	Brownfield	Windfall	2	2																	
152673	STARTED	POPLAR COTTAGE, SPRING LANE, WEST BERGHOLT	596063	227379	Lexden & Braiswick	Greenfield	Windfall	1	1		1				2											
161181	COMPLETED	LABORNE, CHAPEL LANE, WEST BERGHOLT	596168	227330	Lexden & Braiswick	Brownfield	Windfall	2	0	2																
131538	STARTED	18 CHITTS HILL, COLCHESTER	596034	225482	Lexden & Braiswick	Brownfield	Windfall	14	6	10	4															
160012	COMPLETED	6 FITZWALTER ROAD, COLCHESTER	597813	224975	Lexden & Braiswick	Brownfield	Windfall	1	1	1																
160235	STARTED	19 ST CLARE ROAD, COLCHESTER	597523	224863	Lexden & Braiswick	Greenfield	Windfall	1	1		1															
151495	STARTED	HIGH TREES, ST CLARE DRIVE, COLCHESTER	597417	225121	Lexden & Braiswick	Greenfield	Windfall	3	2	1	2															
162249	2019/11	WHITE HOUSE FARM, WHITEHOUSE LANE, WEST BERGHOLT	595999	227108	Lexden & Braiswick	Brownfield	Windfall	1	1		1															
171450	STARTED	"THE GLEN" SPRING LANE, WEST BERGHOLT	596082	227340	Lexden & Braiswick	Greenfield	Windfall	1	1		1															
171067	STARTED	4 PARK ROAD, COLCHESTER	598235	224874	Lexden & Braiswick	Brownfield	Windfall	1	1		1															
172305	2020/10	3 SPRING LANE WEST BERGHOLT	596050	227490	Lexden & Braiswick	Brownfield	Windfall	3	3					2	1											
171450	2020/09	"THE GLEN" SPRING LANE, WEST BERGHOLT	596082	227340	Lexden & Braiswick	Brownfield	Windfall	1	1				1													
162249	2020/07	WHITEHOUSE FARM, WEST BERGHOLT, CO6 3EW	595999	227108	Lexden & Braiswick	Brownfield	Windfall	1	1				1													
171441	2020/10	1 WOOD LANE, FORDHAM HEATH	593671	226432	Lexden & Braiswick	Greenfield	Windfall	1	1					1												
170878	2020/06	99B LONDON ROAD, COLCHESTER	596107	225055	Lexden & Braiswick	Brownfield	Windfall	1	1					1												
180152	2021/03	FRIARS FARM BARN, DAISY GREEN, EIGHT ASH GREEN	593251	225397	Lexden & Braiswick	Brownfield	Windfall	1	1			1														
173369	2021/02	COOKS HALL ROAD, WEST BERGHOLT	594999	227370	Lexden & Braiswick	Brownfield	Windfall	2	2			2														
161075	STARTED	33-37 LONDON ROAD, MARKS TEY	592069	223763	Marks Tey & Layer	Brownfield	Windfall	32	32		32															
152695	2019/01	COACH HOUSE, 172 LONDON RD, MARKS TEY	591284	223443	Marks Tey & Layer	Brownfield	Windfall	1	1			1														
152626	2019/01	LAND ADJ 172 LONDON RD, MARKS TEY	591254	223408	Marks Tey & Layer	Greenfield	Windfall	1	1			1														
160405	COMPLETED	LAND ADJ 190A OLD LONDON ROAD, MARKS TEY	591166	223330	Marks Tey & Layer	Brownfield	Windfall	2	2	2																
160388	2019/11	APEX LODGE, GREAT TEY ROAD, LITTLE TEY	589518	223525	Marks Tey & Layer	Greenfield	Windfall	1	1		1															
160105	2019/04	18 NORTH LANE, MARKS TEY	591792	224119	Marks Tey & Layer	Brownfield	Windfall	1	1					1												
161283	STARTED	NEW HALL, COPT HALL LANE, GREAT WIGBOROUGH	598121	215220	Marks Tey & Layer	Brownfield	Windfall	1	1		1															
150200	COMPLETED	114 LONDON ROAD, COPFORD	592820	223948	Marks Tey & Layer	Greenfield	Windfall	1	0	1																
150292	COMPLETED	LAND REAR OF LAUREL COTTAGE LAYER BRETON HILL	594482	218438	Marks Tey & Layer	Greenfield	Windfall	1	0	1																
152368	STARTED	15 MALTING GREEN RD, LAYER DE LA HAYE	596949	220053	Marks Tey & Layer	Brownfield	Windfall	1	1		1															
162626	2019/12	FIELDS FARM RD, LAYER DE LA HAYE	597823	219385	Marks Tey & Layer	Brownfield	Windfall	1	1			1														
132631	2017/07	FMR VILLAGE HALL, SCHOOL LANE, GREAT WIGBOROUGH	596695	215282	Marks Tey & Layer	Brownfield	Windfall	2	2					2												
152149	2018/11	GREEN FARM, THE STREET, SALCOTT	595113	213555	Marks Tey & Layer	Greenfield	Windfall	1	1			1														
121818	STARTED	GREENFIELD HOUSES, MILL LANE, BIRCH	593981	219138	Marks Tey & Layer	Greenfield	Windfall	1	1		1															
152695	STARTED	LAMB FARM, STOCKHOUSE RD, LAYER MARNEY	592041	217435	Marks Tey & Layer	Greenfield	Windfall	1	1		1															
171251	2018/11	MCCREADIES GARAGE, SMYTHE'S GREEN, LAYER MARNEY	592058	218603	Marks Tey & Layer	Brownfield	Windfall	5	5			2	3													
150589	STARTED	MUSHROOM FARM, MILL LN, LAYER DE LA HAYE	598051	220791	Marks Tey & Layer	Brownfield	Windfall	1	1		1															
130681	COMPLETED	OLD BARN BARROWS, THE STREET, SALCOTT	594965	213654	Marks Tey & Layer	Brownfield	Windfall	1	0	1																
152121	2018/11	PEARTREE COTTAGE, ROSE LN, SALCOTT	594853	213580	Marks Tey & Layer	Greenfield	Windfall	1	1					1												
163146	COMPLETED	SALCOTT COTTAGES, THE STREET, SALCOTT	594784	213694	Marks Tey & Layer	Greenfield	Windfall	1	0	1																
170678	COMPLETED	APEX LODGE, GREAT TEY ROAD, LITTLE TEY	589518	223525	Marks Tey & Layer	Greenfield	Windfall	1	1		1															
172108	2017/09	LAYER MARNEY NURSERIES, SMYTHES GREEN, LAYER MARNEY	592002	218562	Marks Tey & Layer	Brownfield	Windfall	4	4									4								
171984	2020/09	"BIRCHWOOD" BIRCH STREET, BIRCH, COLCHESTER	594353	218933	Marks Tey & Layer	Brownfield	Windfall	1	1			1														
152626	2019/01	L/A 172 OLD LONDON ROAD, MARKS TEY	591272	223417	Marks Tey & Layer	Brownfield	Windfall	1	1		1															
152614	2019/01	172 OLD LONDON ROAD, MARKS TEY (STABLES)	591284	223443	Marks Tey & Layer	Brownfield	Windfall	1	1		1															
171984	2020/07	"BIRCHWOOD" BIRCH STREET, BIRCH, COLCHESTER	594353	218933	Marks Tey & Layer	Greenfield	Windfall	1	1				1													
171345	2020/10	"Green Farm", The Street, Salcott	595127	213556	Marks Tey & Layer	Brownfield	Windfall	1	1				1													
172597	2020/11	ST CHLOE, ABBERTON, LAYER DE LA HAYE	597709	220167	Marks Tey & Layer	Brownfield	Windfall	1	1					1												
170643	2020/05	CHESTNUT FARM, ABBERTON ROAD, LAYER DE LA HAYE	597776	220333	Marks Tey & Layer	Brownfield	Windfall	1	1				1													
172425	2020/11	LONE ASH, ABBERTON ROAD, LAYER-DE-LA-HAYE	598505	220255	Marks Tey & Layer	Brownfield	Windfall	1	1					1												
171511	2020/07	68-70 LONDON ROAD, COPFORD	593032	223978	Marks Tey & Layer	Brownfield	Windfall	1	1					1												
170678	Started	APEX LODGE, GREAT TEY ROAD, LITTLE TEY	589518	223525	Marks Tey & Layer	Brownfield	Windfall	1	1					1												
171190	202009	33 LONDON ROAD, MARKS TEY, COLCHESTER	592088	223783	Marks Tey & Layer	Brownfield	Windfall	2																		

Planning status	Date expires	Site location	Easting	Northing	Ward	Brownfield/ Greenfield	Windfall	Site net total	Remaining Dwellings	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
163155	2019/09	PLANE HALL FARM, SOUTH GREEN ROAD, FINGRINGHOE	602620	219602	Mersea & Pyefleet	Brownfield	Windfall	1	1		1															
162108	STARTED	BARN AT BROOK HOUSE, BALLAST QUAY RD, FINGRINGHOE	604193	220930	Mersea & Pyefleet	Brownfield	Windfall	1	1		1															
161969	COMPLETED	22 FIRS CHASE, WEST MERSEA	600325	212849	Mersea & Pyefleet	Greenfield	Windfall	1	1	1																
160666	2019/05	6 UPLAND ROAD, WEST MERSEA	601469	213158	Mersea & Pyefleet	Greenfield	Windfall	3	3			1	2													
161523	2019/08	WESTLEIGH, EAST ROAD, EAST MERSEA	605581	214546	Mersea & Pyefleet	Brownfield	Windfall	3	3			3														
171564	2020/08	"FLAT THREE HALL BARN" HIGH STREET, WEST MERSEA	600972	212542	Mersea & Pyefleet	Brownfield	Windfall	1	1		1															
171783	2020/08	"PETE HALL" COLCHESTER ROAD PELDON	600709	217098	Mersea & Pyefleet	Brownfield	Windfall	1	1		1															
145733	COMPLETED	THE LAURELS PYEFLEET VIEW, LANGENHOE	600964	219068	Merssea & Pyefleet	Greenfield	Windfall	1	0	1																
171774	2020/09	19 KINGSMERE CLOSE, WEST MERSEA	601870	213021	Mersea & Pyefleet	Greenfield	Windfall	1	1			1														
173168	2020/06	"OXLEY HOUSE FRUIT FARM" MERSEA ROAD, ABBERTON	600442	219342	Mersea & Pyefleet	Brownfield	Windfall	1	1					1												
170168	2020/04	16 COAST ROAD, WEST MERSEA	600839	212479	Mersea & Pyefleet	Greenfield	Windfall	1	1					1												
171774	2020/09	19 KINGSMERE CLOSE, WEST MERSEA	601870	213021	Mersea & Pyefleet	Brownfield	Windfall	1	1																	
150600	STARTED	LAND ADJ 89 NAYLAND RD, COLCHESTER	598967	227901	Mle End	Brownfield	Windfall	3	3			3														
144679	COMPLETED	CHURCH FARM HOUSE, CHURCH FARM WAY, COLCHESTER	599073	227609	Mle End	Brownfield	Windfall	1	1	1																
162607	STARTED	EQUITY HOUSE, BERGHOLT RD, COLCHESTER	599177	226471	Mle End	Brownfield	Windfall	67	67		67															
150177	2019/07	CHAPMANS FARM, NAYLAND ROAD, COLCHESTER	598837	228403	Mle End	Brownfield	Windfall	27	27					10	17											
50600 / 15122	COMPLETED	LAND ADJ 89 NAYLAND ROAD, COLCHESTER	598967	227901	Mle End	Brownfield	Windfall	2	0	2																
	2019/07	248 MILL ROAD, COLCHESTER	599862	228295	Mle End	Brownfield	Windfall	2	2				2													
	2019/12	SOUTH OF CAMBIAN FAIRVIEW, BOXTED ROAD, COLCHESTER	598901	228843	Mle End	Brownfield	Windfall	26	26				13	13												
	2020/07	37 MLE END ROAD COLCHESTER	599247	226594	Mle End	Brownfield	Windfall	1	1						1											
160603	2019/06	4 LEECHS LANE, COLCHESTER	598851	227928	Mle End	Brownfield	Windfall	1	1						1											
171248	2020/07	27 THREE CROWNS ROAD, COLCHESTER	599095	226537	Mle End	Brownfield	Windfall	1	1					1												
171307	2020/07	37 MLE END ROAD COLCHESTER	599247	226594	Mle End	Brownfield	Windfall	1	1					1												
171248	2020/07	27 THREE CROWNS ROAD, COLCHESTER	599095	226537	Mle End	Brownfield	Windfall	1	1				1													
160433	STARTED	"CREFFIELD HOUSE" 2A OXFORD ROAD, COLCHESTER	598885	224793	New Town & Christchurch	Brownfield	Windfall	1	1																	
130739	COMPLETED	16 CREFFIELD ROAD, COLCHESTER	598944	224683	New Town & Christchurch	Brownfield	Windfall	1	1	1																
132049	COMPLETED	THE TWIST, 25 MILITARY ROAD, COLCHESTER	600143	224693	New Town & Christchurch	Brownfield	Windfall	1	1	1																
70331 / 17131	2020/03	22-30 SOUTHWAY, COLCHESTER	599401	224848	New Town & Christchurch	Brownfield	Windfall	20	20			10	10													
	2019/02	145A-151 MAGDALEN ST, COLCHESTER	600378	224790	New Town & Christchurch	Brownfield	Windfall	6	6			6														
WOPP	2018/04	1-7 WINNOCK ALMS, MILITARY RD, COLCHESTER	600096	224718	New Town & Christchurch	Brownfield	Windfall	10	10						10											
152740	2019/02	26 FAIRFAX ROAD, COLCHESTER	600006	224645	New Town & Christchurch	Brownfield	Windfall	3	3									3								
142693	STARTED	66 BARRACK ST, COLCHESTER	600694	224783	New Town & Christchurch	Brownfield	Windfall	3	3		3															
152466	2019/01	95 MILITARY RD, COLCHESTER	600495	224299	New Town & Christchurch	Greenfield	Windfall	3	3									3								
161889	2020/01	186-187 MAGDALEN STREET, COLCHESTER	600127	224821	New Town & Christchurch	Brownfield	Windfall	1	1			1														
146478	STARTED	UNIT 3, PORT LANE, COLCHESTER	600953	224680	New Town & Christchurch	Brownfield	Windfall	2	2			2														
161107	COMPLETED	LOTT'S YARD, 51 ARTILLERY STREET, COLCHESTER	600776	224563	New Town & Christchurch	Brownfield	Windfall	5	0	5																
131336	STARTED	47 & 49 WICKHAM ROAD, COLCHESTER	598950	224487	New Town & Christchurch	Brownfield	Windfall	1	1			1														
150531	STARTED	7 CAMBRIDGE ROAD, COLCHESTER	598511	224568	New Town & Christchurch	Greenfield	Windfall	1	1		1															
171331	2020/12	PROVIDENCE PLACE, COLCHESTER	600731	224768	New Town & Christchurch	Brownfield	Windfall	4	4					4												
172186	2020/10	8A MAGDALEN STREET	599988	224795	New Town & Christchurch	Brownfield	Windfall	1	1					1												
170818	2020/01	LAND R/O 92-94 MERSEA ROAD	600227	223916	New Town & Christchurch	Greenfield	Windfall	2	2			2														
131556	STARTED	46 DARCY ROAD, COLCHESTER	601120	223267	Old Heath & The Hythe	Greenfield	Windfall	1	1		1															
150492	STARTED	CANNOCK MILL, OLD HEATH ROAD	601076	223785	Old Heath & The Hythe	Brownfield	Windfall	23	23		23															
162165	STARTED	92 HYTHE HILL, COLCHESTER	601428	224657	Old Heath & The Hythe	Brownfield	Windfall	1	1			1														
162395	2019/10	3-4 STANDARD ROAD, COLCHESTER	601026	224661	Old Heath & The Hythe	Brownfield	Windfall	1	1						1											
163060	2020/01	38 ROWHEDGE ROAD, COLCHESTER	602023	222484	Old Heath & The Hythe	Brownfield	Windfall	1	1					1												
163199	COMPLETED	1A CHAPEL STREET & 7 HEAD STREET, ROWHEDGE	603063	221839	Old Heath & The Hythe	Brownfield	Windfall	1	1	1																
171358	COMPLETED	LAND REAR OF 21 ABBOTS ROAD COLCHESTER	601396	223115	Old Heath & The Hythe	Greenfield	Windfall	1	1	1																
171358	2020/07	LAND REAR OF 21 ABBOTS ROAD COLCHESTER	601396	223115	Old Heath & The Hythe	Greenfield	Windfall	1	1				1													
172355	2020/11	19A DARCY ROAD, COLCHESTER	601273	223361	Old Heath & The Hythe	Brownfield	Windfall	1	1					1												
172549	2020/12	13 FINGRINGHOE ROAD, COLCHESTER	601669	222894	Old Heath & The Hythe	Brownfield	Windfall	2	2				2													
173175	2021/02	18 RECTORY ROAD ROWHEDGE	602819	221685	Old Heath & The Hythe	Brownfield	Windfall	1	1			1														
145845	STARTED	16 DE VERE ROAD/BAINES CLOSE, COLCHESTER	597052	224397	Prettygate	Greenfield	Windfall	1	1		1															
160524	STARTED	54 KING HAROLD ROAD, COLCHESTER	597222	223691	Prettygate	Brownfield	Windfall	1	1		1															
161501	2019/08	7 NASH CLOSE, COLCHESTER	597499	224181	Prettygate	Greenfield	Windfall	1	1			1														
163213	2020/07	91 KING HAROLD ROAD, COLCHESTER	597186	223933	Prettygate	Brownfield	Windfall	4	4		4															
171303	2020/07	7 NASH CLOSE, COLCHESTER	597499	224181	Prettygate	Greenfield	Windfall	1	1		1															
170999	2020/04	185A SHRUB END ROAD, COLCHESTER	597278	223435	Prettygate	Brownfield	Windfall	1	1				1													
171303	2020/07	7 NASH CLOSE, COLCHESTER	597499	224181	Prettygate	Greenfield	Windfall	1	1					1												
180144	2021/03	78 STRAIGHT ROAD COLCHESTER	596478	224761	Prettygate	Brownfield	Windfall	1	1					1												
180070	2021/03	BACONS LANE, CHAPPEL	589373	227180	Rural North	Brownfield	Windfall	1	1					1												
171207	2020/07	PEARTREE HILL, MOUNT BURES	591483	231999	Rural North	Brownfield	Windfall	1	1					1												
160168	STARTED	HALLFIELDS FM, MANNINGTREE RD, DEDHAM	606090	232910	Rural North	Brownfield	Windfall	1	1		1															
152353	2019/01	CHURCH HALL FARM, CHURCH ROAD, WORMINGFORD	605989	233142	Rural North	Brownfield	Windfall	1	1		1															
163105	2020/01	SPRING HOUSE, LONDON ROAD, GREAT HORKESLEY	596329	229935	Rural North	Brownfield	Windfall	1	1				1													
136190	STARTED	BROOK HOUSE BARN, BROOKHOUSE ROAD, GREAT TEY	588157	225968	Rural North	Brownfield	Windfall	1	1		1															
151397	2019/03	FORRESTERS FARM, LAMBERTS HOUSE, GREAT TEY	587793	227314	Rural North	Brownfield	Windfall	1	1		1															
171029	2020/05	"ORCHARD HOUSE", LAMBERTS LANE, GREAT TEY	587772	227051	Rural North	Brownfield	Windfall	1	1			1														
161334	2019/11	TILE HOUSE, NEW ROAD, ALDHAM	591885	226831	Rural North	Brownfield	Windfall	2	2				2													
160467	STARTED	1 CHURCH CORNER, BROOK FARM, ALDHAM	591687	225790	Rural North	Brownfield	Windfall	1	1		1															
180078	2021/02	"ALDHAM HALL FARM" BROOK ROAD ALDHAM	591842	224933	Rural North	Brownfield	Windfall	1	1					1												
173338	2021/02	1 CHURCH CORNER, BROOK ROAD, ALDHAM	591687	225790	Rural North	Brownfield	Windfall	1	1					1												
150496	COMPLETED	ORCHARD HOUSE, COLCHESTER ROAD, WAKES COLNE	589454	228588	Rural North</																					

Site location	Easting	Northing	Ward	Brownfield/ Greenfield	Site net total	Remaining Dwellings	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
BRITANNIA CAR PARK, ST BOTOLPHS STREET, COLCHESTER	600108	224920	Castle	Brownfield	150	150						30	30	30	30							
ST BOTOLPHS CULTURAL QTR, QUEEN ST, COLCHESTER	599989	225113	Castle	Brownfield	120	120						30										
LAND EAST OF HAWKINS ROAD, COLCHESTER	601669	224621	Greenstead	Brownfield	200	200					60	60		40	40	40	40	40				
LAND WEST OF HAWKINS ROAD, COLCHESTER	601679	224654	Greenstead	Brownfield	100	100								25	25	25	25					
COALYARD SITE, HYTHE STATION ROAD, COLCHESTER	601498	224858	Greenstead	Brownfield	40	40												20	20			
LAND NORTH OF MAGDALEN STREET, COLCHESTER	600165	224858	New Town & Christchurch	Brownfield	40	40												20	20			
EUROPIT GARAGE SITE, MAGDALEN STREET, COLCHESTER	600194	224818	New Town & Christchurch	Brownfield	20	20												10	10			
ROBERTSONS VAN HIRE OFFICE, MAGDALEN ST, COLCHESTER	600114	224783	New Town & Christchurch	Brownfield	5	5												5				
MAGDALEN GARAGE, MAGDALEN STREET, COLCHESTER	600184	224818	New Town & Christchurch	Brownfield	10	10												10				
ROBERTSONS VAN HIRE YARD, MAGDALEN ST, COLCHESTER	600368	224790	New Town & Christchurch	Brownfield	6	6												6				
FORD CAR SALES, MAGDALEN STREET, COLCHESTER	600375	224725	New Town & Christchurch	Brownfield	50	50								25	25							
80-83 AND GM CAR SALES, MAGDALEN STREET, COLCHESTER	600462	224772	New Town & Christchurch	Brownfield	50	50												25	25			
LAND EAST OF TESCO, MAGDALEN STREET, COLCHESTER	600555	224726	New Town & Christchurch	Brownfield	20	20												10	10			
BARRINGTON ROAD/BOURNE ROAD, COLCHESTER	600528	224039	New Town & Christchurch	Greenfield	28	28									13	15						
FORMER ESSEX COUNTY HOSPITAL, COLCHESTER	598919	224873	New Town & Christchurch	Brownfield	108	108																
COLDDOCK, HYTHE, COLCHESTER	602019	223889	Old Heath & The Hythe	Brownfield	40	40					54	54						20	20			
LAND ADJ HYTHE GAS WORKS, HYTHE QUAY, COLCHESTER	601476	224193	Old Heath & The Hythe	Brownfield	60	60												20	20	20		
KING EDWARD QUAY, HYTHE, COLCHESTER	601728	224050	Old Heath & The Hythe	Brownfield	100	100											50	50				
SCRAPYARD SITE, HYTHE QUAY, COLCHESTER	601432	224106	Old Heath & The Hythe	Brownfield	240	240										40		40	40	40	40	
BRIDGE HOUSE AND GARAGE, HYTHE QUAY, COLCHESTER	601453	224754	Old Heath & The Hythe	Brownfield	36	36													18	18		
24 HYTHE QUAY, COLCHESTER	601504	224597	Old Heath & The Hythe	Brownfield	24	24													12	12		
Totals											114	174	30	120	133	120	155	276	195	90	40	

New Local Plan allocations
Garden Communities

Site location	Easting	Northing	Ward	Brownfield/ Greenfield	Site net total	Remaing Dwellings	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
WEST COLCHESTER/EAST BRAINTREE GARDEN COMMUNITY	589719	223103	Marks Tey & Layer	Greenfield	1250	1250							50	100	100	100	150	150	150	150	150	150
EAST COLCHESTER/WEST TENDRING GARDEN COMMUNITY	603555	225046	Wivenhoe	Greenfield	1250	1250							50	100	100	100	150	150	150	150	150	150
Totals													100	200	200	200	300	300	300	300	300	300

Colchester (and Stanway) urban area allocations

Site location	Easting	Northing	Ward	Brownfield/ Greenfield	Site net total	Remaing Dwellings	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
VINEYARD GATE, COLCHESTER	599515	225029	Castle	Brownfield	100	100				50	50											
MILL ROAD, COLCHESTER (EXTRA CARE)	600180	228814	Mle End	Greenfield	260	260						60	50	50	50	50						
RUGBY CLUB, MILL ROAD, COLCHESTER	600180	228814	Mle End	Greenfield	300	300				50	50	50	50	50	50							
LAND NORTH OF BRAISWICK, COLCHESTER	597510	227365	Lexden & Braiswick	Greenfield	70	70					20	25	25									
LAND WEST OF LAKELANDS, STANWAY	594758	223868	Marks Tey & Layer	Greenfield	150	150				30	30	30	30	30								
LAND NORTH OF LONDON ROAD, STANWAY	593012	224489	Marks Tey & Layer	Greenfield	130	130			25	50	55											
LAND SOUTH OF A12, STANWAY	593755	224682	Marks Tey & Layer	Greenfield	500	500						50	50	50	50	50	50	50	50	50	50	
DEFENCE SUPPORT GROUP (DSG), FLAGSTAFF ROAD, COLCH	599485	224634	New Town & Christchurch	Brownfield	100	100											25	25	25	25		
IRVINE ROAD, COLCHESTER	598069	224307	New Town & Christchurch	Greenfield	8	8						8										
MIDDLEWICK RANGES, COLCHESTER	600992	222758	Old Heath & The Hythe	Greenfield	1000	1000								80	120	120	120	120	120	120	80	
PORT LANE, COLCHESTER	601107	224400	Old Heath & The Hythe	Brownfield	130	130												40	50	40		
PLACE FARM, OLD HEATH ROAD, COLCHESTER	601783	223036	Old Heath & The Hythe	Greenfield	30	30						15	15									
LAND SOUTH OF BERECHURCH HALL ROAD, COLCHESTER	598149	222054	Shrub End	Greenfield	150	150			10	70	70											
GOSBECKS PHASE TWO, COLCHESTER	597467	222631	Shrub End	Greenfield	150	150			50	50	50											
ROSEMARY ALMSHOUSES, LONDON RD, STANWAY	593949	224413	Stanway	Greenfield	26	26						13	13									
FORMER SAINSBURY'S SITE, TOLLGATE, STANWAY	595056	224585	Stanway	Brownfield	200	200							40	40	40	40	40					
CHITTS HILL, STANWAY	595626	225622	Stanway	Greenfield	100	100			40	40	20											
Totals									125	340	345	251	273	300	310	260	235	235	245	235	170	80

Other Allocations

Site location	Easting	Northing	Ward	Brownfield/ Greenfield	Site net total	Remaing Dwellings	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
LAND ADJACENT THE FOLLEY, LAYER DE LA HAYE	597337	220276	Marks Tey & Layer	Greenfield	50	50				20	20	10										
LAND EAST OF PELDON ROAD, ABBERTON	600484	218728	Mersea & Pyefleet	Greenfield	5	5						5										
LAND WEST OF PELDON ROAD, ABBERTON	600404	218707	Mersea & Pyefleet	Greenfield	50	50				15	15	15	5									
DAWES LANE, WEST MERSEA	602197	213638	Mersea & Pyefleet	Greenfield	100	100				20	20	20	20	20								
BRIERLEY PADDOCKS, WEST MERSEA	602453	213140	Mersea & Pyefleet	Greenfield	100	100			30	40	30											
ROWHEDGE BUSINESS CENTRE, ROWHEDGE	602697	221916	Old Heath & The Hythe	Greenfield	40	40									20	20						
SWAN GROVE, CHAPPEL	589470	228075	Rural North	Greenfield	30	30						15	15									
PLUMMERS ROAD, FORDHAM	593130	229082	Rural North	Greenfield	20	20				10	10											
SCHOOL LANE, GREAT HORKESLEY	598252	229390	Rural North	Greenfield	13	13					13											
GREAT HORKESLEY MANOR, GREAT HORKESLEY	598252	229390	Rural North	Greenfield	80	80			15	25	25	15										
GREENFIELD DRIVE, GREAT TEY	588835	226048	Rural North	Greenfield	30	30				15	15											
BROOK ROAD, GREAT TEY	589239	225599	Rural North	Greenfield	10	10						5	5									
WICK ROAD, LANGHAM	602736	231122	Rural North	Greenfield	10	10						10										
SCHOOL ROAD (EAST), LANGHAM	602709	231698	Rural North	Greenfield	40	40				20	20											
SCHOOL ROAD (WEST), LANGHAM	602413	231689	Rural North	Greenfield	30	30						15	15									
LAND NORTH OF ELMSTEAD ROAD, WIVENHOE	604197	223522	Wivenhoe	Greenfield	25	25						10	15									
BROADFIELDS, WIVENHOE	604581	223173	Wivenhoe	Greenfield	120	120							30	30	30	30						
CROQUET GARDENS, WIVENHOE	604383	222446	Wivenhoe	Greenfield	25	25			10	15												
COLCHESTER ROAD, WIVENHOE	603950	223053	Wivenhoe	Greenfield	80	80			40	40												
Totals									95	220	168	120	105	50	50	50						

Rural Exception Sites

Site location	Ward	Site net total	Remaing Dwellings	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
LAYER DE LA HAYE	MARKS TEY & LAYER	15	15						15										
FORDHAM	RURAL NORTH	10	10						10										
OTHER VILLAGES	BOROUGH WIDE	25	25						10	10	5								
Totals									35	10	5								

Emerging Neighbourhood Plans

Site location	Ward	Site net total	Remaing Dwellings	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
WEST BERGHOLT	Lexden & Braiswick	120	120										20	25	25	25	25		
TIPTREE	Tiptree	600	600									75	75	75	75	75	75	75	75
Totals												75	95	100	100	100	100	75	75

Housing Need

Annualised objectively assessed housing need (OAHN)	920
5 year housing requirement (5x920)	4600
5 year housing requirement plus the shortfall (4600+39)	4639
5 year housing requirement including the shortfall and 5% buffer	4871
Annualised housing requirement	974.2

windfall allowance to be applied

N/A	81	36	79	119
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net completions / projected completions

1048	1090	1253	1170	1398	1427	834	741	878	921	825	790	911	840	725	585	455
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strategic target including short fall and 5% buffer

966	974	974	974	974	975
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cumulative strategic target

920	1840	2760	3680	4600	5520	6440	7360	8280	9200	10120	11040	11040	11960	12880	13800
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projected cumulative completions

1090	2343	3513	4911	6338	7172	7913	8791	9712	10537	11327	12238	13078	13803	14388	14843
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5 Year Housing Calculation

Permissioned sites, existing allocations and windfall allowance	5045 dwellings
Total number of years' worth of housing	5.18 years
Emerging Allocations	1293 dwellings
Total Predicted supply for 5 year period (including emerging allocations)	6.51 years