



AUTHORITY MONITORING REPORT **2015**

December 2015



Colchester Borough Council
Commercial Services
Spatial Policy
Colchester Borough Council
Rowan House
33 Sheepen Road
Colchester
Essex
CO3 3WG

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1. INTRODUCTION

1.1 Background to the Report

This Authority Monitoring Report (AMR) contains information about the extent to which the Council's planning policy objectives are being achieved. The report covers the period from 1 April 2014 to 31 March 2015.

1.2 Introduction

The Localism Act removed the requirement for local planning authorities to produce an annual monitoring report for Government, but they did retain an overall duty to monitor policies. Authorities can now choose which targets and indicators to include in their monitoring reports as long as they are in line with the relevant UK and EU legislation. Their primary purpose is to share the performance and achievements of the Council's planning service with the local community. The monitoring report also needs to demonstrate how councils are meeting the requirement to cooperate with other authorities on strategic issues. The format of this AMR accordingly has been revised and shortened from previous years to reflect the greater flexibility allowed for these reports and to present a more concise summary of key indicators.

Information on the timetable for preparation and adoption of plan documents is contained in the Local Development Scheme which is updated on a regular basis, most recently December 2015. The overall strategic policies for Colchester contained in the [Core Strategy](#) were found to be 'sound' by a Government-appointed Inspector and the Document was adopted by the Council in December 2008. Two further Local Development Documents, [Development Policies](#) and [Site Allocations](#), were found sound and adopted in October 2010. The AMR also reports progress on the Neighbourhood Plans now underway in a number of neighbourhoods across the Borough.

The Council completed a limited Focused Review of policies within the Core Strategy and Development Policies documents to revise selected policies that conflicted with some aspects of the National Planning Policy Framework but could be reworded to comply without significant additional evidence base work. The Focused Review was adopted by the Council in July 2014 following completion of the examination process. The Council is now undertaking a full review of its policies and allocations leading to the adoption of a new Local Plan, which is programmed for 2017. An initial Issues and Options consultation was carried out in January/February 2015 and the Council is now preparing a Preferred Options document for consultation in mid-2016.

1.3 Monitoring Information

This report includes information on the progress the Council is making on a number of key areas. The information provided reflects the monitoring requirements set forth in the Localism Act 2010, the National Planning Policy Framework and associated regulations and guidance. The format this year has been streamlined this year to focus on key areas of delivery, in line with guidance highlighting the importance of monitoring progress in plan making and in assessing the success of policies concerned with delivery of housing and employment development. Additionally, the AMR includes relevant measurable indicators for the thematic areas covered by the

Local Plan of transport and accessibility; environment and rural communities; and energy, resources, waste water and recycling.

1.4 Duty to Cooperate

The Town and Country Planning (Local Planning) (England) Regulations 2012 require that the local planning authority's monitoring report must give details of what action has been taken during the monitoring year to satisfy the duty to cooperate.

CBC has met this requirement by holding a number of meetings on cross-border, sub-regional and regional issues with relevant stakeholders. These include district councils, the County Council, Essex-wide bodies such as the Essex Planning Officers' Association and Essex Chief Executives' Association, and the Haven Gateway Partnership covering north-east Essex and south-west Suffolk. CBC signed a Memorandum of Understanding with Essex University, Tendring District Council and Essex County Council in April 2014 which sets out a framework for collaboration on employment and training opportunities, growth and improved infrastructure.

More specifically, the Council has met the duty to cooperate in the process of plan-making by meeting with adjacent authorities and infrastructure providers to begin production of a new Local Plan. As part of the initial evidence gathering work for the Local Plan, the Council has been meeting with providers of key infrastructure to identify any major constraints or issues to consider in the generation of growth options and the identification of a preferred option. The Council has spoken to providers of roads, rail network and rail services, bus services, education, health, water and sewerage, environmental protection, electricity, and gas.

Cooperation around the production of an evidence base has included the Council's participation in Essex-wide work on population forecasts and on a Gypsy and Traveller Accommodation Assessment. The Council jointly commissioned work to establish an Objectively Assessed Housing Need target along with Braintree, Brentwood, Chelmsford and Tendring to provide a consistent approach to the development of identifying housing need across local authority boundaries.

Discussions with adjacent authorities have included consideration of how potential cross-boundary settlements should be handled, including the potential for development of settlement based on Garden Settlement principles. The Council expects to address any cross-boundary proposals through the preparation of joint planning documents. The Council will maintain a record of its actions satisfying the duty to cooperate on strategic issues which will be submitted as part of the plan examination process.

1.5 Statistical Profile of Colchester

Indicator	Number	Source
HOUSING		
Number of dwellings	78,383	Valuation Office Agency
Affordable Homes delivered for the year 2014 - 15	259	CBC
Average household size (persons)	2.33	2011 Census
Average household price (£)	229,556	Hometrack
Lower quartile house price (£)	154,000	Hometrack
Empty properties	There were 1,486 empty properties as at 24 th April 2015	CBC
Households on the Housing Register	As at 31 st March there were 3,952 households	Gateway to Homechoice
Homelessness households	For the year 2014 -15 CBC accepted a homeless duty for 253 households	CBC
Households in temporary accommodation	As at 31 st March 2015 there were 147 households in temp acc.	CBC
Further information on housing in Colchester	Colchester Housing Strategy	http://www.colchester.gov.uk/housingstrategy
EMPLOYMENT		
Economically active population	98,300 (Jul 2014 – Jun 2015)	Annual Population Survey, ONS
In employment	96,500 (as above)	As above
Total employees	80,700 (as above)	As above
Self-employed	15,800 (as above)	As above
Unemployed (model-based)	4,100 (as above)	As above
JSA claimants	1,128 (October 2015) (1.0% of the resident population aged 16-64)	ONS Jobseeker's Allowance with rates and proportions, Nomis, ONS
Economically inactive population	18,700 (Jul 2014 – Jun 2015)	Annual Population Survey, ONS
Employed workforce composition:		
• Full-time employees	49,191 (2014)	Business Register and Employment Survey, ONS
• Part-time employees	29,376 (2014)	As above
• Working owners	2,300 (2014)	As above
Jobsdensity	93,000 (2013) or 0.81	ONS jobs density, Nomis.

Number of businesses (total)	6,620 Enterprises (2015), accounting for 7,905 "Local units"	Inter Departmental Business Register (ONS)
Visitor trips	5,169,000 Day visits 262,000 Staying visitor trips And 939,000 Staying visitor nights	Cambridge Economic Impact Model analysed by The South West Research Company Ltd (2014).
Educational achievement	65% of Colchester school students achieved 5 or more GCSEs at A*-C in 2012/13	Colchester Borough Local Profile, ECC (Insight and Analysis).
Further information on Colchester's economy	Colchester Economic Strategy	http://www.colchester.gov.uk/article/11571/Colchester-Economic-Development-Strategy-2015---2021
ENVIRONMENT		
Area of Ancient Woodland	568 ha.	Ancient Woodland Inventory
Number of houses at risk from surface water flooding within Critical Drainage Areas		Surface Water Management Plan 2013
Number of Neighbourhood Plans under preparation	9	Colchester Borough Council
Number of Air Quality Management Areas	4	Colchester Borough Council
Number of Conservation Areas	22	Colchester Borough Council
Number of Listed Buildings	2,056	Essex County Council
Buildings at Risk	36	Essex County Council
Number of Historic Parks & Gardens	4	Historic England
Nationally designated sites Special Sites of Scientific Interest (SSSIs)	8 SSSIs- Abberton Reservoir, Marks Tey Pit, Roman River, Upper Colne Marshes , Wivenhoe Pit, Colne Estuary, Bullock Wood, Tiptree Heath, Cattawade Marshes Upper Colne Marshes Colne Estuary	www.magic.gov.uk
Area of Outstanding Natural Beauty (AONB)	Dedham Vale AONB	www.magic.gov.uk
Internationally Designated Sites	Essex Estuaries Special Area of Conservation – 46,410ha	www.magic.gov.uk
	Abberton Reservoir Special Area of Conservation	www.magic.gov.uk

	Colne Estuary Mid Essex (Phase 2) Special Protection Area – 2719ha	www.magic.gov.uk
	Abberton Reservoir Special Protection Area -718ha	www.magic.gov.uk
	Blackwater Estuary (Mid Essex Coast Phase 4) Special Protection Area – 4,403ha	www.magic.gov.uk

1.6 Planning Applications

The level of planning applications provides a useful backdrop against which the effects of policies can be considered.

Planning Applications from 1 April 2014 to 31 March 2015	
The total number of applications determined	1548 including 53 majors
The number of applications approved	1376
The number of applications refused	172
The number of appeals made	42
The number of appeals allowed	11 (1 Partial, 2 Withdrawn & 28 Dismissed)
The number of departures	3(for determinations within the period)

The total number of applications received between 1 April 2014 and 31 March 2015 of 1548 shows a very slight increase on last year's total of 1,521, but is below the pre-recession figure of 2,015 in 2007-08. Decision rates show continuing improvement with 86% of minor applications decided within 8 weeks compared to 80% in the previous year and 75.3% in the year before that. Performance in the 'major applications' category was at 88% compared to 90% in the previous year and 68.6% in the year before that. This improvement reflects successes in the Council's implementation of project management measures for applications, including pre-application advice and Planning Performance Agreements which enhance consistency and quality in processing applications. 'Other applications' also exceeded the 80% national target with 90% being achieved, matching the rates of the previous two years.

2. 2015 AMR PROGRESS ON PLAN PREPARATION

2.1 The published LDS sets out the programme for plan preparation between 2013-2016. (available on the Council's website, www.colchester.gov.uk/localplan and the project chart is available in Appendix D to this report). The table below summarises the progress of the documents in that LDS and identifies any relevant updated key milestones. A revised LDS will be published alongside this AMR which will reflect the current programme for plan preparation. It also includes information on the evidence base documents used to inform plan preparation, including timetables for their production and updating. Table 1 below also reflects any additional plans which are now programmed for preparation as part of the Development Plan as indicated in the revised LDS.

2.2 A number of Neighbourhood Plans are listed with key milestones during the 12 months between December 2014 and December 2015. The programmes for a number of these have changed for various reasons which have impacted on progress during the AMR period. Table 1 summarises the current position on these NHPs together with additional NHPs which have been designated in the last 12 months.

TABLE 1

Development Plan Document	Progress / Current stage Comments	Target Date / key milestones
Local Plan Focussed Review	Adopted July 2014	
New Local Plan	Issues & Options Consultation Feb / March 2015	Preferred Options Draft and Consultation June / July 2016
Community Infrastructure Levy	Draft Schedule / Delay to align with the New Local Plan	Consultation on Draft Schedule 2016
Planning Obligations SPD	Draft to align with New CIL	Consultation Draft 2016
Statement of Community Involvement (SCI)	Revised and Adopted 2013. Review built into LDS but not carried out as Adopted SCI remains compliant with NPPF and current legislation not need for Review.	No Review programmed unless legislative changes render the current SCI not fit for purpose.
Stanway Master Plan	Other Guidance Documents including Southern Sites Access Development Brief (December 2013) and Tollgate Vision Statement	Included with the Local Plan (Preferred Options Consultation Draft 2016)

	(July 2013) cover key elements. The New Local Plan will review and update policy context as appropriate for this area.	
North Station Master Plan	Draft prepared, delay to enable full review as part of the New Local Plan	Included with the Local Plan (Preferred Options Consultation Draft 2016)
Strategic Growth DPD(s)	Planning Framework Document(s) related to strategic growth areas will need to be aligned with New Local Plan and comply with Duty to Co-operate with neighbouring authorities.	Align with the Local Plan (Preferred Options Consultation Draft 2016)

2.3 Neighbourhood Plans

Since the last NHP there have been 5 further NHP areas designated and one withdrawn. These are included in the table below, together with a summary of progress on the NHPs identified in the LDS.

Neighbourhood Plan	Area Designated Progress / Comments	Current stage Target Date / key milestones
Boxted	October 2012	
Messing	Withdrawn by NHP Forum July 2015	N/A
Myland and Braiswick	January 2013	Submission 2015/16
West Bergholt	July 2013	Draft Plan 2016
Wivenhoe	July 2013	Draft Plan 2016
Tiptree	February 2015	Draft Plan 2016
Stanway	June 2014	Evidence gathering / Consultation 2016
Eight Ash Green	June 2015	Evidence gathering / Consultation 2016
Copford	August 2015	Evidence gathering / Consultation 2016
Marks Tey	September 2015	Evidence gathering / Consultation 2016

3. Key Theme: HOUSING INDICATORS

3.1 Colchester's adopted Core Strategy provided that the Borough needs to allocate and build 19,000 homes between 2001 and 2023, an average of 830 homes a year. In line with national policy contained in the 2012 National Planning Policy Framework, the Council is required to ensure sufficient housing land is supplied to meet local housing needs. The Council will be developing a new Objectively Assessed Need target which will take into account the requirements of national policy and will ensure the Borough provides a 5 year supply of specific deliverable sites and identifies a supply of specific developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15. Work completed to date indicates that the basis for setting a housing target is an annual figure of 920 units a year ([OAN Study](#), July 2015). This target will be subject to further revision over the coming year to take account of additional factors including market conditions, development capacity issues, cross-boundary unmet need and affordable housing requirements.

3.2 The majority of the housing programmed for delivery in the 2001-2023 period has already been accounted for by previous Local Plan allocations, housing completions and planning permissions. Colchester delivered 12,644 new homes between 2001/02 and 2014/15 at an average rate of 903 dwellings per year.

3.3 The housing trajectory included in this report shows that a net of 943 homes were built between 1 April 2014 and 31 March 2015. This is an increase on last year's year's total of 725 and indicates housing delivery is recovering from the earlier recessionary period and returning to pre-2008 market conditions.

3.4 The variations in yearly delivery figures can be smoothed out by considering the average over the last 5 years. This 5-year average figure for Colchester of 794 is below the current estimated target of 920 for the forthcoming 15-year period but is still considered to be acceptable given that the housing market is still recovering from the recent economic downturn. In the context of delivery rates across other Essex authorities, Table 2 illustrates that Colchester continues to demonstrate high delivery rates.

Essex Local Authority Housing Delivery

Authority	2010/11	2011/12	2012/13	2013/14	2014/15	Total	Current Local Plan Annual Build Target
Basildon	182	700	622	119	679	2302	540
Braintree	448	301	176	182	409	1516	282
Brentwood	394	132	213	105	159	1003	233
Castle Point	110	56	75	168	202	611	200
Chelmsford	233	235	274	471	826	2039	800
Colchester	673	1012	617	725	943	3970	920
Epping Forest	368	304	115	299	229	1315	160
Harlow	116	384	152	74	201	927	400
Maldon	37	91	119	74	69	390	294
Rochford	42	93	43	243	n/a		200
Southend	183	328	254	NA	n/a		325
Tendring	217	232	244	209	276	1178	400
Thurrock	288	343	311	323	309	1574	930
Uttlesford	298	518	545	388	466	2215	497
Totals	3589	4729	3760				6091

Information Source – Essex County Council, Spatial Planning, Colchester BC

3.5 Colchester's build rate reflects the Council's willingness to work with developers to bring schemes forward, including a flexible approach to scheme cost appraisals. The Council accordingly expects to be able to continue a high rate of delivery and to achieve a target around the 920/year figure over the plan period.

Housing Indicator 1	Housing Trajectory 2014-2015	Indicator for Core Strategy Policy H1
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3.6 A net of 943 homes were built between 1 April 2014 and 31 March 2015.

The housing trajectory is updated each year and illustrates:

- I. The number of net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer;
- II. The number of net additional dwellings for the current year;
- III. The projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer;
- IV. The annual net additional dwelling requirement; and
- V. The annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous years' performances.

951	891	986	1089	1106	938	1004	663	721	607	437	389	281	217	125	132
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Planning Permission No.	Date Expires	Site Location	Status	Grid Ref.		Area	Ward	Applicant Name	2014/15	2015/16	2016/17	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
144746	2017/06	REAR OF 152 ST ANDREW'S AVENUE, COLCHESTER	PERM	601622	225154	0.071	AND	Mrs I Anzalone				1												
100534	2015/06	LAND AT REAR OF 148 ST ANDREWS AVENUE, COLCHESTER	PERM	601653	225175	0.101	AND	Mr & Mrs G Yuill																
143740	2017/12	ELMSTEAD RD/ SWAN CLOSE, COLCHESTER	PERM	602198	224434	0.747	AND	Mr Hopkins & Barker			1	9												
145980	2017/12	2 LEAM CLOSE, COLCHESTER	PERM	602597	225130	0.035	AND	Mr S Brown				1												
146184	2017/12	4-8 LINDEN CLOSE, COLCHESTER	PERM	602170	226069	0.024	AND	South East Developments Ltd				1												
110166	STARTED	LAND REAR OF 164 TO 168 GREENSTEAD ROAD, COLCHESTER	PERM	601854	225021	0.076	AND	Chase Court Dev Ltd		2														
130560	STARTED	78 BROMLEY ROAD, COLCHESTER	PERM	602568	226024	0.066	ANN	Mr & Mrs Mooney		1														
143698	2017/06	22 BRIDGEFIELD CLOSE, COLCHESTER	PERM	601305	225272	0.126	ANN	Mr & Mrs R Hopkins				1												
111739	EXPIRED	LAND ADJOINING 31 ST ANNE'S ROAD, COLCHESTER	PERM	601041	225970	0.019	ANN	Mrs Claire Marsh						1										
146041	2018/01	32 ST ANNE'S ROAD, COLCHESTER	PERM	600997	225985	0.027	ANN	Mr J Palmer			1													
111976	STARTED	SOUTH OF WYKE COTE, SMYTHES GREEN, LAYER MARNEY	PERM	592030	218337	0.322	BAW	Amber Real Estate Investments Ltd		1	1													
146582	2018/03	61 MALTING GREEN ROAD, LAYER DE LA HAYE	PERM	597386	220065	0.107	BAW	Mrs S Neal					1											
146351	2018/03	SALCOTT COTTAGES, THE STREET, SALCOTT	PERM	594780	213695	0.072	BAW	Mr Parmenter					1											
121818	2015/12	GREENFIELD HOUSES, MILL LANE	PERM	593981	219138	0.024	BAW	Mr G Saunders				1												
111364	STARTED	25 GREEN ACRES ROAD, LAYER DE LA HAYE	PERM	596945	220254	0.03	BAW	Mr Bob Warren		1														
132186	2017/01	ADJACENT TO 43 COLCHESTER ROAD, WEST BERGHOLT	PERM	596264	227949	0.039	BEG	Mr F and Ms J Lucking				1												
145138	2017/10	192-200 MERSEA ROAD, COLCHESTER	PERM	600372	223095	0.213	BER	Mr & Mrs Martin, Poppleton & Frost					1											
Not applied for yet		56 BERECHURCH HALL ROAD, COLCHESTER	WOPP	599998	221933	0.096	BER								4									
132075	2017/11	BOURNE COURT, COLCHESTER	PERM	600112	223843	0.71	BER	East of England Co-operative Society				12	12											
130432	STARTED	10 MONKWICK AVENUE, COLCHESTER	PERM	600070	222671	0.017	BER	Mr J O'Conner		1														
Expired		KING GEORGE ROAD/DUDLEY CLOSE, COLCHESTER	WOPP	600109	223843	0.71	BER							10	10									
Expired		EAST BAY MILL, COLCHESTER	WOPP	600698	225225	0.496	CAS													20	20	21		
132178	2016/12	35-39 SHRUB END ROAD, COLCHESTER	PERM	598037	223988	0.022	CHR	Dynamic Property Investments Ltd			1													
142460	2017/04	56 IRVINE ROAD, COLCHESTER	PERM	598094	224140	0.021	CHR	Mr J Addison				1												
150200	2018/03	114 LONDON ROAD, COPFORD	PERM	592820	223948	0.036	CWS	Mr M Shaw					1											
Expired	2015/03	107 LONDON ROAD, COPFORD	PERM	592775	223866	0.817	CWS	Copford Lodge			5	4												
F/COL/03/1870	COMPLETED	WELL LANE, EASTHORPE	PERM	591290	221438	0.045	CWS	Kean Inns Ltd	1															
131932	STARTED	LAKELANDS PHASE 2 (NR1 & NR3)	PERM	594851	224094	1.447	CWS	O&H Properties Ltd, Persimmon Homes Ltd	25	50	26													
121040 / 121041	STARTED	LAKELANDS PHASE 2 (REMAINDER)	PERM	594960	224128	18.02	CWS	O&H Properties Ltd		48	80	80	80	80	40									
145494	2018/07	WYVERN FARM, LONDON ROAD, STANWAY	PeRM	594361	224709	10.81	CWS				38	80	80	80	80									
102169	STARTED	ALEFOUNDERS BARN, WICK ROAD, LANGHAM	PERM	602855	231088	0.137	DAL	Mr and Mrs Eels	1															
131867	2016/11	23 & 25 PARKFIELD STREET, ROWHEDGE	PERM	602943	221486	0.026	DON	Mrs J Wright			1													
142470	2017/07	LAND TO THE REAR OF RECTORY ROAD, ROWHEDGE	PERM	602813	221801	0.085	DON	Edificio Developments				1												
144968	2017/07	15 PARKFIELD STREET, ROWHEDGE	PERM	602983	221490	0.027	DON	Mr S Cadman					1											
112079	STARTED	NATHAN COURT, EAST DONYLAND	PERM	600553	221685	0.015	DON	Sterling Developments		1														
145673	STARTED	GREENGATES, BRICK KILN LANE, GREAT HORKESLEY	PERM	598129	229087	0.451	FAS	Vaughan & Blyth (Builders) Ltd		3	4													
144649	2017/11	PONDEROSA, CAGE LANE, BOXTED	PERM	600694	232230	0.599	FAS	Mr G Lister					1											
140493	2017/06	CORONILLA, LITTLE HORKESLEY ROAD, WORMINGFORD	PERM	594034	231628	0.102	FAS	Mr Stobbs & Hume					1											
132764	2017/03	CHERRY TREE FARM, LONDON ROAD, GREAT HORKESLEY	PERM	596757	231131	0.393	FAS	Mr & Mrs J Kluss				1												
130983	2016/07	LOWER ROAD, MOUNT BURES	PERM	591721	232579	0.676	GTY	Mr Richard Bryant				1												
121371	STARTED	HIGH ACRE FARM, TEY ROAD, ALDHAM	PERM	591080	225957	0.022	GTY	Mr Chris Browning-Smith		1														
120558	COMPLETED	SWAN STREET, CHAPPEL	PERM	589080	227248	0.086	GTY	Mrs Patricia Thorn	1															
Expired		ROBERTS FARM, FORDHAM ROAD, MOUNT BURES	PERM	590745	231169	0.096	GTY	Mr Barry East					1											
130019	STARTED	231 ST. JOHN'S ROAD, COLCHESTER	PERM	601875	227291	0.022	JOH	Mr & Mrs Tuckwell		1														
145927	2017/12	HIGH TREES, ST CLARE DRIVE, COLCHESTER	PERM	597416	225114	0.736	LEX	Executors of Locke					3											
146172	2017/12	20 ST CLARE ROAD, COLCHESTER	PERM	597421	224870	0.17	LEX	Mr R Bain				1												
121272	STARTED	NGAUE, MILE END ROAD, COLCHESTER	PERM	598377	227850	111.49	MIL	Mersea Homes Ltd /Countryside Properties		8	60	75	100	100	100	100	150	150	125	125	125	125	125	132
145126	STARTED	21 BEDFORD ROAD, COLCHESTER	PERM	599859	228168	0.042	MIL	Treetops Court Management Co Ltd		1														
121699	2017/05	2 NAYLAND ROAD, COLCHESTER	PERM	598917	227612	0.713	MIL	M Parker, W Parker & M Guest			2	3	4											
120007	COMPLETED	TUBSWICK, MILL ROAD, COLCHESTER	PERM	599143	227703	0.35	MIL	Mersea Homes Ltd	2															
151885 (tbd)		AXIAL WAY, DE GREY ROAD, COLCHESTER	PERM	600525	229034	2.22	MIL				20	26	26	20										
111149	STARTED	LAND AT 123 LONDON ROAD, MARKS TEY	PERM	591582	223630	0.089	MKT	Mr R Parnell		1														
120528	2015/05	LAND AT 21 BURY CLOSE, MARKS TEY	PERM	590903	223547	0.035	MKT	Bellview Property Ltd					1											
111713	EXPIRED	SEVEN ACRES, MILL ROAD, MARKS TEY	PERM	592024	223766	0.236	MKT	Mr Albert Barrett							6									
Not applied for yet		ALLOTMENT GARDENS, BOURNE ROAD	WOPP	600528	224039	1.09	NEW									20	20	10						
132771	2017/03	152 OLD HEATH ROAD, COLCHESTER	PERM	601203	223797	0.063	OLD	Colchester Homes Ltd				1												
131556	2016/09	46 DARCY ROAD, COLCHESTER	PERM	601120	223267	0.088	OLD	NNC Homes Ltd					1											
140512	COMPLETED	4 ROWHEDGE ROAD, COLCHESTER	PERM	601795	222755	0.031	OLD	River Colne Development Ltd	1															
120774	STARTED	58 ABBOTS ROAD, COLCHESTER	PERM	601296	223208	0.3	OLD	Vaughan and Blyth Ltd				3	3											
145845	2018/01	16 DE VERE ROAD, COLCHESTER	PERM	597052	224397	0.029	PTY	Mr & Mrs Parker					1											
091636	COMPLETE	GABLE HAYS, BEECH ROAD, COLCHESTER	PERM	597046	224436	0.081	PTY	Mr D Evans	1															
136179	2017/03	MERSEA ROAD, LANGENHOE	PERM	600665	219063	0.19	PYE	Tey Developments LLP				2												
146245	2018/02	IVY LANE, EAST MERSEA	PERM	606675	215390	0.301	PYE	Lord Residential Ltd					2											
120868	2015/08	THE LANGENHOE LION, MERSEA ROAD, LANGENHOE	PERM	600699	219049	0.121	PYE	Greene King Retailing Ltd				2												
150091	2018/03	MULBERRY COTTAGE, MERSEA ROAD, LANGENHOE	PERM	600671	219013	0.188	PYE	Mr D Dearden					1											
Not applied for yet		ADJACENT WATER TOWER, LAYER ROAD, ABBERTON	WOPP	600368	219018	0.18	PYE									3								
142134	2017/04	25 JOHN KENT AVENUE, COLCHESTER	PERM	597816	222686	0.059	SHE	Mr R Lewis					1											
142167	2017/04	15 DUNCAN ROAD, COLCHESTER	PERM	597908	223494	0.049	SHE	Mr Cliff Moore					1											
120966	2015/07	THE ROWANS, LAYER ROAD, COLCHESTER	PERM	597927	222421	0.042	SHE	Mrs Lisa Smith					1											
121907	STARTED	39 BOADICEA WAY, COLCHESTER	PERM	598144	223281	0.046	SHE	Mr O Bojko		1														
146281	2018/01	300 SHRUB END ROAD, COLCHESTER	PERM	596955	223032	0.298	SHE	Golden Developments Ltd					2	2										
121664	2015/11	ALPORT AVENUE, COLCHESTER	PERM	598337	223922	0.123	SHE	Golden Developments Ltd					3											
111940	COMPLETED	34 MAYPOLE GREEN ROAD, COLCHESTER	PERM	598373	222089	0.031	SHE	BMERC Properties	1															
Application pending		DYERS ROAD / WARREN LANE, STANWAY	WOPP	595300	223399	8.834	STY</																	

COLCHESTER BOROUGH HOUSING TRAJECTORY

										951	891	986	1089	1106	938	1004	663	721	607	437	389	281	217	125	132
Planning Permission No.	Date Expires	Site Location	Status	Grid Ref.		Area	Ward	Applicant Name		2014/15	2015/16	2016/17	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
145498	2017/10	78 MALDON ROAD, TIPTREE	PERM	589180	215739	0.14	TIP	Mr & Mrs Gunton					1												
122134	2017/05	GRANGE ROAD, TIPTREE	PERM	588879	216719	6.727	TIP	Mr Robert Cowling			10	25	25	25	18										
122269	2016/05	70 GREEN LANE, TIPTREE	PERM	589470	216750	0.024	TIP	Chris Morris Design					1												
131317	2017/02	7 SELDON ROAD, TIPTREE	PERM	589791	216170	0.149	TIP	Mr Conor & Declan Bays					2												
112292	2016/01	HIGHLAND NURSERY, KELVEDON ROAD, TIPTREE	PERM	588723	217240	0.86	TIP	Mr P Hiller				1													
131700	STARTED	11 AND 19 NEWBRIDGE ROAD, TIPTREE	PERM	590398	216154	0.41	TIP	Mersea Homes Ltd	7	2															
111032	EXPIRED	VINE ROAD, TIPTREE	PERM	588978	216586	0.142	TIP									1									
146493	2018/02	SPRINGFIELD, KELVEDON RD, TIPTREE	PERM	588922	216881	0.914	TIP	Mr Trevor Jarman					4	5											
102447	STARTED	21 BLUE ROAD, TIPTREE	PERM	589089	216349	0.082	TIP	Mr Derren Babbs			1														
130245	2016/09	FACTORY HILL, TIPTREE	PERM	590157	215762	15.391	TIP	Wilkin & Sons Limited								40	40	46							
142468	2017/05	44 NEW CHURCH ROAD, WEST BERGHOLT	PERM	596158	227712	0.144	WAG	C/O Robery Pomersy					1												
146040	2017/12	47 CHAPEL ROAD, WEST BERGHOLT	PERM	596267	227636	0.024	WAG	Mr A Yates					1												
146122	2018/01	POPLAR COTTAGE, SPRING LANE, WEST BERGHOLT	PERM	596063	227379	0.085	WAG	Mr M Offord						1											
120907	2015/03	19 ROSEBANK ROAD, BLACKWATER DRIVE, WEST MERSEA	PERM	600467	212921	0.056	WMS	Mr Robert White				1													
132331	STARTED	5-9 FAIRHAVEN AVENUE, WEST MERSEA	PERM	602125	213208	0.079	WMS	Mr David Hearsam			1														
150099	2017/04	98 FAIRHAVEN AVENUE, WEST MERSEA	PERM	602279	212494	0.088	WMS	Mr & Mrs Stebbing				1													
102682	COMPLETED	LAND REAR OF BOWER GROVE, WEST MERSEA	PERM	602150	213381	0.182	WMS	Mr T Harvey	3																
146409	2018/03	13 NEW CAPTAINS ROAD, WEST MERSEA	PERM	600729	212810	0.049	WMS	Mr D Taylor					1												
142145	2017/04	17 BROOMHILLS ROAD, WEST MERSEA	PERM	601710	212482	0.05	WMS	Mr & Mrs K Bareham					1												
112369	2015/06	LAND AT 30 YORICK ROAD, WEST MERSEA	PERM	601104	212574	0.049	WMS	Mr Radcliffe				1													
140366	STARTED	PLOT ADJACENT TO 57 VICTORIA ESPLANADE	PERM	602211	212494	0.078	WMS	Mr Paul Agar			1														
100442	2015/06	LAND AT MILL ROAD, WEST MERSEA	PERM	601551	213254	0.032	WMS	Mr M Skinner				1													
100927	2015/08	19 EMPRESS AVENUE, WEST MERSEA	PERM	602094	212991	0.095	WMS	Mr J Wagstaff				1													
Not applied for yet		LAND WEST OF BOUNDARY ROAD, UNIVERSITY OF ESSEX	WOPP	602308	224212	12.57	WVC									50	50	50	50						
110229	COMPLETED	LAND AT 86 BELLE VUE ROAD, WIVENHOE	PERM	604325	222301	0.034	WVQ	Mr & Mrs Mason	1																
102494	COMPLETED	13 THE AVENUE, WIVENHOE	PERM	603833	222161	0.97	WVQ	Mrs Halcyon Palmer	2																
090011 and associated	STARTED	JEWSONS SITE, HAWKINS ROAD, COLCHESTER	PERM	601597	224434	1.09	AND	Weston Homes Plc	73	2															
Not applied for yet		HAWKINS ROAD, COLCHESTER	WOPP	601669	224621	6.22	AND									70	60	60	60	60	50				
130129	2017/02	AIM HIRE SITE, HAWKINS ROAD, COLCHESTER	PERM	601673	224313	0.512	AND	Ferry Investments Ltd						30	33										
121481	COMPLETE	AFFLECK ROAD SITE GARAGES, COLCHESTER	PERM	602167	225054	0.065	AND	Estuary Housing Association			3														
131449	2016/05	BLOCK H, CAELUM DRIVE, COLCHESTER	PERM	601600	224332	0.02	AND	Mr M Rahman				2													
131952	STARTED	HOLBOROUGH CLOSE GARAGES, COLCHESTER	PERM	602665	225282	0.042	AND	Colchester Borough Council			3														
Not applied for yet		COALYARD SITE, HYTHE STATION ROAD, COLCH	WOPP	601498	224858	0.736	ANN											20	20						
145981	2018/02	59 BROMLEY ROAD, COLCHESTER	PERM	602530	226009	0.066	ANN	Mr S Watcham					3												
145900	STARTED	115A BROMLEY ROAD, COLCHESTER	PERM	602972	226227	0.005	ANN	Mr Venner				1													
Not applied for yet		57 BROMLEY ROAD, COLCHESTER	WOPP	602512	226007	0.018	ANN						1												
101770	STARTED	THE OAK STORES, HARDYS GREEN	PERM	593010	220619	0.86	BAW	Mr Brian Regan			1														
	03/05/2300	WYKE COTE, NEWBRIDGE ROAD, LAYER MARNEY	PERM	592039	218404	0.19	BAW	Mr J Roots					2												
132106	2016/12	149 HIGH ROAD, LAYER DE LA HAYE	PERM	597342	220804	0.146	BAW	Vaughan & Blyth (Construction) Ltd	1	1															
130681	STARTED	OLD BARN BARROWS, THE STREET, SALCOTT	PERM	594965	213654	0.054	BAW	Mr K Dey			2														
145120	2017/10	MCCREADIES GARAGE, SMYTHE'S GREEN, LAYER MARNEY	PERM	592058	218603	0.21	BAW	Mr J McCreadie					3												
	18/10/2299	WESTACRE, KELVEDON ROAD, INWORTH	PERM	587957	218581	0.576	BAW	Mrs Rachel Binks					1												
130042	2016/04	2 ABBOTTS HALL COTTAGES, MALDON RD, GT WIGBOROUGH	PERM	596278	214633	0.093	BAW	Mr Brian Hodgson					1												
132631	2017/07	FMR VILLAGE HALL, SCHOOL LANE, GT WIGBOROUGH	PERM	596695	215282	0.075	BAW	Great Wigborough Village Hall Mngmnt Cmtee					2												
121028	2015/10	FIELDS END, BIRCH STREET, BIRCH	PERM	594399	219043	0.089	BAW	Mr David Ninnim					1												
120072	2015/03	LAYER MARNEY NURSERIES, SMYTHES GREEN	PERM	592003	218585	0.09	BAW	Mr La Calderona				2													
102628	STARTED	THE GROVE, MALDON ROAD, GREAT WIGBOROUGH	PERM	596635	214776	0.34	BAW	Mr Peter Mould			1														
121531	2015/11	LAND ADJACENT ACORNS, MILL LANE, BIRCH	PERM	593919	219155	0.352	BAW	Mr A J Partner					1												
111115	STARTED	GATEHOUSE FARM, SCHOOL ROAD, BIRCH	PERM	594346	219776	0.171	BAW	Mr & Mrs Smith			1														
132187	2017/01	18 BRADBROOK COTTAGES, ARMOURY ROAD, WEST BERGHOLT	PERM	596762	227975	0.023	BEG	Miss Faye Dillaway				2													
081848	STARTED	WOODROWS, BLIND LANE, HALSTEAD ROAD, EIGHT ASH GREEN	PERM	594248	225697	0.16	BEG	N P Powell Developments Ltd	1	1	1														
132224	2017/03	HIGH TREES FARM, LEXDEN ROAD, WEST BERGHOLT	PERM	595895	228288	0.548	BEG	Mr Joe Geddis				1													
122005	2016/01	BOURNE BARN FARM, WEST BERGHOLT	PERM	596211	226612	0.072	BEG	Mr S Pulford					1												
131924	2016/11	2 DONARD DRIVE, WEST BERGHOLT	PERM	595988	227529	0.036	BEG	Harding Homes (Essex) Ltd				1													
131239	2016/09	BOUNSTEAD ROAD, COLCHESTER	PERM	599026	221714	0.349	BER	Mr & Mrs A Parry				1													
Not applied for yet		90 BERECHURCH HALL ROAD, COLCHESTER	WOPP	599734	221920	0.214	BER	Scandia Hus Courtfield			10														
131957 131956	STARTED	MONKWICK AVENUE GARAGES, COLCHESTER	PERM	600094	222632	0.217	BER	Colchester Borough Council			9	9													
131927	STARTED	WINDSOR CLOSE GARAGES, COLCHESTER	PERM	600183	222922	0.114	BER	Colchester Borough Council			8														
081300	STARTED	17 BLACKHEATH, COLCHESTER	PERM	600305	221997	0.275	BER	Tesco Stores Ltd.								13									
121742	2016/01	34 MANOR ROAD, COLCHESTER	PERM	599131	225040	0.12	CAS	Mr R W Kean				1													
131542	STARTED	FIRST FLOOR, 1 BANK PASSAGE, COLCHESTER	PERM	599447	225183	0.023	CAS	Mr A Templeton			5														
131819	2016/11	SECOND FLOOR, 2 BANK PASSAGE, COLCHESTER	PERM	599448	225170	0.003	CAS	Mr A Templeton			3														
091089	2015/07	LAND AT GREENS YARD, COLCHESTER	PERM	599360	225448	0.004	CAS	Arthur Clarke					1												
145815	2016/05	31 ST. JOHN'S STREET, COLCHESTER	PERM	599564	224988	0.02	CAS	Mr R Porter				2													
120944	2015/10	1 ROSEBERY AVENUE, COLCHESTER	PERM	600492	225249	0.001	CAS	Mr Mason				1													
146295	2016/05	THE COACH HOUSE, 49 EAST STREET, COLCHESTER	PERM	600943	225363	0.079	CAS	Mr M Ellis			6	6													
121133	2015/08	58A EAST STREET, COLCHESTER	PERM	600863	225337	0.006	CAS	Mr Roy Patel				1													
111236	2014/09	66 HIGH STREET, COLCHESTER	PERM	599895	225193	0.059	CAS	The April Centre				1													
131490	2016/10	71-71 EAST HILL, COLCHESTER	PERM	600417	225285	0.033	CAS	Mr & Mrs Higginson				6	6												
Not applied for yet (PE)		SITE ON HIGH STREET, COLCHESTER	WOPP				CAS									28									
120800	2015/07	29 EAST HILL, COL																							

COLCHESTER BOROUGH HOUSING TRAJECTORY

										951	891	986	1089	1106	938	1004	663	721	607	437	389	281	217	125	132
Planning Permission No.	Date Expires	Site Location	Status	Grid Ref.		Area	Ward	Applicant Name	2014/15	2015/16	2016/17	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	
145806	2017/11	ANGEL COURT, 135-136 HIGH STREET, COLCHESTER	PERM	599623	225234	0.007	CAS	City & Country Group			2														
136244	2016/05	ANGEL COURT, 136-137 HIGH STREET, COLCHESTER	PERM	599622	225261	0.095	CAS	City & Country Group		10	10	11													
131901	2016/05	ANGEL COURT, 133 & 137 HIGH STREET, COLCHESTER	PERM	599614	225235	0.012	CAS	City & Country Group			2	2													
136248	2017/11	NORTHGATE HOUSE, ST PETER'S STREET, COLCHESTER	PERM	599556	225573	0.135	CAS	Mr K Desaur		10	10														
145356	2018/03	CLARENDON WAY, COLCHESTER	PERM	599520	226266	0.205	CAS	Modena Homes Ltd			9	9													
151755	2018/12	ST. NICHOLAS HOUSE, HIGH STREET, COLCHESTER	PERM	599787	225193	0.09	CAS	Dove Properties Ltd			10	9													
151004 (tbd)		FMR ODEON CINEMA, CROUCH STREET, COLCHESTER	PERM	599308	224944	1.69	CAS	Blumarble Property LTd					20	23											
145389	STARTED	TELEPHONE HOUSE, WEST STOCKWELL STREET, COLCH	PERM	599533	225369	0.294	CAS	Telereal Trillium & BT PLC		54															
145253	2016/05	COACH HOUSE, BALKERNE CLOSE, COLCHESTER	PERM	599356	225276	0.003	CAS	Mrs H Prince			1														
145075	2017/09	4-6 SHORT WYRE STREET, COLCHESTER	PERM	599857	225024	0.012	CAS	Mr Stephen Hancock			5														
145600	STARTED	THE COACH HOUSE, 49 EAST STREET, COLCHESTER	PERM	600948	225361	0.112	CAS	Mr R Raymond		12															
146359	2018/02	38-40 CULVER STREET EAST, COLCHESTER	PERM	599871	225182	0.004	CAS	Mr S Oliphant			2														
145687	2017/11	1-3 QUEEN STREET, COLCHESTER	PERM	599956	225222	0.02	CAS	Mr M Maestrani			3														
145720	2016/05	VICTORIA PLACE, ELD LANE, COLCHESTER	PERM	599770	225059	0.057	CAS	Clacton Family Trust			10	10													
143720	STARTED	ORIEL HOUSE, 43-44 NORTH HILL, COLCHESTER	PERM	599362	225421	0.104	CAS	Mr James Struth		24															
146287	2018/03	61-65 NORTH STATION ROAD, COLCHESTER	PERM	599353	225866	0.044	CAS	Mrs Elizabeth Hooper			7														
130939	2018/02	41 PRIORY STREET, COLCHESTER	PERM	600208	225007	0.14	CAS	Mr Simon Wood			5	4													
140477	2016/05	ABBEGATE ONE, WHITEWELL ROAD, COLCHESTER	PERM	599666	224907	0.132	CAS	Ancient Order of Foresters			18														
081952	COMPLETED	11 TRINITY STREET/18-22 SIR ISAACS WALK, COLCH	PERM	599553	225042	0.172	CAS	Witnesham Ventures Ltd	1																
080964	COMPLETED	21 ST PETERS STREET, COLCHESTER	PERM	599594	225534	0.057	CAS	Mr M Le Blond	5																
112198	2015/03	1 TO 3 PELHAM'S LANE, COLCHESTER	PERM	599631	225160	0.01	CAS	Mr Tim Parry		2															
080690	COMPLETE	MIDDLE MILL DEPOT, COLCHESTER	PERM	599696	225591	0.132	CAS	N R Powell Developments	4																
145215	2017/07	4 ST. PETER'S STREET, COLCHESTER	PERM	599423	225535	0.003	CAS	Mr Reg Ruffles				1													
142128	2017/04	9 WALTER'S YARD, COLCHESTER	PERM	599556	225372	0.008	CAS	Ms Sarah Jane Money					1												
130195	COMPLETE	18-22 SIR ISAACS WALK, COLCHESTER	PERM	599551	225020	0.026	CAS	Witnesham Ventures Ltd	2																
131385	2015/02	10 WILLIAMS WALK, COLCHESTER	PERM	599708	225345	0.108	CAS	Mr Paul Rickman				3													
112183	COMPLETE	JARMIN ROAD, COLCHESTER	PERM	599804	225941	1.288	CAS	Knight Developments Ltd	36																
090851	STARTED	97 HIGH STREET, COLCHESTER	PERM	599855	225239	0.033	CAS	JDS Construction Ltd		9															
Not applied for yet		ST BOTOLPHS CULTURAL QTR, QUEEN STREET, COLCH	WOPP	599989	225113	0.483	CAS						40	40	40										
Application pending		MASON ROAD, COWDRAY CENTRE, COLCHESTER	WOPP	600069	226238	2.7	CAS					45	45	45	40										
Not applied for yet		BRITANNIA CAR PARK, ST BOTOLPHS STREET	WOPP	600075	224925	1.169	CAS							40	40	40	40								
Not applied for yet		BRITISH TELECOM SITE, COWDRAY AVENUE	WOPP	600499	226160	1.438	CAS														22	21			
110373	STARTED	PETROL FILLING STATION SITE MALDON AND DRURY ROAD	PERM	598257	224039	0.14	CHR	Newell Homes Ltd	1	3	3														
120412	2016/08	BUTT ROAD, COLCHESTER	PERM	598926	224165	1.388	CHR	Tesco Stores Ltd.				7	7												
132178	2016/12	35-39 SHRUB END ROAD, COLCHESTER	PERM	598037	223988	0.022	CHR	Dynamic Property Investments Ltd			1														
144958	2017/07	19 OXFORD ROAD, COLCHESTER	PERM	598832	224763	0.081	CHR	Mr Ian Newman			1														
132286	STARTED	56 CREFFIELD ROAD, COLCHESTER	PERM	598723	224705	0.081	CHR	Miss Kerry Rose		2															
121845	2015/12	19 CREFFIELD ROAD, COLCHESTER	PERM	598938	224731	0.068	CHR	Mr M Venkatasami				2													
130739	2016/06	16 CREFFIELD ROAD, COLCHESTER	PERM	598944	224683	0.048	CHR	Mr C Southgate				1													
131336	2016/10	47 & 49 WICKHAM ROAD, COLCHESTER	PERM	598950	224487	0.018	CHR	Mr S Chapman			1														
Application pending		FMR ESSEX COUNTY HOSPITAL	WOPP	598921	224875	1.71	CHR					25	25	25											
110022	COMPLETED	12 LEXDEN ROAD, COLCHESTER	PERM	598702	224921	0.071	CHR	Mr John Eborn	1																
111158	EXPIRED	54 CONSTANTINE ROAD, COLCHESTER	PERM	598702	224245	0.042	CHR	Mr & Mrs S Field							1										
130239	2016/11	99 & 105 LONDON ROAD, COPFORD	PERM	592855	223837	0.45	CWS	Tocia Properties Ltd		3	4														
145995	2017/11	78 SCHOOL ROAD, COPFORD	PERM	592716	223331	0.126	CWS	The Landscape Centre				2													
131395	2016/05	ATLAS HOUSE, FIRST FLOOR, 91 LONDON ROAD, COPFORD	PERM	592897	223852	0.004	CWS	Mr A Palmby			1														
132741	2017/01	GREEN FARM BARN, COPFORD GREEN, COPFORD	PERM	592756	222750	0.038	CWS	Mr P O'Donnell				1													
120887	COMPLETED	60 SCHOOL ROAD, COPFORD	PERM	592628	226428	0.108	CWS	Mr & Mrs Angel	1																
132341	2017/01	LECTURE HOUSE COTTAGE, COLCHESTER ROAD	PERM	605274	232469	0.13	DAL	Mr and Mrs I Hunter			1														
112147	COMPLETED	CROWN PH, CROWN STREET, DEDHAM	PERM	605948	232582	0.103	DAL	Glenmoor Developments Ltd	1																
130769	STARTED	PERRY HOUSE, PERRY LANE, LANGHAM	PERM	603272	231833	0.534	DAL	Mr Clive Cole		1															
145481	2017/09	EAST LANE, DEDHAM	PERM	606865	231650	0.132	DAL	Mr P Enoch				1													
140538	2017/04	LONG ROAD, DEDHAM	PERM	605774	231375	0.229	DAL	Ms Toni Green				1													
110692	COMPLETED	SALMONS, LONG ROAD EAST, DEDHAM	PERM	606563	231367	0.594	DAL	Mr & Mrs Webster	1																
130565	2016/05	SUNNYSIDE, LONG ROAD WEST, DEDHAM	PERM	605166	231448	0.113	DAL	Mr R Leeds			1														
146035	2017/12	TWO ACRES, COLCHESTER ROAD, DEDHAM	PERM	605382	232689	0.478	DAL	Mr J Sandbach			1														
131074	2016/09	HALLFIELDS FM, MANNINGTREE RD, DEDHAM	PERM	606082	232917	0.026	DAL	Mr Timothy Moorhouse			1														
130930	2016/07	NATHAN COURT, BLACKHEATH, COLCHESTER	PERM	600565	221657	0.113	DON	Mr Gordon Parker			1														
081313	STARTED	21 CHURCH STREET, ROWHEDGE	PERM	602918	221575	0.022	DON	Mr Robert Coote			1														
132125	2016/12	14 CHURCH STREET, ROWHEDGE	PERM	602939	221582	0.072	DON	First Worthy Homes Ltd				3													
110023	COMPLETED	21 REGENT STREET, ROWHEDGE	PERM	603033	221673	0.023	DON	Mr D Wright	1																
144693	2018/08	ROWHEDGE PORT AT END OF HIGH STREET, ROWHEDGE	PERM	603351	221262	8.02	DON	Bloors/Mersea Homes					60	60	60	35									
111741	COMPLETED	6 PONDERS ROAD, FORDHAM	PERM	592831	228661	0.119	FAS	Mr A Sherwood & Mr T Sherman	1																
111186	COMPLETED	PITCHBURY FARMHOUSE, COACH ROAD, GREAT HORKESLEY	PERM	596268	229607	0.992	FAS	Mrs L Allison	1																
073148	STARTED	FREADS CORNER, LONDON ROAD, GT HORKESLEY	PERM	596797	231654	0.06	FAS	Mr J Crooks	1																
145869	2015/09	LANGHAM ROAD, BOXTED	PERM	600132	229871	0.067	FAS	Mr Andrew Grant			1														
150037	2018/03	HEATHCOTE, LANGHAM ROAD, BOXTED	PERM	600115	229884	0.07	FAS	Mr R Ashford				1													
145261	2017/10	BACONS PIECE, WORKHOUSE HILL, BOXTED	PERM	599559	231851	0.276	FAS	Mr G Richardson	2																
130524	2016/05	BROOKSIDE, WORKHOUSE HILL, BOXTED	PERM	599413	231960	0.09	FAS	Mr MacGregor				1													
146550	2018/03	HILLSIDE COTTAGE, GREEN LANE, BOXTED	PERM	599375	231977	0.092	FAS	Mr & Mrs Cook				1													
111943	2015/04	CHURCH HALL FARM, CHURCH ROAD, WORMINGFORD																							

COLCHESTER BOROUGH HOUSING TRAJECTORY

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145698	2017/10	FORRESTERS FARM, LAMBERTS HOUSE, GREAT TEY	PERM	587793	227314	0.086	GTY	Mr J Rudd			1													
121555	COMPLETED	FORDHAM HOUSE FM, FORDHAM RD, MOUNT BURES	PERM	590766	231266	0.0531	GTY	Mr B East	1															
131131	2016/08	SWAN GROVE GARAGES, CHAPPEL	PERM	589468	228153	0.074	GTY	Estuary Housing Association			2													
120333	2015/09	REAR OF 310-318 IPSWICH ROAD, COLCH	PERM	601159	226916	0.295	HIG	Colin & Sheila Brodie			2													
145710	2017/03	493 IPSWICH ROAD, COLCHESTER	PERM	601672	228112	0.14	JOH	Vaughan & Blyth (Builders) Ltd				3	4											
145132	STARTED	BETTS FACTORY, IPSWICH ROAD, COLCH	PERM	601767	228272	3.29	JOH	Bellway Homes Ltd		32	32	32	31											
F/COL/05/1204	COMPLETED	KING COEL ROAD, COLCHESTER	PERM	596053	225099	0.199	LEX	Wright Developments Ltd	8															
131538	2017/06	18 CHITTS HILL, COLCHESTER	PERM	596034	225482	1.423	LEX	Chitts Hill LLP				4	6	6										
090785	COMPLETED	30 ST CLARE ROAD, COLCHESTER	PERM	597411	224712	0.321	LEX	Mr and Mrs J Nicholson	1															
131604	STARTED	FMR ECC OFFICES, PARK RD, COLCHESTER	PERM	598081	224737	1.575	LEX	Redrow Homes Ltd (South East Division)	2	10	10	9												
135948	2017/12	FMR ECC OFFICES, PARK RD, COLCHESTER	PERM	598081	224736	0.5	LEX	One Property Group Ltd				4	4											
144697	2017/07	50 BRAISWICK, COLCHESTER	PERM	598228	226948	0.232	LEX	Mr J Hines				1												
111467	COMPLETED	NEW BRAISWICK PARK, TUFNELL WAY, COLCHESTER	PERM	598411	226729	0.331	MIL	Persimmon Homes Ltd	10															
100117	COMPLETED	40 TO 42 NAYLAND ROAD, COLCHESTER	PERM	598918	227876	0.12	MIL	Construct Reason Ltd	5															
144679	2017/07	CHURCH FARM HOUSE, CHURCH FARM WAY, COLCHESTER	PERM	599073	227609	0.064	MIL	Mrs Julie Ainsworth				1												
132149	STARTED	BRAISWICK LANE, COLCHESTER	PERM	598848	227572	0.303	MIL	Mersea Homes Ltd	1	4														
132821	COMPLETED	109 BERGHOLT ROAD, COLCHESTER	PERM	598997	226700	0.037	MIL	Mr Alistair Cock	2															
111901	2015/03	SOUTH OF ST PAULS HOSPITAL, BOXTED ROAD	PERM	598922	228846	0.44	MIL	Mrs E Marshall and Mrs B Rothwell			6	6												
150020	2018/03	78-82 TURNER ROAD, COLCHESTER	PERM	599717	227717	0.028	MIL	Mr P Lee				1												
131287	2016/10	216 TURNER ROAD, COLCHESTER	PERM	599833	227022	0.521	MIL	MedicX				30	30											
136198	COMPLETED	84 PETO AVENUE, COLCHESTER	PERM	599838	226573	0.041	MIL	J. Heriquez Navarro	1															
02/0563, 091169, 090751, 072247	STARTED	TURNER VILLAGE/NORTHFIELDS, TURNER RD, COLCH	PERM	599500	226860	11.62	MIL	Galliford Try Partnership / English Partnerships	54	50	49													
01/1624 100502	STARTED	FORMER SEVERALLS HOSPITAL AND ADJ LAND	PERM	599522	228330	62.45	MIL	HCA & English Partnership	38	69	100	50	110	125	125	125	125	125	125	50				
121314	2015/07	NORTH LANE, MARKS TEY	PERM	591895	224125	1.342	MKT	Swift Construction Group Ltd			1													
130298	2016/04	COACH HOUSE AND FORMER STABLES, 172 LONDON ROAD	PERM	591283	223442	0.14	MKT	Mr & Mrs Hollingsworth			1													
111222	STARTED	33-37 LONDON ROAD, MARKS TEY	PERM	592069	223763	0.568	MKT	Magri Builders Ltd		16	16													
110748	COMPLETED	17 WEST STREET, COLCHESTER	PERM	599348	224776	0.037	NEW	Miss N Burrell	1															
Not applied for yet		176 TO 192 MAGDALEN STREET, COLCHESTER	WOPP	600143	224819	0.403	NEW									15								
Application pending		FMR BUS DEPOT, MAGDALEN STREET, COLCHESTER	WOPP	600167	224763	0.461	NEW					35	30											
Not applied for yet		145 TO 149 MAGDALEN STREET, COLCHESTER	WOPP	600369	224791	0.15	NEW									15								
Not applied for yet		GARAGE, MAGDALEN STREET, COLCHESTER	WOPP	600376	224725	0.475	NEW							25	25									
Not applied for yet		80 MAGDALEN STREET, COLCHESTER	WOPP	600432	224723	0.08	NEW										12							
Application pending		NORTH OF MAGDALEN STREET, COLCHESTER	WOPP	600460	224878	1.54	NEW					50	50											
Not applied for yet		83 TO 102 MAGDALEN STREET, COLCHESTER	WOPP	600510	224726	0.68	NEW							20	20									
110657	COMPLETED	27 BARRACK STREET, COLCHESTER	PERM	600669	224729	0.021	NEW	Mr David Haig-Thomas	1															
132049	2017/03	THE TWIST, 25 MILITARY ROAD, COLCHESTER	PERM	600143	224693	0.028	NEW	Mr Luke Patten			1													
145127	2017/10	27 MERSEA ROAD, COLCHESTER	PERM	599919	224596	0.014	NEW	Mr John Barrett			1													
144424	STARTED	CROWN HOUSE, 34-38 SOUTHWAY WESTBOUND, COLCHESTER	PERM	599432	224836	0.072	NEW	Ross Carroll	20															
Not applied for yet		90 WIMPOLE ROAD, COLCHESTER	WOPP	600676	224625	0.1833	NEW							7										
142693	STARTED	22-28 BARRACK STREET, COLCHESTER	PERM	600694	224783	0.045	NEW	Hills Building Group & Kingsgate Group		2														
132031	2017/02	2 PORTLAND ROAD, COLCHESTER	PERM	599955	224758	0.018	NEW	Colchester Borough Council				1												
140516	STARTED	THE BEER HOUSE, 126 MAGADALEN STREET, COLCHESTER	PERM	600494	224784	0.038	NEW	Honey Lane Estates New Build Ltd			5													
101983	STARTED	LAND REAR OF BROOK STREET, COLCHESTER	PERM	600767	224876	2.817	NEW	Hills Building Group / Mersea Homes Ltd	65	29														
146520	2018/02	GRAPHIC HOUSE, 11 MAGDALEN STREET, COLCHESTER	PERM	600003	224784	0.033	NEW	Mr L Isaacs		3	2													
111519	COMPLETED	DANIEL COURT, ST LEONARDS ROAD	PERM	601077	224662	0.032	NEW	Mr Laurie Wood	1															
090725	STARTED	PAXMANS MAIN SITE, PORT LANE, COLCHESTER	PERM	601129	224501	5.132	NEW	Mr James Mcconnell		22	22													
101987	COMPLETED	120 HYTHE HILL, COLCHESTER	PERM	601362	224724	0.044	NEW	Mr N Rampton	1															
Not applied for yet		GARDEN HOUSE, HYTHE QUAY	WOPP	601423	224637	0.149	NEW												24					
146478	2018/02	UNIT 3, PORT LANE, COLCHESTER	PERM	600953	224680	0.022	NEW	Mr D Graham				2												
145976	2018/01	6 ST JOHN'S GREEN, COLCHESTER	PERM	599698	224836	0.019	NEW	Mr J Mulhall			1													
111224	STARTED	BRIDGE HOUSE, HYTHE QUAY, COLCHESTER	PERM	601453	224754	0.216	NEW	Square Sail Developments Ltd			9	9												
Not applied for yet		GAS WORKS AND TIMBER DOCK, HYTHE QUAY, COLCHESTER	WOPP	601476	224193	6.524	NEW											30	30	25				
Not applied for yet		28 HYTHE QUAY, COLCHESTER	WOPP	601502	224703	0.098	NEW				12	12												
Not applied for yet		26 HYTHE QUAY, COLCHESTER	WOPP	601504	224597	0.159	NEW													24				
Not applied for yet		HYTHE QUAY, OPP SPINNAKER, COLCHESTER	WOPP	601518	224407	0.309	NEW											7						
Not applied for yet		KING EDWARD QUAY, DISTILLERY LANE, COLCHESTER	WOPP	601633	224149	1.628	NEW							20	20	20	20							
121487	COMPLETE	STALIN ROAD SITE GARAGES, COLCHESTER	PERM	600565	223683	0.56	OLD	Estuary Housing Association	2															
146573	2016/05	CEMEX HOUSE, WHITEHALL RD, COLCHESTER	PERM	601876	223894	0.188	OLD	Hanson International Ltd		8	7													
150172	2018/03	OAKWOOD MANOR, FINGRINGHOE RD, COLCH	PERM	602228	221917	0.22	OLD	Ms S Whitfield				1												
111672	2017/06	CANNOCK MILL, OLD HEATH ROAD	PERM	601082	223776	0.924	OLD	Mr P Lock					12	11										
130122	2016/04	CANNOCK MILL, OLD HEATH ROAD	PERM	601075	223816	0.092	OLD	Mr P Lock			1													
144808	2016/05	MULBERRY BUSINESS CENTRE, HAVEN ROAD, COLCHESTER	PERM	601768	223938	0.029	OLD	Mulberry Property Ltd		4	5													
120380	STARTED	THE MALTINGS, KING EDWARD QUAY, COLCH	PERM	601635	224146	1.654	OLD	Mr L Broome	53	100														
Not applied for yet		KING EDWARD QUAY/HAVEN ROAD, COLCHESTER	WOPP	602019	223889	5.439	OLD							70	70	70	70	40						
101691	COMPLETED	2 COTMAN ROAD, COLCHESTER	PERM	597374	224123	0.082	PTY	Hills Building Group	4															
130877	2016/07	ABBERTON ROAD, FINGRINGHOE	PERM	602049	219505	0.086	PYE	Miss E Butler			1													
142131	2017/05	UPPER HAYE LANE, FINGRINGHOE	PERM	601466	219940	0.192	PYE	Mr Kenneth Papworth				1												
131447	STARTED	ROMAN RIVER HOUSE, CHURCH ROAD, FINGRINGHOE	PERM	603042	220480	0.304	PYE	Mr J Frank			1													
110058	STARTED	PELDON GARAGE, LOWER ROAD, PELDON	PERM	599160	216489	0.206	PYE	Progressive Homes Ltd		5														
130795	COMPLETE	241 BERECHURCH HALL ROAD, COLCHESTER	PERM	598052	222151	0.247	SHE	Oak Home Developments Ltd	5															
080456	STARTED	247-249 BERECHURCH HALL ROAD, COLCH	PERM	597982	222180	0.52	SHE	MP Associates	1	2	2													
121485	COMPLETE	MASON CLOSE GARAGES, COLCHESTER	PERM	597854	223409	0.094	SHE	Estuary Housing Association	3															
081118	COMPLETED	110 TO 112 GOSBECKS ROAD, COLCHESTER	PERM																					

COLCHESTER BOROUGH HOUSING TRAJECTORY

COLCHESTER BOROUGH COUNCIL HOUSING TRAFFIC REPORT									951	991	986	1089	1106	938	1004	663	721	607	437	389	281	217	125	132
Planning Permission No.	Date Expires	Site Location	Status	Grid Ref.		Area	Ward	Applicant Name	2014/15	2015/16	2016/17	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
112390	2015/05	CHURCH ROAD, TIPTREE	PERM	589559	216343	0.166	TIP	Mr Chris Board			2	2												
140537	2017/04	8 SPRING ROAD, TIPTREE	PERM	589206	215729	0.082	TIP	Mr P Payne				1												
143730	2017/04	SPRING PATH, TIPTREE	PERM	587723	215161	0.077	TIP	Mrs J Seabrooke				1												
144762	2017/06	36 GROVE ROAD, TIPTREE	PERM	589109	216089	0.092	TIP	Mr & Mrs B Smith			2													
111126	STARTED	PRIORY FARMHOUSE, BRAXTED PARK ROAD, TIPTREE	PERM	587634	214585	0.089	TIP	Mr & Mrs Upson		1														
146578	2018/03	FMR POLICE STATION, CHAPEL RD, TIPTREE	PERM	589927	215761	0.09	TIP	East of England Co-operative Society			2													
121071	STARTED	INTERNATIONAL FARM CAMP SITE, HALL ROAD	PERM	589070	215389	0.94	TIP	Wilkin & Sons Limited	5	2														
140576	2017/04	FACTORY HILL, TIPTREE	PERM	590584	215277	1.164	TIP	Wilkin & Sons Limited				2												
Not applied for yet		REAR OF SHELL GARAGE, MAYPOLE ROAD, TIPTREE	WOPP	589372	216792	0.446	TIP													16	15			
130245	2016/09	TIPTREE JAM FACTORY, SOUTH WEST OF FACTORY HILL, TIPTREE	PERM	589982	215561	4.643	TIP	Wilkin & Sons Limited							38	40	40							
144709	2017/06	CORWEN, PENNSYLVANIA LANE, TIPTREE	PERM	589109	216089	0.061	TIP	Mr A Goudie				1												
131414	2016/10	35 NEW ROAD, TIPTREE	PERM	590046	216123	0.113	TIP	Mr Gary Sharp			2	2												
121888	2015/12	46 NEWBRIDGE ROAD, TIPTREE	PERM	590661	216168	0.071	TIP	Mr M Bell			1													
144681	2017/06	WICKHAM, BURES RD, WEST BERGHOLT	PERM	595617	229039	0.37	WAG	Mr & Mrs Watts				1												
146128	2017/12	POST OFFICE, HALSTEAD ROAD, EAG	PERM	594320	225685	0.014	WAG	Mr M Khan		1														
110556	COMPLETE	9 AND 11 CITY ROAD, WEST MERSEA	PERM	600153	212966	0.027	WMS	Mr & Mrs Robert Open	1															
145540	2017/09	24b FIRS CHASE, WEST MERSEA	PERM	600319	212888	0.089	WMS	Mr & Mrs Payne				1												
144670	2017/06	20 GOINGS LANE, WEST MERSEA	PERM	601500	212492	0.041	WMS	Mr D Shannon				1												
145978	2017/12	24 OAKWOOD AVENUE, WEST MERSEA	PERM	601711	213325	0.042	WMS	Mr A Walsh		2														
136201	2017/03	83 FAIRHAVEN AVENUE, WEST MERSEA	PERM	602302	212605	0.055	WMS	Mr & Mrs Rose			1													
132063	2017/01	80 FAIRHAVEN AVENUE, WEST MERSEA	PERM	602245	212594	0.104	WMS	Mr Alan Ward			1													
F/COL/04/2218 120157	COMPLETED	58 FAIRHAVEN AVENUE, WEST MERSEA	PERM	602202	212740	0.09	WMS	Mr & Mrs T Thurgood	1															
121588	2015/11	17 COAST ROAD, WEST MERSEA	PERM	600809	212430	0.065	WMS	Mr Sargeant			2													
130411	2016/06	82 COAST ROAD, WEST MERSEA	PERM	600355	212604	0.298	WMS	Mr & Mrs Robin Gozett			1													
132101	2016/12	30 HIGH STREET, WEST MERSEA	PERM	600963	212630	0.051	WMS	D Pittock & L Pittock			2	2												
121333	2015/12	MERSEA COURT, HIGH STREET NORTH, WEST MERSEA	PERM	601004	213014	0.168	WMS	Mersea Island Trust			3	3												
130296	2016/05	AKHURST CLOSE, MELROSE ROAD	PERM	601124	212762	0.296	WMS	Mersea Island Trust				5												
121654	2015/11	61 EMPRESS AVENUE, WEST MERSEA	PERM	602172	212651	0.208	WMS	Miss Josephine Hughes			1													
111363	COMPLETED	16 BARFIELD ROAD, WEST MERSEA	PERM	601117	212839	0.04	WMS	Mr P Davies	1															
131929	STARTED	ROSABELLE AVENUE GARAGES, WIVENHOE	PERM	603616	222327	0.134	WVQ	Colchester Borough Council		5														
140208	STARTED	82 BELLE VUE ROAD, WIVENHOE	PERM	604323	222206	0.282	WVQ	Vaughan & Blyth (Contractors) Ltd		6														
Not applied for yet		CEDRICS, 1 THE AVENUE, WIVENHOE	WOPP	603872	222030	0.25	WVQ													24				
120846	2016/05	PEARL WALK, WIVENHOE, COLCHESTER	PERM	604068	221399	0.036	WVQ	Mr Alan Cudmore			3													
131452	STARTED	ST. JOHN'S AMBULANCE HALL, CHAPEL ROAD, WIVENHOE	PERM	603840	221655	0.019	WVQ	Mrs Pru Green		1														
091641	STARTED	GARRISON DEVELOPMENT - S2N	PERM	599561	222125	0.57	BER	Taylor Wimpey	77	1														
130505	STARTED	GARRISON DEVELOPMENT - S2NW	PERM	599356	222187	1.662	BER	Taylor Wimpey	32	16														
080914 / 111241	STARTED	GARRISON DEVELOPMENT - H	PERM	599348	224588	2.243	CHR	Taylor Wimpey					4											
VARIOUS	STARTED	GARRISON DEVELOPMENT - J	PERM	599247	224376	10.26	CHR	Lexden Restorations / Bovis Homes	2	59	55	50	50	50										
100982	STARTED	GARRISON DEVELOPMENT - K	PERM	598902	224179	1.292	CHR	Tesco					7	7										
Not applied for yet		GARRISON DEVELOPMENT - ARENA SITE	WOPP	599841	224298	1.02	CHR						35	35										
101059 / 120098	STARTED	GARRISON DEVELOPMENT - A1	PERM	600138	224382	13.47	NEW	Taylor Wimpey	145	60	60	60	52											
072824 / 072820	STARTED	GARRISON DEVELOPMENT - B1A	PERM	599714	224713	1.061	NEW	Lexden Restorations		6	5													
121484	COMPLETE	GARRISON DEVELOPMENT - ABBEY HOUSE	PERM	599698	224735	0.338	NEW	Taylor Wimpey	2															
080712	2015/03	GARRISON DEVELOPMENT - B1B	PERM	599786	224595	3.753	NEW	Taylor Wimpey		40	40	36												
101502	STARTED	GARRISON DEVELOPMENT - L/N	PERM	598984	223893	8.883	SHE	Taylor Wimpey	57	6														

FIVE YEAR HOUSING LAND SUPPLY

Requirement (based on 920 interim target) = **4,600**
Requirement plus 5% buffer (as required by NPPF) = **4,830**

Five Year Housing Land Supply between 2015-2020 = **5,010**
Five Year Housing Land Supply between 2016-2021 = **5,123**

GROSS COMPLETIONS 951															
LOSSES WITHIN YEAR 8															
NET COMPLETIONS 943															
(PROJECTED) GREENFIELD COMPLETIONS	66	141	315	405	422	408	432	263	316	260	175	195	195	196	125
(PROJECTED) BROWNFIELD COMPLETIONS	885	750	671	684	684	530	572	400	405	347	262	194	86	21	0
PROJECTED COMPLETIONS BY YEAR	891	986	1089	1106	938	1004	663	721	607	437	389	281	217	125	132
ANNUAL STRATEGIC TARGET	920	920	920	920	920	920	920	920	920	920	920	920	920	920	920

FIVE YEAR SUPPLY = 5,010

FIVE YEAR SUPPLY = 5,123

2014/15	2015/16	2016/17	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
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3.7 The table below provides a projection of housing delivery through the Local Plan. The Core Strategy figure of 830 houses a year is given as the target for the period 2001/2 – 2013/14, while the figure from current OAN work of 920 is used for targets for the Council's fifteen year housing land supply to 2028/29.

Year	Average annual target	Net additional completions per year	Cumulative target	Cumulative completions	Projected net additional dwellings per year	Projected Cumulative Completions
2001/02	830	566	830	566	-	-
2002/03	830	980	1660	1546	-	-
2003/04	830	916	2490	2462	-	-
2004/05	830	1277	3320	3739	-	-
2005/06	830	896	4150	4635	-	-
2006/07	830	1250	4980	5885	-	-
2007/08	830	1243	5810	7128	-	-
2008/09	830	1028	6640	8156	-	-
2009/10	830	518	7470	8674	-	-
2010/11	830	673	8300	9347	-	-
2011/12	830	1012	9130	10359	-	-
2012/13	830	617	9960	10976	-	-
2013/14	830	725	10790	11701		
2014/15	920	943	11760	12644		
2015/16	920		12680		891	13535
2016/17	920		13600		986	14521
2017/18	920		14520		1089	15610
2018/19	920		15440		1106	16716
2019/20	920		16360		938	17654
2020/21	920		17280		1004	18658
2021/22	920		18200		663	19321
2022/23	920		19120		721	20042
2023/24	920		20040		607	20649
2024/25	920		20960		437	21086
2025/26	920		21880		389	21475
2026/27	920		22800		281	21756
2027/28	920		23720		217	21973
2028/29	920		24640		125	22098
TOTAL		12644				

3.8 The figures set out in the Core Strategy were originally based on the requirements of the now abolished East of England Plan (RSS). The RSS set a target of 17,100 new homes to be achieved by 2021 and this figure informed an annualised delivery rate. The Core Strategy adopted a similar timeframe but extended it by two years to demonstrate a 15 year supply.

3.9 The National Planning Policy Framework (NPPF) provides the relevant national guidance on the monitoring and delivery of housing and has updated the way

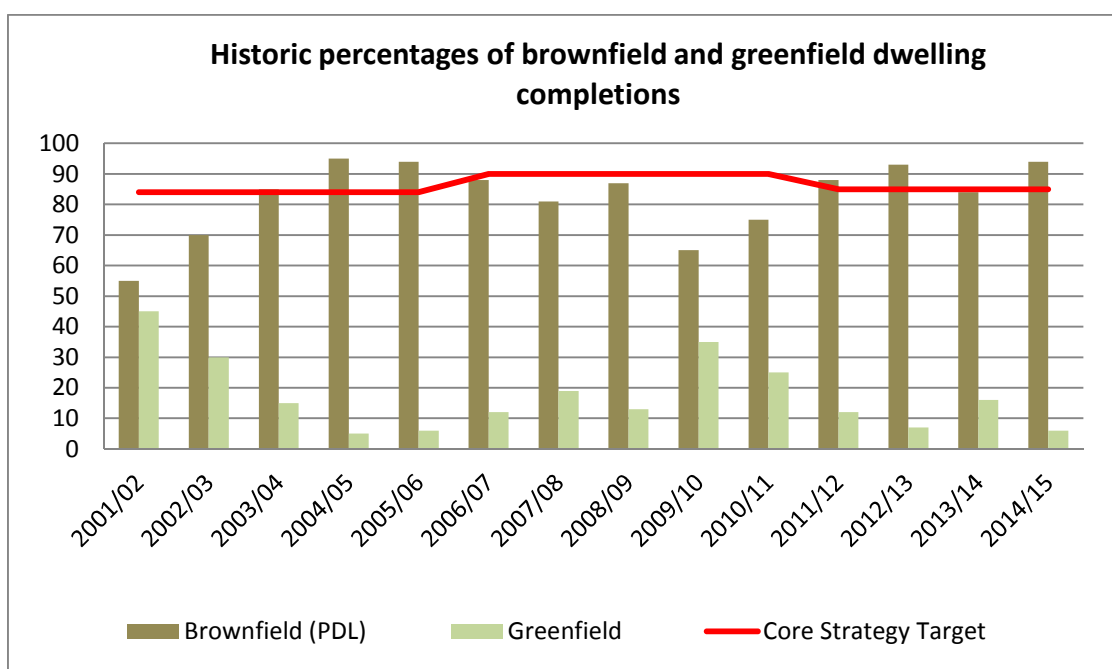
housing delivery is assessed, replacing the top-down approach used for regional strategies. The NPPF requires local authorities to:

- identify and maintain a rolling supply of specific, deliverable sites sufficient to provide five years' worth of housing against their housing requirements. The supply should include an additional allowance of 5% (moved forward from later in the plan) to ensure choice and competition in the market for land. The NPPF states that where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% but as demonstrated above there has not been an under delivery in Colchester and only 5% is required;
- identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;
- not make allowance for windfall sites in the first ten years of supply, or in the rolling five year supply, unless there is compelling evidence of genuine local circumstances that prevent specific sites being identified. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends;
- illustrate the expected rate of housing delivery through a housing trajectory for the plan period and, for market housing, set out a housing implementation strategy describing how delivery of a five-year supply of housing land will be maintained to meet targets.

3.10 The Council is projected to deliver 5,010 units over the five year period 2015/16-2019/20, which is a yearly average of 1,002. Over ten years, the council is projected to deliver 8,442 units, which is an annual figure of 844 however it is anticipated more sites will come forward before then. In line with national guidance on Objectively Assessed Need, the Council will now be developing a new Local Plan based on updated evidence of housing need and viability. Initial work that will inform the Council's new Objectively Assessed Need target indicates that 920 new dwellings per annum would be required across the Borough. New housing targets will be matched with additional allocations as part of the plan-making process. It is important to bear in mind, however, that even if the Council can ensure there is an adequate supply of housing land, economic viability considerations and market conditions influence actual delivery figures.

Housing Indicator 2	Percentage of new and converted dwellings on previously developed land (brownfield)	Indicator for Core Strategy Policies SD1, H1 and UR1
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3.11 During 2014/15 there were 943 net additional dwellings completed across the Borough, of these 885 units were completed on previously developed land (brownfield), which accounts for 94% of the total. Chart H1 below illustrates the historic delivery of new dwellings on PDL and greenfield land along with the Core Strategy target throughout the corresponding plan period.



3.12 Paragraph 111 of the NPPF encourages local authorities to set locally appropriate targets for the use of PDL and this is reflected in Core Strategy Policy H1 which outlines that during the first part of the plan period the Council will seek to provide over 80% of dwellings on PDL. As can be seen in Chart H1 the vast majority of new housing has been delivered on PDL during the plan period with the average being 82.4%.

Housing Indicator 3	Affordable housing completions	Indicator for Core Strategy Policies H4
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3.13 During the monitoring year 2014/15 259 affordable housing units were delivered, 248 of these were affordable rent and 11 were intermediate tenure or shared ownership. This amounts to 26.2% of all new homes delivered. The comparable figures for the previous two years were 103 (14.2%) in 2013/14 and 133 (21.6%) in 2012/13. This year's higher total reflects the completion of several affordable only schemes including Ilex Close, Hawkins Wharf and the Council's new build programme.

Housing Indicator 4	Percentage of affordable housing in rural areas	Indicator for Core Strategy Policies H4 and ENV2
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3.14 There were no affordable housing completions in rural areas between 2014 and 2015, however two Rural Exception Sites in Dedham and Messing were granted planning permission in the monitoring period. Both schemes included market homes to cross subsidise the delivery of affordable housing in accordance with Core Strategy Policy H4 which was amended in 2014 in line with the National Planning Policy Framework to allow for a proportion of market housing to support affordable units on rural exception sites. The Dedham scheme is providing 9 affordable units and 8 market housing units, while the Messing scheme is providing 2 affordable units, 1 market unit, an allotment area and 27 car park and drop-off zone to serve Messing-cum-Inworth Primary School.

Housing Indicator 4	Gypsy and Traveller Issues	Indicator for Core Strategy Policy H5
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3.16 The Council worked with other districts to produce an Essex Gypsy and Traveller Accommodation Assessment (GTAA) to help provide an assessment of current provision and future need for pitches in the borough. (Published in July 2014, with September 2014 revisions). The GTAA established that Colchester had 12 local authority pitches at Severalls Lane, 15 private pitches, and one site where the use was tolerated and considered lawful due to the length of time it had occurred.

3.17 Council monitoring established that in January 2015 there were 43 caravan/mobile units, including 17 on the Local Authority Site on Severalls Lane. These figures represent the total permitted number of pitches/caravans in the Borough. The actual number of caravans present in the Borough may vary at any point in time and explain any differences between the number of caravans permitted by planning applications and the number of caravans recorded in the caravan count.

3.18 The Council amended Core Strategy Policy H5 (Gypsies and Travellers) in its Focused Review (July 2014) to clarify that it will use national policies to help determine planning applications for gypsy and traveller sites prior to the adoption of a new Local Plan. The development of new policies and allocations for gypsies, travellers and travelling show people will be guided by the 2014 Gypsy and Traveller Accommodation Assessment, which found that the Council will need to provide 15 further pitches to meet demand to 2033.

4. Key Theme: ECONOMIC GROWTH INDICATORS

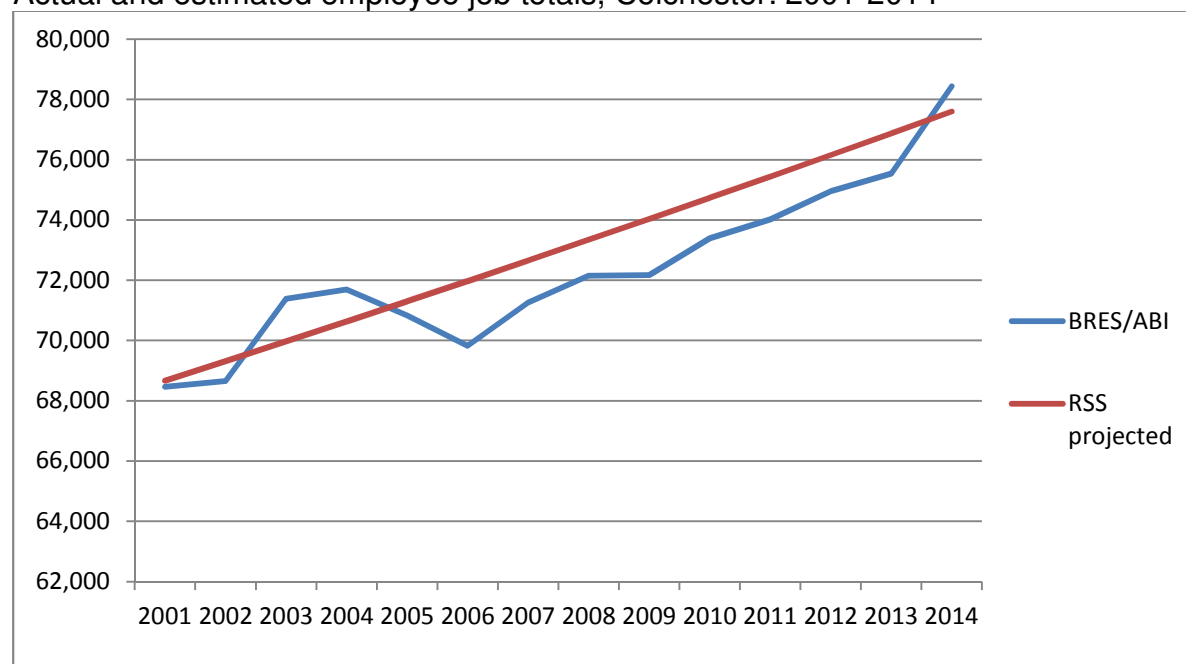
Employment in Colchester

4.1 The Council published an [Employment Land Needs Assessment](#) in January 2015 to inform the next Local Plan guiding development to 2032 and beyond. It found that Colchester has recorded reasonably strong levels of employment growth over the last 23 years with declining industrial employment being offset by growth in office jobs. Workforce job growth has historically lagged behind working-age population growth in Colchester, in contrast with the majority of local authorities within the sub-region. Key sectors include professional services, publishing and broadcasting, education and healthcare while major job losses have been recorded in the public administration, wholesale and transport sectors.

4.2 Colchester is a net exporter of labour with a self-containment rate that has reduced over the last ten years from 71.4% to 62.8%. Census data also points to a slight skills mismatch between in- and out-commuters, without-commuters more likely to be employed within higher skilled occupations than those travelling into the Borough for work.

4.3 Chart EG1 below illustrates BRES/ABI job growth to date (2014 is the most recent figure) against the projected target. While employee job increase is below projected job growth requirements since 2005/6 – and which has also been held back by the financial recession until recently, the number of jobs indicates a growing convergence towards the target over recent years, culminating in the most recent datum crossing the growth trend line.

Actual and estimated employee job totals, Colchester: 2001-2014

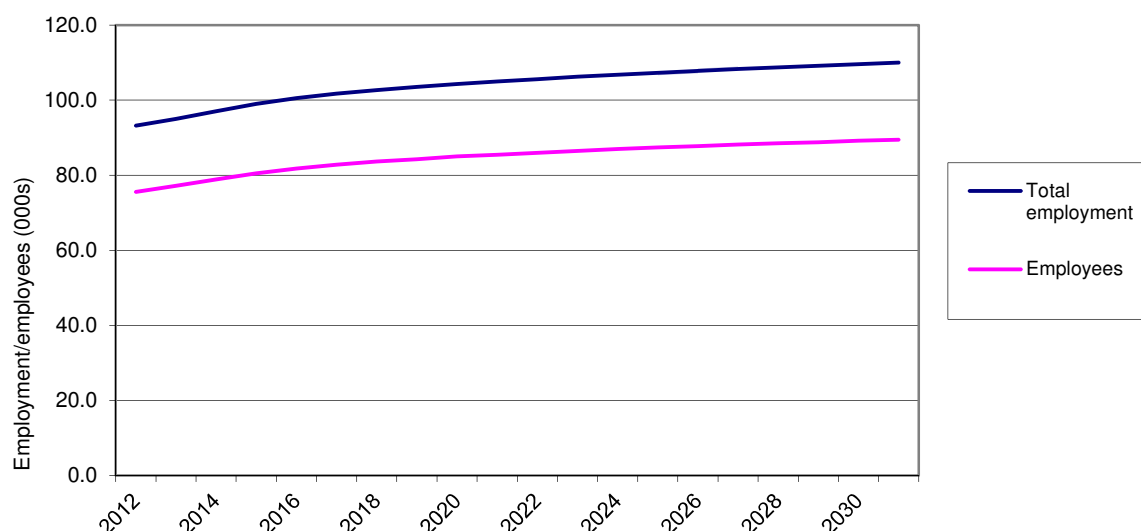


Sources: BRES/ABI, ONS; RSS (2008)

4.4 The baseline forecast from the East of England Forecasting Model suggests that Colchester's total employment (including self-employment) will increase from 93,200

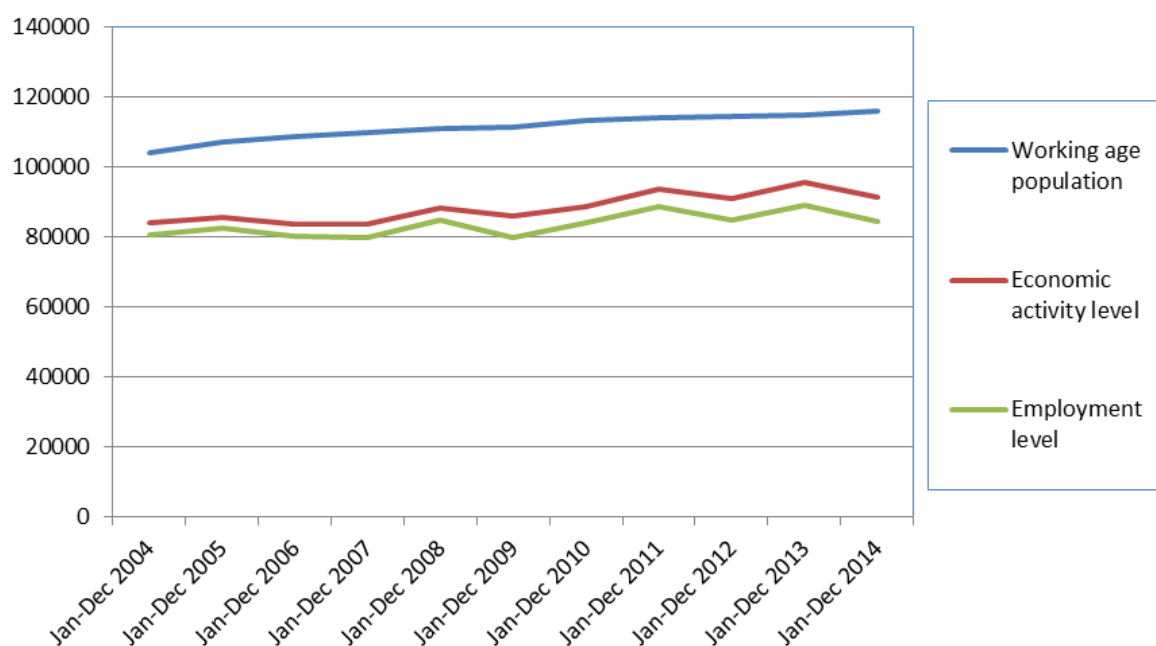
in 2012 to 110,000 in 2031, a rise of 18%. Total employment across Essex over the same period will increase by 15.2%, compared to a 13% rise across the East of England.

Forecast total employment and employee jobs, Colchester Borough: 2012-2031



As shown in the below chart, the employment level has lagged behind growth of the working-age population in the Borough, reflecting high levels of housing growth in Colchester.

Changes in working age Population and Employment Levels, Colchester 2004-2014.



Source: Nomis, ONS

GVA per capita shows the contribution that each individual makes to total output in a given geography; it is calculated by dividing the total value of output in the area (less intermediate consumption) by the total resident population of the area. (Given the absence of GVA estimates at Borough/District level (NUTS 4), the figures for Colchester are taken from the East of England Forecasting Model (baseline scenario).

Colchester's total GVA was estimated at £3.41billion for 2014 .In the same year, the figure was £26.528 billion for Essex and for the Region, £120.030.billion. Compared to surrounding authorities, Colchester's GVA was second only to that of Chelmsford:

Average GVA per worker for each Local Authority in the sub-Region, 2014.

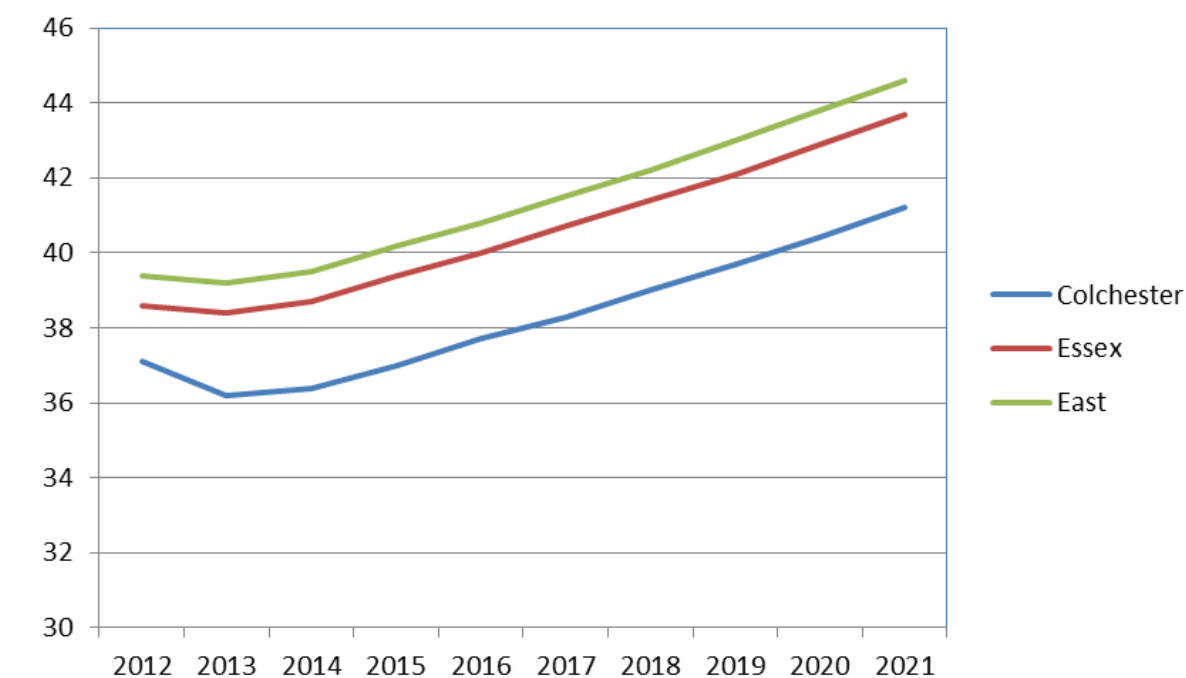
Rank	Borough	GVA per worker	Total GVA
1	Uttlesford	£43,600	£2,059 billion
2	Maldon	£42,300	£1,107 billion
3	Ipswich	£39,100	£2,953 billion
4	Braintree	£38,200	£2,416 billion
5	Chelmsford	£37,200	£3,703 billion
6	Colchester	£36,400	£3,410 billion
7	Babergh	£31,200	£1,257 billion
8	Tendring	£30,300	£1,489 billion

Source: EEFM, January 2015. Note: 2010 prices

However, GVA per worker, which gives an indication of the efficiency of labour in terms of output produced per job, stood at £36,400 per worker, which is lower than the County (£38,700), Regional (£39,500) and UK (£42,200) levels. Colchester is only ahead compared to Babergh and Tendring and, as noted in the recent *Employment Land Needs Assessment* by NLP (2015),

‘This could reflect the concentration of lower value retail, leisure and hospitality employment within Colchester and indicates the scope to enhance the Borough's productivity levels and output in the future, particularly if more of Colchester's highly skilled residents can be encouraged to work in the Borough’.

Forecast labour productivity (£000s, 2010 prices), Colchester, Essex and East: 2012-2021.



Source: EEFM, January 2015. Note: 2010 prices

Economic Growth Indicator 1	Amount of floorspace developed for employment by type (sqm).	Indicator for Core Strategy Policies CE1, CE2 and CE3
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4.6 The 2015 [Employment Land Needs Assessment](#) stated that the Borough recorded moderate amounts of new development over the last few years, mainly relating to industrial (B1c/B2/B8) uses and driven by a small number of large developments. At the same time, the Borough has been losing significant amounts of B class space, to the extent that net development rates have been negative in some recent years.

4.7 This indicator shows the amount and type of employment floorspace (gains and losses and net balance) granted permission during the last monitoring year.

	B1(a) m ²	B1(b)-B8 m ²	Total
Gains	640	1,029	1,669
Losses	-6,407	-6,200	-12,607
Net balance	-5,767	-5,171	-10,938

4.8 In line with the findings of the Employment Land Needs Assessment, the table shows there has been a net loss of 10,938 square meters of commercial floorspace across the Borough from planning permissions issued in the monitoring period. The majority of this net loss was on B1(a) office floorspace as a direct result of the 2013 national changes to permitted development rights allowing the change of use from offices to residential. 5,269 square meters of office floorspace was permitted to change to residential use following this change to regulations.

Economic Growth Indicator 2	Amount of floorspace developed for employment by type, which is on previously developed land (PDL) (sqm).	Indicator for Core Strategy Policies SD1, CE1, CE2, CE3, UR1
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4.9 The purpose of this indicator is to show the amount and type of employment floorspace (gross) granted permission on previously developed land (PDL) during the last monitoring year.

	B1a	B1-B8	Total
Gross on PDL	640	1,029	1,660
% on PDL	100%	100%	100%

4.10 The high percentage of permissions granted on PDL reflects the fact that all such permissions involved the conversion or replacement of existing commercial buildings. It is anticipated that demand for office space will eventually increase due to the amount lost through national changes to permitted development rights allowing change of use from office to residential.

Economic Growth Indicator 3	Employment land available	Indicator for Core Strategy Policies CE1, CE2 and CE3
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Floorspace data by major category: 2001-2012

4.13 The available floorspace data from the Valuation Office Agency provides the areas occupied by major categories of rateable commercial premises from 2001 - 2012.

2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
203	206	206	206	208	197	202	203	210	209	216	208
406	421	418	420	422	421	421	418	420	423	426	435
663	675	691	699	693	690	672	628	618	618	634	644
83	89	92	91	95	97	104	107	106	108	106	110
1,355	1,391	1,407	1,416	1,418	1,405	1,399	1,356	1,354	1,358	1,382	1,397

4.14 The table shows that there has been a decline in overall commercial space in the Borough from 2006 and that the current total commercial floorspace stock is almost the same as that in 2007. This “standstill” position reflects changes to the office market with increasing intensity in the use of space to accommodate more staff, new methods of working such as home-working, flexi-working and the introduction of mobile communications. Retail floorspace, however, has continued to increase lightly, reflecting the Borough’s position as a major retail centre in the Region and within the top 50 locations in the UK. Industrial floorspace has declined lightly but is holding up well while Other (warehouses, including retail warehouse) has increased, reflecting new development.

Economic Growth Indicator 4	Total amount of floorspace for 'town centre uses' (sqm)	Indicator for Core Strategy Policy CE2a
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4.15 The purpose of this indicator is to show the amount of floorspace (gross and net) for town centre uses within (i) town centre areas and (ii) the local authority area which has been permitted the last monitoring year. (Please note that in previous years, the indicator related to completed floorspace, but difficulties in obtaining reliable data from external sources such as approved building surveyors means that only data collected from internal information is shown in the table below).

(i) Town Centre areas				
	A1-A2 Retail	B1a Offices	D2 Leisure	Total
Gains	205	0	0	+205
Losses	-1,565	-4,444	0	-6,009
Net balance	-1,360	-4,444	0	-5,804

(ii) Local authority area				
	A1-A2 Retail	B1a Offices	D2 Leisure	Total
Gains	2,718	640	2,126	5,484
Losses	-247	-1,963	0	-2,210
Net balance	+2,471	-1,323	+2,126	+3,274

4.16 As already mentioned the effects of the changes to permitted development rights allowing the change of use from office to residential has had an impact on the Borough's employment land. The largest impact of this change has been in the town centre where numerous schemes have been received for new residential uses including Telephone House (36 units) in the Dutch Quarter.

4.17 There has been an increase in 'town centre uses' across the Borough with new retail space at Turner Retail Park and Gosbecks Road and a new trampolining centre in the Cowdray Centre granted planning permission during the monitoring year.

Economic Growth Indicator 5	Number of jobs in rural areas	Indicator for Core Strategy Policy ENV2
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4.18 Recent data provides an update on the evolution of rural and urban jobs from 2003 until 2014.

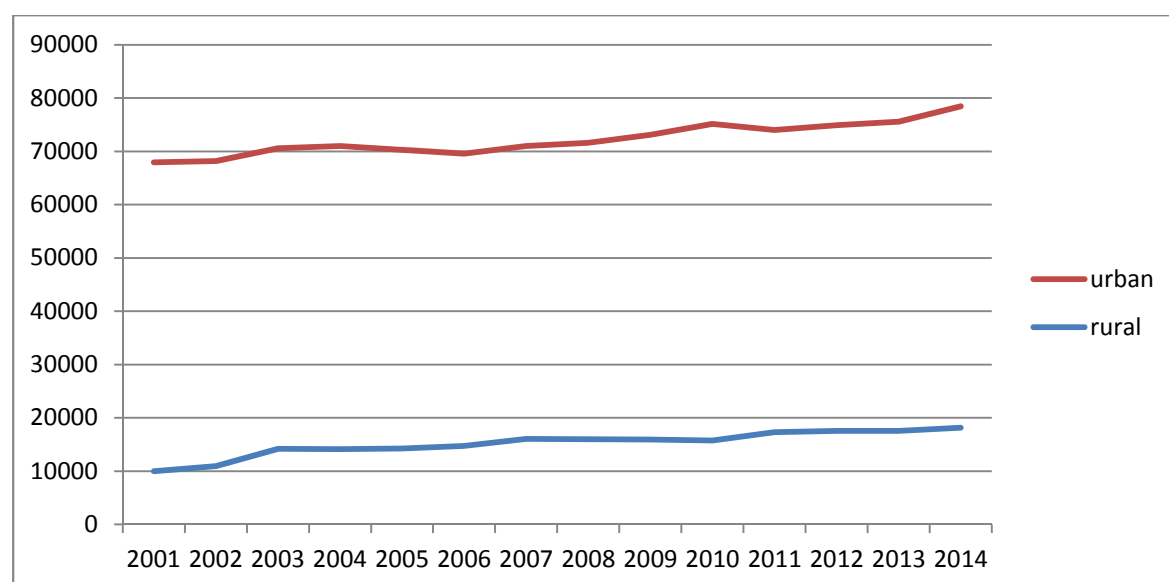
Rural and urban employee jobs, Colchester Borough: 2003-2014

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
rural	14193	14117	14257	14720	16065	15961	15924	15755	17304	17561	17560	18163
urban	56401	56902	55991	54858	54951	55636	57154	59361	56708	57354	57977	60273
total	70592	71018	70244	69578	71016	71939	73078	75116	74012	74915	75537	78436

Sources: Annual Business Inquiry, ONS; BRES, ONS.

4.19 Rural employment has increased in absolute terms as much as urban employment over the period, a significant finding. Consequently, rural jobs are increasingly significant for the rural population share which is one-third of the Borough's population. Moving from 20% of jobs in the rural area in 2003, rural employment has increased to just over 23% of all jobs in 2011. While a proportion of this employment will be home-based, the figures suggest that the Borough's rural employment planning policies have supported employment growth in the rural area while maintaining an emphasis on Town Centre and urban locations to absorb the greater part of the increase in size of the working population.

The profiles of these changes in job numbers between urban and rural can more readily be appreciated from the below chart:



5. Key Theme: TRANSPORTATION

Overview

5.1 Engaging with the community has illustrated that transportation and traffic issues are still very high up on the public's list of priorities. The Core Strategy sets out the Borough Council's approach to transport, which seeks to change travel behaviour to manage demand, especially of peak hour car traffic.

Cycling in Colchester

5.2 A number of pedestrian and cycle facilities have been provided or upgraded during 2014/15. These include:

- Rowhedge Trail – surfaced and embankments repaired;
- Highwoods Country Park – main east west route repaired and resurfaced to prevent continual cracking of the path;
- Wivenhoe Trail – repairs to the drainage culverts under the trail;
- Pedestrian and Cycle Facilities have also been provided parallel to the Northern Approach Road Phase 3.
- New secure cycle racks and doubling of parking capacity on the south side of the railway station

5.3 A number of training and promotional campaigns have also been delivered to encourage residents to take up cycling. This includes Bikeability training programmes delivered within Colchester schools. Between April 2014 and March 2015 a total of 279 children in the Colchester Borough received Bikeability Level 1 training, a total of 654 children received Bikeability Level 2 training and 58 children received Bikeability Level 3 training.

Major Infrastructure

5.4 A continuous programme of works to complete Colchester Park and Ride (P&R) and associated bus priority measures was undertaken in 2014-15. These included the construction of a 1,000 space car park and terminus building, bus priority measures along the route and new bus stops in the town centre. The P&R site was opened in April 2015. The P&R is a key component of the infrastructure identified in the Local Plan as being required to deliver the planned level of growth for Colchester.

5.5 The Northern Approach Road, Phase 3, opened in April 2015. The road connects Junction 28 of the A12 to the existing Northern Approach Road and early delivery of the road enables the release of the planned housing development on the Severalls development site in North Colchester. The scheme includes adjacent pedestrian and cycle facilities, and bus priority lanes which provide a route for the Park and Ride facility.

Travel Change Behaviour

5.6 The Colchester Travel Plan Club (TPC) has continued to assist TPC members in retaining or improving their accreditation to Essex County Council's (ECC) Business Travel Plan Accreditation and further developing their travel plans. The TPC also promoted Cycle Colchester at five events over the summer; launched Loveurcar

dedicated car share scheme in five town centre car parks; and launched the FAXI journey sharing social networking scheme amongst TPC members.

5.7 The Borough Council still works closely with the train operating company under the Station Travel Plan. Its main focus has been development and delivery of the south side cycle parking, and the development of the Fixing the Link scheme. The Borough is still a partner in the Community Rail Partnership scheme.

Transport and Accessibility Indicators

5.8 A number of the indicators below are linked to data collected for the Essex Local Transport Plan (LTP) or the Local Area Agreement. Previously, the Council had access to journey to school and bus passenger levels, and to public transport accessibility data, but as this data is no longer available at a Borough level, these indicators are no longer included in the AMR.

Transport Indicator 1	To obtain an agreed Travel Plan for all major commercial/community developments	Core Strategy Indicator for Policy TA1
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5.9 Nine establishments in Colchester were accredited through the ECC Travel Plan Accreditation Scheme during 2014/15. Travel Plans are accredited against a list of travel plan measures, employee engagement and a set of specific targets. The accreditations for 2014/15 were:

Gilberd School	Gold
Defence Support Group (now Babcock from April 2015)	Gold
University of Essex	Gold
Colchester Borough Council	Gold
Colchester Institute	Silver
Colchester Six Form College	Silver
Colchester Football Club (based on supporters only)	Bronze
Colbea	Bronze
Partnership Events	Bronze

5.10 The first block of student accommodation opened at the Maltings in September 2014 and work is ongoing with the management company on implementing their Travel Plan. They are also participating in the 2015/16 accreditation scheme. A Travel Plan has also been secured for Fenwicks (Williams & Griffin) and they will be participating in the 2015/16 accreditation scheme.

5.11 A total of 466 Residential Travel Information Packs have been provided to new residents of residential developments in Colchester in 2014/15 as follows:

Site Name	Location	Number of Packs Issued
Pavilions, Jarmin Road	Colchester	7

The Garrison	Colchester	400
Northfields	Colchester	30
Monkwick site 1	Colchester	14
Monkwick site 2	Colchester	4
Windsor Close	Colchester	8
Holborough Close	Colchester	3
		TOTAL = 466

Transport Indicator 2	Comparison of long and short stay car parking demand and duration in public car parks in the Town Centre	Core Strategy Indicator for Policy TA5
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5.12 Colchester Borough Council is still seeing a rise in the use of its car parks as residents and visitors take advantage of the range of competitive parking offers. Britannia car park is still maintaining its good performance as are both St. Mary's and St. John's. Butt Road and Napier Road car parks with their £2.50 all day parking offer have experienced an increase in usage. The majority of Sheepen Road car park will close in February 2016 for the construction of an office development although a small car park will remain alongside the Coach & Lorry Park at the rear. Priory Street car park is planned to undergo a major update during 2016 which is out for consultation.

Transport Indicator 3	Annualised indicator of Cycling Trips (increased to reflect Colchester's cycle town status).	Core Strategy Indicator for Policies TA1, TA2 and PR2
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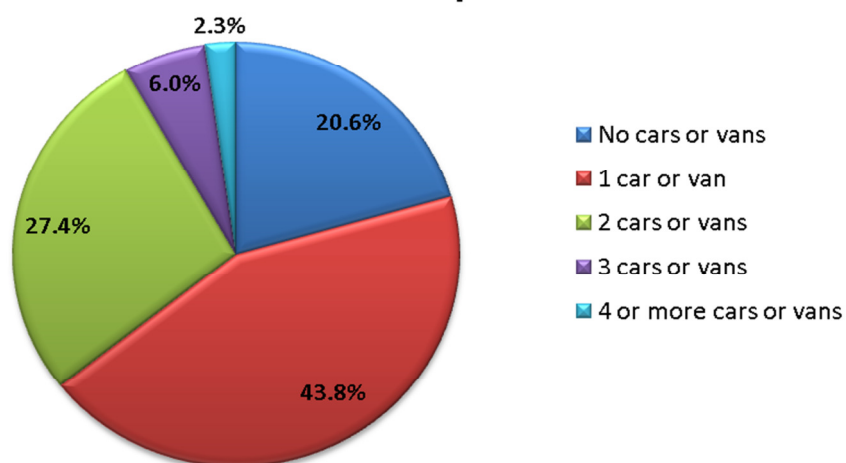
5.13 During November 2014, there were approximately 63,660 cycle trips recorded at 13 automatic sites across the town. This is a 4% increase compared to approximately 61,080 cycle trips monitored at the same sites in November 2012.

Travel to Work Data

In order to understand Colchester's commuter patterns more accurately work has been carried out within the Council on 'Travel to work' data, collated as part of the 2011 Census. An overview of the data available is provided below.

- The Borough has high levels of car ownership. In 2011, 56,893 households owned a car compared to 14,741 households who did not own a car. The pie chart below shows this breakdown in more detail.
- The car is the most popular method of transport used by residents in the Borough to travel to work. In 2011, 49,522 people used the car, as opposed to 6,655 who used the train and 4,918 that travelled to work by bus.
- There are a total of 109,043 work related trips per day within, to, or out of the Borough;
- There are 86,075 employed residents in the borough who either work within or outside of the Borough;
- 54,058 (69%) of employed residents make an internal trip (from any ward in Colchester to any ward in Colchester);
- 7,167 (8%) of employed residents have no fixed place of work;
- In addition 24,850 employed residents leave the Borough – of these 25% go to Greater London, 15% to Tendring District, 15% to Braintree District and 10% to Chelmsford City; 22,968 people came into the Borough for work – of these 38% come from Tendring District, 16% from Braintree District and 11% from Babergh District;
- In 2011, Colchester was a net exporter of 1,882 employees.

Car or Van Ownership Census 2011



6. Key Theme: ENVIRONMENT AND HERITAGE

6.1 The natural environment of the Borough has been shaped by both physical process and land management over time. These processes have created the high quality landscapes and diverse habitats and biodiversity/geodiversity found throughout the Borough. These include internationally significant areas of coastal and intertidal habitats, mudflats and salt marsh and shell banks, which constitute some of the features of interest within the Mid Essex Estuaries Special Area of Conservation (SAC). New development has the potential to fragment or lead to the loss of habitat. The Council seeks to conserve and enhance Colchester's natural environment, countryside and coastline as well as preserving its archaeological and built heritage through the protection and enhancement of sites of international, national, regional and local importance.

6.2 The Borough Council will continue to direct development away from land at risk from all types of flooding and will also seek to ensure that new development does not increase the risk of flooding either on or off site through the increased use of Sustainable Urban Drainage Systems (SuDS) where appropriate.

Environment Indicator 1	Number of planning applications approved contrary to Environment Agency advice on flood defence or water quality grounds	Core Strategy Indicator for Policy ENV1
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6.3 Between April 2014 and March 2015 no planning applications were approved contrary to the advice of the Environment Agency. A new indicator monitoring the number of Sustainable Drainage schemes (SUDS) will be developed for the new Local Plan.

Environment Indicator 2	Number and area of Local Nature Reserves (LNRs) Local Sites (LoWS) within Colchester	Core Strategy Indicator for Policy ENV1
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6.4 No new Local Nature Reserves were designated during the monitoring period. A review of the Local Sites (formerly Local Wildlife Sites) was commissioned in June 2015. Any changes in the number and area of Local Sites designated will be reported in the next Annual Monitoring Report.

Site	2014/2015
Local Sites (LoWS)	168 sites covering 1957 hectares
Local Nature Reserves (LNR)	7 LNR's covering 175.39ha (Spring Lane, Bull Lane, Lexden Park, Salary Brook, Welsh Wood, Colne and Hilly Fields.

Environment Indicator 3	Amount of development in designated areas (SSSI, AONB)	Core Strategy Indicator for Policy ENV1
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6.5 Policy EV1 seeks to protect the Borough's biodiversity within designated sites. None of the 60 applications approved with the Dedham Vale Area of Outstanding Natural Beauty or close to Local Sites resulted in direct harm or loss if the above designated sites.

Designated Area	Applications received	Applications approved
Dedham Vale AONB	72	53
Local Sites	7	7

Environment Indicator 4	Increase in areas of public open space	Core Strategy Indicator for Policy PR1
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6.6 Colchester Borough covers an area of 33,400 hectares, 2,028 hectares of which is accessible natural greenspace. The Borough is above the County average in terms of the provision of green space for all of Natural England's Accessible Natural Green Space Standards (ANGSt) categories.

6.7 The quantity standards for different open space typologies identified in the PPG17 study for Colchester are set out below. These are used to secure new open space as part of new developments.

Open Space Typology	Quantity Standard /1000 population
Parks and Gardens	1.76ha
Natural & Semi Natural open space (urban)	5.00ha
Amenity Greenspace	1.10ha
Provision for Children	0.05ha
Provision for Teenager	0.05ha
Allotments	0.2ha

6.8 Colchester Borough Council adopted a total of 1.66 ha of new open space during the monitoring period. The areas of open space provided as part of recent developments and adopted by the Council in the 2014/15 monitoring period are set out below:

Tile House Farm POS (Phase 3)	0.17 ha
Corunna Drive POS	0.14 ha
Lordswood Road POS	0.63 ha
Ypres Road POS	0.51 ha
Circus Drive POS	0.22 ha

Environment Indicator 5	Recorded loss of listed buildings Grade I and II+ (by demolition), Scheduled Monuments or nationally important archaeological sites and assets on the Colchester Local List to development	Core Strategy Indicator for Policy UR2
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6.9 In the 2014/15 monitoring period, no Listed Buildings (Grade I & II), Scheduled Ancient Monuments or buildings at risk were lost as part of development proposals. 3 new assets were added to Colchester's Local List during this period. Due to resourcing issues at Essex County Council, the Buildings at Risk register has not been updated since 2013/14.

Heritage Asset	2014/15	Comment
Recorded loss of Grade I & II Listed Buildings	2056	2056
Recorded loss of Scheduled Ancient Monuments	45	No change
Number of buildings on Buildings At Risk register	37	Not monitored since 2013
Number of assets on Colchester's Local List	745	3 assets added to Local List during monitoring period a) 17-19 Honywood, Colchester b) The Lighting Shop, 61- 65 North Station Road, Colchester c) County Hospital site
Number of Conservation Areas	22	4 new Conservation Areas proposed but not yet progressed

Environment Indicator 6	Percentage of household waste recycled and composted	Core Strategy Indicator for Policy ER1
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6.10 Waste sent for disposal is a wasted resource that results in a cost rather than a potential for income from recycling for the Council. As a result this is an important indicator to achieve. It is also an important indicator to see how much waste, when put alongside the amount being recycled, is being generated by households in the Borough. Buildings at Risk will be monitored internally by the Council and any changes reported in next year's AMR.

Activity	2014/15
Waste collected or recycled or composted	Target 410kg/household, 403kg waste collected Target 48% of waste recycled , 46.28% achieved
Increase in total tonnage waste collected for recycling	Increased by 677t a) glass, cans, plastic, and garden recycling - increase b) food waste recycling –increase by 529t due to new kerbside service to all households c) paper recycled down 1.5% reflecting increase in on line activity

7. Key Theme: ACCESSIBLE SERVICES AND COMMUNITY FACILITIES

Overview

7.1 Accessible services and facilities are vital to the development and maintenance of communities. Community facilities should be located within or near centres and other accessible locations to maximise community access and build a sense of local community identity. The Council supports the retention and enhancement of existing community facilities that can provide a range of services and facilities to the community at one accessible location. In addition, the Council will work with local partners, such as Parish Councils or Community Associations, to plan and manage community facilities.

7.2 The Borough Council will safeguard existing facilities and will work with partners including the local community to bring together funding from a variety of public and private sources to deliver new community facilities. Development proposals will be required to review community needs (e.g. Health Impact Assessment) and provide community facilities to meet the needs of the new population and mitigate impacts on existing communities.

Community Indicator 1	Recorded losses of community facilities as a result of development	Core Strategy Indicator for Policies SD1, SD2, UR1, PR1, TA3, and TA4
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7.3 No community facilities were lost as a result of new developments during the monitoring period April 2014 - March 2015.

Community Indicator 2	Key infrastructure projects delivered (SD)	Core Strategy Indicator for Policies SD1, SD2, UR1, PR1, TA3, and TA4
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7.4 Table 6d in Section 6 of the revised 2014 Colchester Core Strategy identifies a number of key infrastructure projects which have been subdivided into the categories 'necessary' and 'local and wider benefit'. Many of the projects are tied to development programmed for later in the plan period, but the following progress is noted for projects delivered during the monitoring period or scheduled for delivery in 2015:

Infrastructure projects	Completion date
Necessary	
Northern Approach Road Phase 3	Opened April 2015
North Park and Ride	Opened April 2015
Stanway Western Bypass	Opened in April 2014
Local & Wider benefit	
Green links, walking and cycling improvements:	

Sustrans repairs to drainage culverts Wivenhoe Trail	Completed September 2015
Rowhedge Trail surfaced by CBC and embankments repaired by EA	Re surfacing completed 2014 by CBC embankment work scheduled for September 2015
Main east west route repaired and resurfaced in Highwoods Country Park	Completed September 2015
Shared use cycle and walking routes parallel to the NAR3 carriageway.	Completed April 2015
Walking and cycle link to Boxted Road as part of Park and Ride	Completed April 2015

Contributions secured towards Open Space Sport & Recreation

7.5 Core Strategy Policy PR1 seeks to ensure the protection and enhancement of Open Space, Sport and Recreational Facilities and Community Facilities. All relevant developments are strictly subject to unilateral undertakings, and Section 106 agreements are prepared in accordance with adopted Supplementary Planning Documents. Contributions are being collected, monitored and allocated to local projects for the benefit of the increasing residential numbers.

7.6 The contributions secured towards the provision of open space, community facilities, travel planning and over the monitoring period are set out in the table below

Facilities	Amount
Open Space, Sport & Recreation	£887,782.50 – towards provision, enhancement equipment and maintenance.
Community Facilities	Total £82,401.18
Colne Footbridge project	£127,828.50
Travel Planning	£5102.12
Community Bus	£5102.12

8. Key Theme: Climate Change

Overview

8.1 Colchester Borough Council is committed to promoting efficient use of energy and resources and promoting the development of renewable energy generation alongside waste minimisation and recycling. The Council signed up to the Nottingham Declaration on Climate Change and the Local Authority Carbon Management (LACM) scheme and is now looking at the benefits of signing up to 'Climate Local' the successor to the Nottingham. Climate Local offers a framework that can reflect local priorities and opportunities for action. It supports councils' efforts both to reduce carbon emissions and to improve their resilience to the anticipated changes in the climate.

8.2 The Council published and adopted an Environmental Sustainability Strategy in January 2015 which supersedes the Action Plan developed under the One to One Support Programme. <http://www.colchester.gov.uk/article/15782/Environmental-Sustainability-Strategy>

8.3 The Council has also recently completed a feasibility study funded by the Department for Energy and Climate Change to explore opportunities to deliver District Heating in the Northern Gateway and in East Colchester. The scope to deliver District Heating in other growth areas could be explored in the future.

Climate Change Indicator 1	Carbon emissions and Climate Change	Supporting Indicator for Policy SD1
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8.4 During 2014/2015 Colchester Borough Council saw an increase in CO2 emissions of 6,533 tonnes compared to 6,313 tonnes in 2013/2014. This is due to an overall increase in gas consumption, increased electricity use in specific areas and changes to the carbon factors that were used to calculate emissions in 2014/15.

8.5 Despite the overall increase, data collected confirms that the Council has continued to reduce energy use in car parks, the cemetery and crematorium and sheltered housing schemes. Most of these sites have had energy efficient measures installed during the delivery of the last Local Authority Carbon Management scheme 2008-2012, which have had an on-going positive impact on reducing carbon emission levels.

8.6 The Council has also successfully reduced the impact of staff travel from 49 tonnes of CO2 in 2013/14 to 45 tonnes of CO2 in 2014/15. This could be down to the implementation of travel plans by large organisation such as University of Essex and Colchester Hospital, more car sharing and more efficient travel planning by staff.

8.7 Under the Local Authority Carbon Management scheme, a target was set to reduce carbon emissions by 40% from 2008 baseline data by 2020. Target

emissions reductions are currently 38% less than 2008 baseline levels, primarily because many of the more easy to implement initiatives have been implemented. The challenge now for Colchester is to develop a new carbon management plan that identifies more innovative and creative ways to continue to reduce carbon emissions by 2020, while factoring in the effects on emissions of predicted population growth in the Borough over the same period.

Climate Change Indicator 2	Climate Change Adaptation	Supporting Indicator for Policies SD1, ENV1 and ER1
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8.8 During 2014/15 the Council adopted a new Environmental Sustainability Strategy in January 2015. The new strategy focuses on developing existing initiatives within the Council and supporting/empowering communities to take action to reduce carbon emissions.

8.9 The Government withdrew the Code for Sustainable Homes in March 2015. Sustainable construction issues and carbon dwelling rates (the dwelling emission rate measures the maximum CO₂ emissions rate arising from energy use for heating, hot water, thermal performance and lighting for an actual dwelling) is now largely addressed through the improved Part L of the building regulations.

Climate Change Indicator 3	Renewable energy installed by type	Core Strategy Indicator for Policy ER1
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8.10 Between April 2014 and March 2015, of the 137 applications approved for renewable energy technologies, 98 were for Solar & Photo Voltaic, 8 were biomass schemes and 31 were for wind generators.

8.11 The amount of renewable energy installed in the current year has increased considerably over that in previous years, particularly for solar photovoltaics.

8.12 Part 40 of The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2008 gives permitted development rights to the installation of domestic microgeneration equipment. Planning permission is only required for a limited number of renewable energy technologies. This means that the number of renewable energy installations may be higher than that indicated by the number of planning applications. The number of renewable energy applications may decrease due to the recent government reductions in the tariff payments for energy produced from renewable sources.

Appendix A – Local Plan Policies

Core Strategy Policies

Sustainable Development Policies	
SD1	Sustainable Development Locations
SD2	Delivering Facilities & Infrastructure
SD3	Community Facilities
Centres and Employment Policies	
CE1	Centres and Employment Classification and Hierarchy
CE2	Mixed Use Centres
CE2a	Town Centre
CE2b	District Centres
CE2c	Local Centres
CE3	Employment Centres
Housing Policies	
H1	Housing Delivery
H2	Housing Density
H3	Housing Diversity
H4	Affordable Housing
H5	Gypsies, Travellers and Travelling Showpeople
H6	Rural Workers Dwellings
Urban Renaissance Policies	
U1	Regeneration Areas
U2	Built Design and Character
Public Realm Policies	
PR1	Open Space and Recreational Facilities
PR2	People Friendly Streets
Transport and Accessibility Policies	
TA1	Accessibility and Changing Travel Behaviour
TA2	Walking and Cycling
TA3	Public Transport
TA4	Roads and Traffic
TA5	Parking
Environment and Rural Communities Policies	
ENV1	Environment
ENV2	Rural Communities
Energy, Resources, Waste, Water & Recycling Policy	
ER1	Energy, Resources, Waste, Water and Recycling

Development Management Policies

DP1	Design and Amenity
DP2	Health Assessments
DP3	Planning Obligations and the Community Infrastructure Levy
DP4	Community Facilities
Centres and Employment	Centres and Employment
DP5	Appropriate Employment Uses and Protection of Employment Land and Existing Businesses
DP6	Colchester Town Centre Uses
DP7	Local Centres and Individual Shops
DP8	Agricultural Development and Diversification
DP9	Employment Uses in the Countryside
DP10	Tourism, Leisure and Culture
Housing	Housing
DP11	Flat Conversions
DP12	Dwelling Standards
DP13	Dwelling Alterations, Extensions and Replacement Dwellings
Urban Renaissance	Urban Renaissance
DP14	DP14 Historic Environment Assets
Public Realm	Public Realm
DP15	Retention of Open Space and Indoor Sports
DP16	Private Amenity Space and Open Space Provision for New Residential Development
Transport and Accessibility	
DP17	Accessibility and Access
DP18	Transport Infrastructure Proposals
DP19	Parking Standards
Environment and Rural Communities	Environment and Rural Communities
DP20	Flood Risk and Management of Surface Water Drainage
DP21	Nature Conservation and Protected Lanes
DP22	Dedham Vale Area of Outstanding Natural Beauty
DP23	Coastal Areas
Energy, Resources, Waste, Water and Recycling	
DP25 Renewable Energy	Renewable Energy

Site Allocations Policies

SA CE1	Mixed Use Sites
Housing	
SA H1	Housing Allocations
SA H2	Gypsy and Traveller Accommodation
Urban Renaissance	Urban Renaissance
Town Centre and North Station	Town Centre and North Station
SA TC1	Appropriate Uses within the Town Centre and North Station Regeneration Area
East Colchester	East Colchester
SA EC1	Residential development in East Colchester
SA EC2	Development in East Colchester
SA EC3	Area 1: Former Timber Dock
SA EC4	Area 2: King Edward Quay
SA EC5	Area 3: Magdalen Street
SA EC6	Area 4: Hawkins Road
SA EC7	University of Essex Expansion
SA EC8	Transportation in East Colchester
Garrison	Garrison
SA GAR1	Development in the Garrison Area
North Growth Area	North Growth Area
SA NGA1	Appropriate Uses within the North Growth Area
SA NGA2	Greenfield Sites in the North Growth Area
SA NGA3	Employment Uses in the North Growth Area
SA NGA4	Transport measures in North Growth Area
SA NGA5	Transport Infrastructure related to the NGAUE
Stanway Growth Area	Stanway Growth Area
SA STA1	Appropriate Uses within the Stanway Growth Area
SA STA2	Phasing of Greenfield sites in Stanway Growth Area
SA STA3	Employment and Retail Uses in Stanway Growth Area
SA STA4	Transportation in Stanway Growth Area
SA STA5	Open Space in Stanway Growth Area
Tiptree	Tiptree
SA TIP1	Residential sites in Tiptree
SA TIP2	Transport in Tiptree
SA GAR1	Development in the Garrison Area

Appendix B – Glossary

Affordable Housing – This breaks down into two subcategories: social housing where rent levels are set in line with the Government's rent-influencing regime. And intermediate housing: a mix of low cost home ownership products (e.g. shared ownership) and other reduced cost rental products primarily in the form of key worker housing.

Authority Monitoring Report (AMR) – The Authority Monitoring Report sets out how well the Council is performing in delivering the objectives of its Local Development Framework. It was previously termed the Annual Monitoring Report.

Brownfield (also known as Previously Developed Land (PDL)) – Previously developed land that is unused or may be available for development. It includes both vacant and derelict land and land currently in use with known potential for redevelopment. It excludes land that was previously developed where the remains have blended into the landscape over time.

Community Facilities – Buildings, which enable a variety of local activity to take place including, but not limited to, the following:

- Schools, Universities and other educational facilities
- Libraries and community centres
- Doctors surgeries, medical centres and hospitals
- Museums and art galleries
- Child care centres
- Sport and recreational facilities
- Youth clubs
- Playgrounds
- Places of worship
- Emergency services

Some community activities can also be provided via privately run facilities (e.g. pubs and village shops).

Community Infrastructure Levy (CIL) – The Community Infrastructure Levy is a planning charge, introduced by the Planning Act 2008 as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their area.

Core Strategy – The Core Strategy sets out the long-term vision for the sustainable development of Colchester and the strategic policies required to deliver that vision. It provides for the enhancement of the environment, as well as defines the general locations for delivering strategic development including housing, employment, retail, leisure, community and transport, which are then given precise boundaries in the Proposals Map. The Colchester Borough Core Strategy was adopted by the Council in 2008.

Development Policies – A document that the council have produced alongside the Site Allocations document to guide future development of the Borough. The Policies contained within this Development Plan Document, along with other relevant national and Core Strategy Policies, will replace the Local Plan Policies and be used to determine planning applications.

Employment Zone – Employment Zones are designated on the Proposals Map to accommodate business developments including industry and warehousing within the B use class which are not suited to town centre Mixed Use Centres. Employment Zones include both Strategic Employment Zones at North Colchester Stanway and the University of Essex, as well as smaller Local Employment Zones which include existing and proposed concentrations of employment for rural enterprises and local employment.

Evidence Base – The evidence base for Colchester's Local Development Framework includes all the documents used to inform its policies and allocations, including studies, strategies, and national, regional and local policies. Evidence Base documents can be viewed via links on the Council's LDF website page.

Flood Risk Assessment – An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.

Greenfield – Land which has never been built on before or where the remains of any structure or activity have blended into the landscape over time.

Growth Area – An area broadly identified for future housing and employment growth. A growth area may include both regeneration areas with potential for brownfield land redevelopment or the use of greenfield sites.

Local Development Scheme (LDS) – This is the project plan for a three year period for the production of documents including the Local Plan, Supplementary Planning Documents and Neighbourhood Plans.

Mixed-use Development – A well integrated mix of land uses (retail, employment, leisure and other service uses) with decent homes of different types and tenures to support a range of household sizes, ages and incomes.

Natura 2000 – The European network of protected sites established under the Birds Directive and Habitats Directive (SPA, SAC).

Neighbourhood Planning - Neighbourhood planning is a new way for communities to decide the future of the places where they live and work. The government introduced this new tier of planning through the Localism Act 2011.

Planning Contributions – the principle of a developer agreeing to provide additional benefits or safeguards, often for the benefit of the community, usually in the form of related development supplied at the developer's expense.

Previously Developed Land (PDL) – See Brownfield.

Private Open Space – Open spaces usually in private ownership that can fulfil similar functions as public open spaces but which tend to have significant access restrictions to the members of the public imposed through ownership rights or a requirement to pay to use facilities.

Proposals Map – The Proposals Map shows all boundaries and designations specified in a Development Plan Document (DPD) such as the Core Strategy, Site Allocations or Development Policies. The Colchester Borough Proposals Map was adopted by the Council in 2010.

Public Open Space – includes all spaces of public value, usually in public ownership, which are generally accessible to the public and which provide important opportunities for sport, outdoor recreation as well as fulfilling an amenity function.

Public Realm – Public realm relates to all those parts of the built environment where the public has free access. It encompasses all streets, square and other rights of way, whether predominantly in residential, commercial or community/civic uses; open spaces and parks;

and the public/private spaces where public access is unrestricted (at least during daylight hours). It includes the interfaces with key internal and private spaces to which the public has normally has free access.

Ramsar Site – An area identified by an international agreement on endangered habitats.

Regeneration Areas – An area in the Borough identified on the basis of potential for brownfield land redevelopment, economic and social need and proximity to the Town Centre. The Regeneration Areas are key element in the aim of Colchester becoming a prestigious regional centre. Five Regeneration Areas have been identified across the Borough – St Botolphs, North Station, East Colchester, North Colchester and Garrison.

Town and Country Planning Regulations ('The Regulations') – The identification of a consultation stage in relation to a Regulation, i.e. Regulation 25, 27, etc. refers to the relevant section of the June 2008 amendments to the Town and Country Planning (Local Development) (England) Regulations 2004. These regulations cover the various stages in preparing and consulting on Local Development Framework documents.

Travel Plan – These provide information and incentives for new residential and employment sites to use public transport. Travel Plans typically include the issuing of travel pack to new residents and businesses which may include vouchers for 12 months free or discounted travel on public transport.

Settlement – A settlement is a general term used in planning for a permanent or temporary community in which people live which avoids being specific as to size, population or importance. A settlement can therefore range in size from a small number of dwellings grouped together to the largest of cities with surrounding urbanized areas. The term may include hamlets, villages, towns and cities.

Settlement Hierarchy – A Settlement Hierarchy provides a ranked series of communities. In Colchester, the focus of development is on the Regional Centre, which includes Colchester Town and Stanway. Tiptree, West Mersea and Wivenhoe are included within the next layer of District Settlements and other villages in the Borough fall within the Rural Communities category which is to receive very limited development.

Site Allocations – The Site Allocations document sets out the criteria for the boundaries shown on the Proposals Map and provides area and use specific allocations.

Site of Special Scientific Interest (SSSI) – A SSSI is an area that has been notified as being of special interest under the Wildlife and Countryside Act 1981. They include the best examples of the Country's wildlife habitats, geological features and landforms.

Spatial Planning – "Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. This will include policies which can impact on land use, for example, by influencing the demands on or needs for development, but which are not capable of being delivered solely or mainly through the granting of planning permission and may be delivered through other means." (PPS 1 ODP, 2004, pp3).

Special Area of Conservation (SAC) – A site of European Community importance designated by the member states, where necessary conservation measures are applied for the maintenance or restoration, at favourable conservation status, of the habitats and/or species for which the site is designated.

Special Protection Area (SPA) – A site designated under the Birds Directive by the member states where appropriate steps are taken to protect the bird species for which the site is designated.

Statement of Community Involvement (SCI) – This will set out the standards that the council intend to achieve in relation to involving the community and all stakeholders in the preparation, alteration and continuing review of all Local Development Plan Documents and in significant planning applications, and also how the local planning authority intends to achieve those standards. The Statement of Community Involvement will not be a Development Plan Document (see above) but will be subject to independent examination. A consultation statement showing how the council has complied with its Statement of Community Involvement should accompany all Local Development Documents.

Strategic Housing Market Assessment (SHMA) – The SHMA is a study carried out every few years to appraise the local housing market area and identify the need and demand for different housing types and tenures within that area.

Strategic Land Availability Assessment (SLAA) – The SLAA is a collective term for housing and employment land availability assessments. This is a process carried out every few years to identify new sites for housing and employment uses, required by national policy.

Supplementary Planning Document (SPD) – A document produced by the Council to add further detailed guidance and information on a particular subject. An SPD is subject to a formal consultation period and then is used as a material consideration when determining planning applications.

Sustainable Drainage Systems (SuDS) – A range of techniques for managing the runoff of water from a site. They can reduce the total amount, flow and rate of surface water that runs directly to rivers through stormwater systems.

Sustainability Appraisal (SA) – An appraisal of the economic, social and environmental effects of a plan from the outset of the preparation process, so that decisions can be made that accord with sustainable development.

Sustainable Development – Development which meets the needs of the present without compromising the ability of future generations to meet their own needs.

Town Centre – The Town Centre is the cultural and commercial heart of the Borough. Colchester's Town Centre includes the historic core of Colchester, as well as the surrounding fringe areas that are characterised by a mix of retail, residential, office, community facilities and other uses often found in other Centres. North Station and Hythe Station will be major gateways to Colchester and are therefore considered to be another important element of the Town Centre.

Local Development Scheme 2016 - 2019

