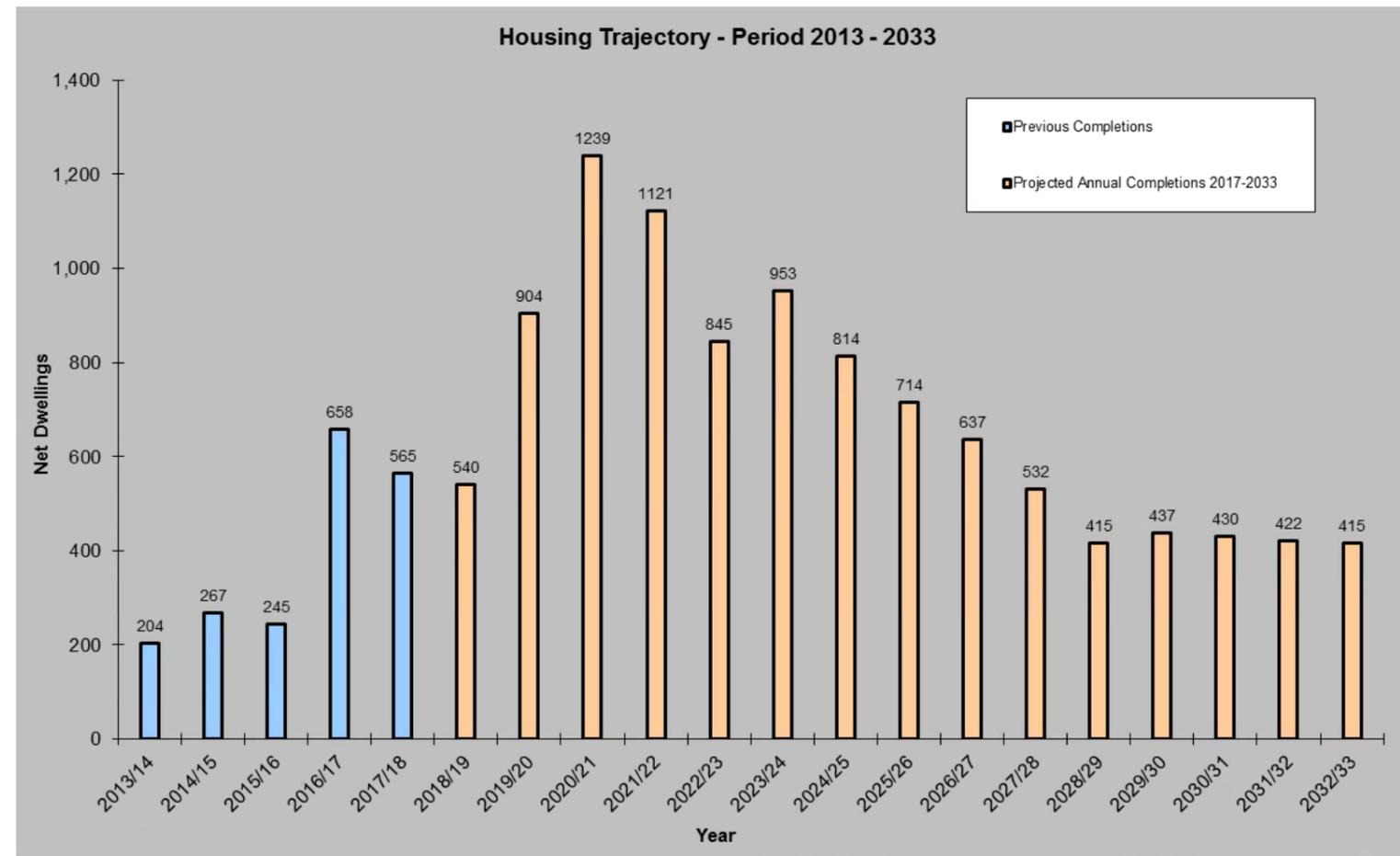


## Strategic Housing Land Availability Assessment (SHLAA)





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## Executive Summary

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

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

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

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

The assessment has been updated to a 1<sup>st</sup> April 2018 base date in order to reflect the very latest available information on housing developments in the district, including planning decisions and appeal decisions from the 2017/18 financial year which have a significant bearing on the assumptions on housing delivery currently set out in the Local Plan. This assessment therefore includes recommendations for updating the housing policies and housing tables within the Local Plan which could form the basis for modifications to those policies and tables if the Planning Inspector considers these to be necessary.

This assessment identifies that through a combination of dwellings completed since 2013, large sites with planning permission for housing development, small sites and windfall sites and sites specifically allocated in the emerging Local Plan, the objectively assessed requirement to deliver 11,000 homes between 2013 and 2033 can still be met and comfortably exceeded, by around 1,400 homes. The assessment also identifies that the Council can comfortably demonstrate a five-year supply of deliverable housing sites as required by the National Planning Policy Framework (NPPF).

If the Planning Inspector advises the Council to deliver a higher level of housing development than 11,000 homes, this assessment also identifies options available for achieving this – including options that require no significant changes to the Local Plan.

The key conclusions from the SHLAA are summarised as follows:

- 1) Just over 1,900 new homes have been created since 2013 (of which 565 were built in the 2017/18 financial year).
- 2) To meet objectively assessed housing needs (OAN) up to 2033, another 9,100 homes are required.
- 3) Large development sites (10 or more homes) with planning permission are expected to deliver around 5,100 of these homes.
- 4) Small development sites (9 or fewer homes) with planning permission, or expected to come forward as 'windfall sites' are expected to contribute a further 1,100 homes.
- 5) The housing and mixed-use development allocations in the Local Plan are expected to deliver around 4,100 homes which represents an over-allocation of around 1,400 homes and flexibility within the housing supply to ensure the requirements are met.
- 6) The above assumes that some sites allocated in the Local Plan might not deliver the number of homes originally anticipated and some revisions to the Local Plan could be made to reflect this.
- 7) The Council can demonstrate a five year supply of deliverable housing sites at 5.45 years based on an OAN of 550 homes a year (or 6.79 years based on an OAN of 480).

# 1 Introduction

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

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

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

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

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

**1.5** The assessment has been undertaken by officers of the Council and will be subjected to scrutiny and input from a number of key technical stakeholders to ensure its robustness and verify its assumptions prior to the examination of the Local Plan. The assessment has a statistical base date of 1st April 2018.

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

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

**1.7** The availability of land for housing can change very quickly for a variety of circumstances and so as part of the 'plan, monitor and manage' approach that is key to ensuring plans are flexible and responsive to change, it is the Council's intention, as resources allow, to produce an annual review of the assessment to ensure that the data is always as up-to-date as possible. Between 2016 and 2018, the housing supply position in Tendring has changed rapidly with a substantial increase in sites gaining planning permission for housing, both from the Council and on appeal. It may therefore be necessary to review the assessment on a more frequent basis if the position continues to change quickly. The findings of the annual update will be reported as part of the Council's Annual Monitoring Report, which, amongst other things, will include an updated housing trajectory and the latest five-year supply of deliverable sites.

## 2 Background

### National Planning Policy

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

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

**2.2** On 9<sup>th</sup> October 2017, the Council submitted its new Local Plan to the Secretary of State to begin the process of examination. The Local Plan has been prepared in partnership with Colchester Borough Council and Braintree District Council and is formed of two sections. Section 1 is common to all three authorities and sets out the overall joint strategy for growth over the three areas, including the housing and employment targets and the promotion of new 'garden communities' to the east and west of Colchester and to the west of Braintree. Section 1 is, at the time of writing, being examined with the Inspector's conclusions on soundness expected in May 2018. The Examination of Section 2, which includes policies and proposals specific to Tendring, is expected to take place towards the end of 2018. Having considered a range of factors including assessments of housing need and employment potential, the Council determined that the requirement for housing would be a minimum dwelling stock increase of 550 dwellings per annum over the 20 year period 2013-2033 (the plan period) – a total of 11,000 homes. The Local Plan however makes provision for just over 12,000 homes thus incorporating a degree of flexibility. The evidence contained within this assessment demonstrates that the Council can clearly meet the objectively assessed requirements through the Local Plan.

### Objectively Assessed Housing Needs Study (November 2016)

**2.3** The National Planning Policy Framework makes it clear that local planning authorities are expected to have a clear understanding of the housing requirements in their area before formulating their future housing strategy and are therefore required to prepare a 'Strategic Housing Market Assessment' ('SHMA'). Tendring District Council worked jointly with Chelmsford City Council, Colchester Borough Council and Braintree District Council to commission Peter Brett Associates (PBA) to assess the housing needs across this 'housing market area' and for each of the authorities involved. The Objectively Assessed Housing Needs Study (the OAHN study) has recommended that the 'objectively assessed need' for housing in the Tendring District would be 550 dwellings per annum across a range of dwelling size, tenure and type. For the period 2013 to 2033, this equates to 11,000 homes. Much of the demand and need for housing in the district is driven by inward migration – particularly in the coastal towns which are popular for retirement and provide cheaper accommodation for people looking to move out of more urbanised areas such as East London, South Essex and Colchester. The figures for Tendring were adjusted to take into account an unusual level of 'unattributable population change' (UPC) arising from errors in either the Census data or the official mid-year population estimates which, in turn, have transferred to the government's official household projections. The Council's housing requirement of 550 dwellings per annum is therefore lower than the government's official household projections, but for good reasons as demonstrated in the OAHN Study. The Council is aware of the government's draft proposals to introduce a standard methodology for calculating housing needs which suggests Tendring's need is 749 dwellings per annum, but this does not properly reflect UPC and has not been formally introduced into the planning system so 550 dwellings per annum is the correct figure to plan for through the Local Plan. Demographic projections produced by the Office for National Statistics (ONS) in 2017 suggest that the figure could actually be lower, around 480 dwellings per annum but until the Local Plan Inspector publishes their conclusions, this assessment applies both the OAHN of 550 from the 2016 report and the 480 based on the more up to date demographic evidence.

### Economic Development Strategy, Employment Land Review and Retail Study

**2.4** In 2013, the Council commissioned consultants Regeneris to prepare an Economic Development Strategy aimed at identifying the key measures that would stimulate economic growth in the district and facilitate the creation of new jobs. Amongst the objectives identified in that strategy, one was to facilitate population growth through the construction of new housing to stimulate growth in the service sector economy. Without a significant increase in housing development, the strategy concluded that it would be difficult to retain existing employment opportunities and attract inward investment. The Economic Development Strategy also identified Clacton, Harwich and West Tendring/Colchester as the areas with the greatest potential for economic growth and the areas where significant levels of housing development, alongside other measures, would best support economic growth.

### Infrastructure Delivery Plan

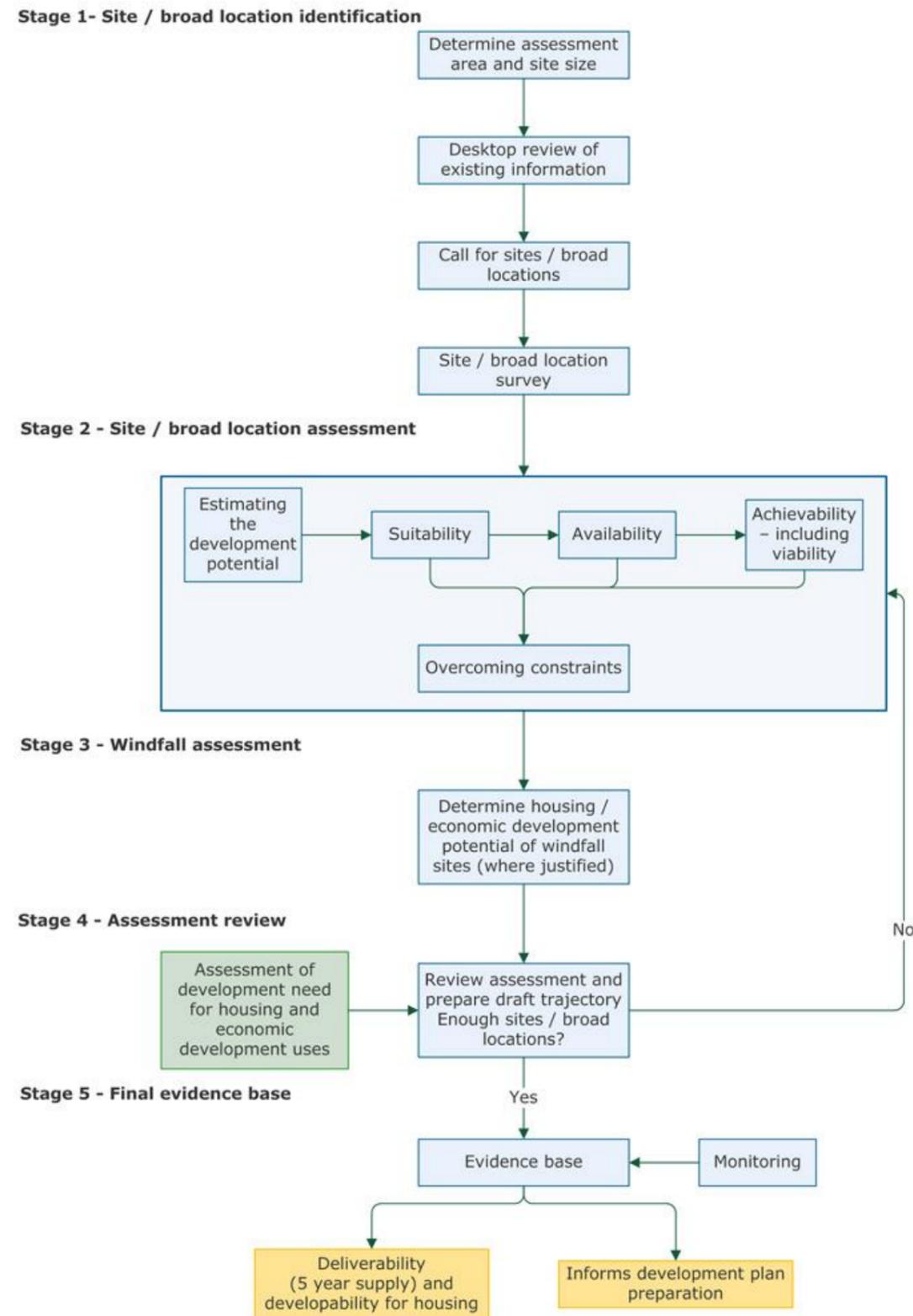
**2.5** The 2017 Infrastructure Delivery Plan (IDP) was prepared by Troy Planning + Design and Navigus Planning to ascertain the infrastructure impacts of the proposed levels of growth in the new Local Plan, identify the level of investment needed to address any impacts and therefore provide the baseline evidence to justify the use of Community Infrastructure Levy (CIL) and/or s106 agreements to secure infrastructure improvements. The findings in the IDP have been taken into account as part of this assessment. The Council is proposing to update this evidence in 2018.

### Housing Viability Study

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

### 3 The Methodology

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



## Stage 1: Site / Broad Location Identification

### Determining assessment area and site size

#### Geographic coverage

**3.2** The Practice Guidance states that the area selected for the assessment should ideally be the housing market area, which for Tendring also includes Chelmsford, Colchester and Braintree. It has not been practical for this assessment to be undertaken for the wider housing market area and therefore this assessment covers the Tendring district only. However, it does reflect the joint work that has taken place across Tendring, Colchester and Braintree, including the growth proposed for the garden communities – one of which crosses the Colchester/Tendring border.

#### Minimum site size

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

#### Determining where to search for sites / broad locations

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

#### Determining which sources of sites to include

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

SOURCE 1: House completions since 1<sup>st</sup> April 2013: i.e. the base data of the OAHN study. 1,939 homes have been created in Tendring in the last four years and these can be deducted from the 11,000 homes required up to 2033.

SOURCE 2: Large sites with planning permission: i.e. sites with the potential to deliver 10 or more (net) dwellings that have either gained planning permission or are the subject of a Planning Committee resolution to grant planning permission on completion of a s106 legal agreement. In the last two years, the supply of land with planning permission has increased rapidly as a result of planning decisions by the Council and the Planning Inspectorate to comply with the government's policy to boost, significantly the supply of housing. In the NPPF says, in footnote 11, that sites with planning permission benefit from a presumption of being considered 'deliverable' and these larger sites of 10 or more dwellings are expected to make a considerable contribution towards meeting housing need over the plan period, especially over the first five years.

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

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

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

## Desktop review of existing information

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

## Call for sites / broad locations

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

## Site / broad location survey

### The Survey Team

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

### Recording Site Characteristics

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

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

### Recording the site information

**3.10** Each site included in the assessment has a unique reference code that firstly reflects whether the site is classified has planning permission (in which case it is identified by the relevant application number), a Local Plan allocation (identified by the policy number in the Local Plan) or an alternative site (referenced ALT1, ALT2 etc).

## Stage 2: Site / Broad Location Assessment

### Estimating the housing potential of each site

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

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

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

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

### **Assessing when and whether sites are likely to be developed**

**3.14** One of the main outputs of this assessment is to provide a judgement on the 'deliverability' and 'developability' of the sites being assessed over the plan period. The Practice Guidance states that for a site to be 'deliverable', it must be:

- available now;
- offer a suitable location for housing development now; and
- be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.

**3.15** Furthermore, for a site to be considered 'developable', it must be:

- in a suitable location for housing development; and
- have a reasonable prospect that it will be available and could be viably developed at a specific point in time within the plan period.

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

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

#### **a) Suitability**

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

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

#### **b) Availability**

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

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

### c) Achievability

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

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

### d) Overcoming Constraints

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

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

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

- 2018-2023 – the 'five-year' period (1-5) in which Council's are required to identify specific deliverable sites to meet objectively assessed requirements plus an appropriate buffer;
- 2023-2028 – years 6-10 of the plan period for the new version of the Local Plan – for which Councils are required to identify specific housing sites or broad areas;
- 2028-2033 – years 11-15 of the plan period – for which Councils are expected to identify specific sites or broad areas, where possible.

### Stage 3: Windfall Assessment

#### Determining the housing potential of windfall (where justified)

**3.22** The assessment of specific sites focuses on locations in and around the district's Urban Settlements, Strategic Rural Service Centre and Rural Service and only sites with potential for 10 or more dwellings. However, in reality, a significant number of new homes will also come forward on currently unidentified smaller sites of 9 or fewer and unidentified sites in some of the district's 'Smaller Rural Settlements' and there are also a large number of long-term empty homes in the district that will come back into use as the economy strengthens and the housing market picks up. Whilst it is not possible or practical to identify and assess every potential windfall, there is strong evidence to suggest that they will make an important contribution toward housing supply in the district, particularly over the next 5 years.

### Stage 4: Assessment Review

#### Presenting the findings of the assessment

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

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

**3.24** In concluding whether a site is 'suitable' and 'available' and 'achievable', a ✓ indicates 'yes', a ? indicates some uncertainty and a X indicates 'no'. The results of these assessments are included in Appendices 1 to 4 to this report. For each site there is then a 'trajectory' indicating the estimated number of dwellings that could realistically be built in each financial year between 2017/18 and 2032/33. This follows the format below.

Site Ref	Site name	Total capacity	YR1 2018/ 19	YR2 2019/ 20	YR3 2020/ 21	YR4 2021/ 22	YR5 2022/ 23	YR6 2023/ 24	YR7 2024/ 25	YR8 2025/ 26	YR9 2026/ 27	YR10 2027/ 28	YR11 2028/ 29	YR12 2029/ 30	YR13 2030/ 31	YR14 2031/ 32	YR15 2032 -33	Next plan	Notes
<b>MANNINGTREE/LAWFORD/MISTLEY</b>																			
Site 1	Summarised version of the full address.	10	2	2	2	2													Delivery in years 1-5
Site 2	Summarised version of the full address.	20		OUT	RM	DC/C	4	4	4	4	4								Delivery in years 6-10
Site 3	Summarised version of the full address.	30										6	6	6	6	6	6		Delivery in years 11-16
Site 4	Summarised version of the full address.	40										8	8	8	8	8	8		Delivery in years 11-16
Site 5	Summarised version of the full address	50																50	Delivery likely to be longer term or not at all.

**3.25** Homes estimated to be delivered between 2018/19 and 2022/23 are shown in green as there is strong evidence to suggest development will take place in the short term. Amber indicates homes expected in years 6 onwards. The pre-development stages involved in the planning process are also indicated for most sites with the following key.

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

### Stage 5: Final Evidence Base

**3.26** The findings of this assessment will help to inform the examination of the Local Plan and future reviews, which will contain specific housing allocations to deliver the amount of new housing required over a 15 year plan-period to meet the objectively assessed housing need for the district. This specific version of the SHLAA will inform potential modifications to Section 2 of the Local Plan designed to ensure the plan is up to date and reflects various Council and appeal decisions that have been made since the publication of the plan in 2017. It is also important an annual update is carried out to ensure the Council continuously has a 5-year housing supply, in accordance with the National Planning Policy Framework, and to have enough land identified in the event of an undersupply. In accordance with the practice guidance, this Assessment will be reviewed and updated on an annual basis (as part of the Council's Annual Monitoring Report) in order to monitor the district's housing supply and the delivery and effectiveness of the new Local Plan. This will include a judgement as to whether sites will come forward as anticipated and whether further sites need to be sought or original assumptions made about sites as part of this assessment, need to be revisited, in the event of an undersupply.

## 4 Assessment Conclusions

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

Source of housing supply	2013-2018 (5 years)	Years 1-5 2018-2023 (5 years)	Years 6-10 2023-2028 (5 years)	Years 11-16 2028-2033 (5 years)	TOTAL	Notes
<b>Objectively Assessed Need</b>						
<b>Housing requirement</b>	1,939 (actual)	4,273	2,394	2,394	<b>11,000</b>	550 homes a year is the recommended OAN for Tendring within the 2016 OAN Study. The Council's submitted Local Plan reflects this requirement by planning for a minimum 11,000 homes over the 20-year period 2013-2033. The requirement within years 1-5 (the five-year supply) is greater than years 6-10 and years 11-16 because, in line with the NPPF's requirement to boost the supply of new homes, it must include provision for the 2013-2017 undersupply plus a 20% buffer (reflecting the fact that Tendring has seen persistent under-delivery of housing in recent years). If however the Council achieves its housing requirement in three consecutive years, the buffer can be reduced to 5%.
<b>SOURCE 1: COMPLETIONS SINCE 2013</b>						
<b>Supply of homes</b>	1,939	0	0	0	<b>1,939</b>	House completions since April 2013 have already delivered just over 1,900 homes and have therefore reduced the residual housing requirement for the period up to 2033 to around 9,100. To meet its objectively assessed housing needs over the plan period to 2033 and therefore meet the requirements of the NPPF, the Council must identify sufficient land, through the Local Plan, to deliver this residual requirement.
<b>Residual requirement</b>	-	4,273	2,394	2,394	<b>9,061</b>	
<b>SOURCE 2: Large Sites with planning permission</b>						
<b>Supply of homes</b>	-	3,540	1,465	100	<b>5,105</b>	Deliverable large sites with planning permission for housing and mixed-use development are expected to contribute around 5,100 homes, thus addressing more than half the residual housing requirement up to 2033. The majority of this development is expected in years 1-5 but will not address the five-year requirement in full which must include provision for the 2013-2018 undersupply plus a 20% buffer, as required by the NPPF. Large site with planning permissions will also deliver a fair number of homes in years 6-10 but the supply drops off in years 11-16 as these sites are completed.
<b>Residual requirement</b>	-	733	929	2,294	<b>3,956</b>	
<b>SOURCE 3: Small sites and windfalls</b>						
<b>Supply of homes</b>	-	660	361	174	<b>1,195</b>	Small sites and other windfall sites are expected to contribute around 1,200 homes in the period to 2033 thus reducing the residual housing requirement to around 2,800. These sites will address a large part of the residual five-year requirement, but there remains a small 73-home shortfall. The supply of small sites and windfall sites is expected to dry out over the plan period, so their contribution to years 6-10 and 11-16 will reduce significantly.
<b>Residual requirement</b>	-	73	568	2,120	<b>2,761</b>	
<b>SOURCE 4: Housing allocations in the emerging Local Plan</b>						
<b>Supply of homes</b>	-	449	1,824	1,845	<b>4,118</b>	Based on the up to date assessment contained in this document, the sites specifically identified in the submitted Local Plan for housing or mixed-use development are expected to contribute just over 4,100 homes in the period to 2033 thus addressing the residual requirement over the plan period with almost 1,400 to spare. Some of these sites are expected to obtain planning permission in the short term, enabling them to contribute towards the five-year requirement and addressing any shortfall.
<b>Total Surplus/Deficit</b>	-	376	1,256	(275)	<b>1,357</b>	

4.2 The results of the SHLAA assessment show that it is realistic to comfortably address the full objectively assessed need for housing through the deliverable supply of sites, including an allowance for small sites and windfalls. Sufficient land can be identified to address the five-year requirement which, including historic shortfall since 2013 and a 20% buffer as required by the NPPF. Over the full plan period, there is a potential surplus of land and the Local Plan therefore identifies sufficient land to deliver an oversupply of nearly 1,400 homes.

4.3 The SHLAA demonstrates that around 1,900 of the 11,000 homes needed up to 2033 have already been built. Large sites with planning permission and small sites (mostly benefitting from planning permission) can together deliver around 6,300 homes leaving around 2,800 homes to be planned for through allocations in the Local Plan. The publication draft identifies more than enough deliverable land to meet this residual requirement which would indicate that the plan is sound in respect of housing supply.

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

Source of supply	Supply from large site planning permissions and small site/windfalls				Supply from Local Plan allocations				Grand Total	% increase in settlement dwelling stock (approx.)	% of total dwellings planned for	Average rate of housing completions 2018-2033 per annum
	Years 1-5	Years 6-10	Years 11-16	Total	Years 1-5	Years 6-10	Years 11-16	Total				
Clacton	651	377	0	1,028	185	765	1,095	2,045	<b>3,073</b>	11%	29.5%	205
Harwich	208	100	100	408	149	248	0	397	<b>805</b>	9%	7.7%	54
Frinton and Walton	489	337	0	826	0	87	0	87	<b>913</b>	9%	8.9%	62
Manningtree, Lawford and Mistley	617	390	0	1,007	0	0	0	0	<b>1,007</b>	25%	9.7%	67
Brightlingsea	166	0	0	166	0	0	0	0	<b>166</b>	4%	1.6%	11
Colchester Fringe	120	0	0	120	0	500	750	1,250	<b>1,370</b>	N/a	13.1%	91
Alresford	225	24	0	249	0	0	0	0	<b>249</b>	30%	2.4%	17
Elmstead Market	170	14	0	184	0	0	0	0	<b>184</b>	25%	1.8%	12
Great Bentley	229	45	0	274	0	0	0	0	<b>274</b>	39%	2.6%	18
Little Clacton	86	38	0	124	35	0	0	35	<b>159</b>	16%	1.5%	11
St. Osyth	121	140	0	261	0	0	0	0	<b>261</b>	28%	2.5%	17
Thorpe le Soken	187	0	0	187	0	0	0	0	<b>187</b>	28%	1.8%	12
Weeley	14	0	0	14	80	224	0	304	<b>318</b>	70%	3.0%	21
Smaller Rural Settlements	257	0	0	257	0	0	0	0	<b>257</b>	N/a	2.5%	17
Small Sites/Windfall	660	361	174	1,195	-	-	-	0	<b>1,195</b>	N/a	11.5%	80
<b>TOTALS</b>	<b>4,200</b>	<b>1,826</b>	<b>274</b>		<b>449</b>	<b>1,824</b>	<b>1,845</b>	<b>4,128</b>	<b>10,428</b>		<b>100%</b>	<b>678</b>

4.4 Through a combination of large sites with planning permission, small sites/windfalls and allocations in the emerging Local Plan, the residual requirement of 9,061 dwellings can be comfortably met. In line with the settlement hierarchy in the Local Plan, the strategic urban settlements of Clacton and Harwich, the Colchester Fringe/Tendring Colchester Borders Garden Community and the smaller urban settlements of Frinton/Walton, Manningtree/Lawford/Mistley and Brightlingsea are expected to accommodate the majority of new development.

#### Clacton

4.5 Clacton, being the district's largest settlement, would deliver around 3,100 homes, some 29% of the district requirement and a 11% increase on the town's existing dwelling stock. Proposals in the Local Plan include new primary schools at the Rouses Farm, Hartley Gardens and Oakwood Park developments to meet the increasing needs. Secondary school provision can be addressed through expansion at existing campuses. The large scale allocations also propose medical centres which would be subject to NHS approval in line with its emerging strategy for primary healthcare provision. In terms of transport infrastructure, the Hartley Gardens scheme includes a link road around the north-west of the town and the Council's transport modelling identifies improvements to key road junctions, including at St. John's Roundabout. Growth in Clacton is expected to take place at a fairly steady rate throughout the plan period averaging around 200 dwellings per annum. Since 2001, the average rate of house completions in the Clacton area has been around 170 a year, fluctuating between 100 and 300, so the anticipated increase in the rate of growth to 180 a year is reasonably achievable in the plan period to 2033. The emphasis on economic growth in the Clacton area is supporting existing businesses to expand, improving the retail and leisure offer through developments in the town centre, at Brook Park West and at Clacton Factory Shopping Village. Investing in tourism, regenerating Jaywick Sands and supporting innovation in the care and assisted living sectors are also key elements of the economic strategy.

#### Harwich

4.6 Harwich and Dovercourt, with a weaker housing market and more physical and environmental constraints is expected to deliver 800 homes up to 2033 which is around 7% of the district requirement and a 9% increase on the town's existing dwelling stock. This level of development can be accommodated without the need for any new schools or surgeries or any significant highways infrastructure. The growth is expected to take place mainly in the middle part of the plan period but the average rate over the next 15 years would be around 50 homes a year. The average since 2001 has been around 60 a year fluctuating significantly between 30 and 200. There is a strong emphasis on delivering new inward investment and employment opportunities in the Harwich area to drive economic growth including those linked to the renewable energy sector.

#### Colchester Fringe/Garden Community

4.7 The development immediately on the Colchester Fringe at the Avellana Place development is expected to deliver 120 homes within the next five years whereas the development at the Tendring Colchester Borders Garden Community is anticipated to deliver homes in years 6-10, 11-16 and beyond. The 1,250 included in the SHLAA would represent a 50:50 share of the total 2,500 anticipated for the Garden Community up to 2033 being allocated to Tendring's requirement. With the Local Plan over-allocating by some 1,200 homes, there is significant flexibility incorporated into the plan to guard against any delays or under-supply in the Garden Communities project. Close links to the growth at the University of Essex and promoting technological innovation are key strands of the economic strategy to deliver jobs alongside housing in this location. This location is expected to deliver around 13% of the district's total planned growth but with significant longer-term potential beyond 2033. .

## Smaller Urban Settlements

**4.8** Frinton and Walton, including Kirby Cross, are expected to deliver around 900 homes of which the vast majority have already obtained planning permission. Development in Walton on the Naze is to be supported by new investment in retail and tourism. An average rate of development around 60 homes a year over the plan period is broadly in line with the rates of 30 to 90 completions a year achieved since 2001. The Manningtree, Lawford and Mistley area is expected to accommodate more than 1,000 homes which represents a considerable increase in the settlement's housing stock and reflects the area's popularity, its attractive environment and its good mainline rail links. The developments have already obtained planning permission and are expected to deliver over years 1-10. The average rate of development over the plan period would be around 70 completions a year and historic rates of development would suggest this is achievable. The level of development proposed for Brightlingsea is significantly lower at just under 166 homes but this reflects the town's environmental sensitivities and its limited transport infrastructure with no rail services and one road in and one road out.

## Rural Service Centres

**4.9** The rural service settlements including Arlesford, Elmstead Market, Great Bentley, Little Clacton, St. Osyth, Thorpe and Weeley would each accommodate something in the region of 150 to 300 dwellings. However, it should be noted that the percentage increases in dwelling stock for these locations are considerably higher than in the urban settlements. Many of the developments were allowed on appeal at a time when the Council was unable to demonstrate a five-year supply of deliverable housing sites and the government's presumption in favour of sustainable development had to apply. The higher levels of development proposed in Alresford, Great Bentley and Weeley reflect their locations on the transport network, particularly with branch line rail services. The majority of development in St. Osyth is associated with St. Osyth Priory and is enabling development to fund its restoration. With higher property values in these villages, the majority of the development is anticipated in years 1-5. There is a concern about too much development being accommodated by these settlements and resulting in an overly disproportionate level of growth taking place, but as the most sustainable rural locations for development, a modest proportion of total housing (around 1,900 homes and 18% of the district requirement) is planned for villages in this tier of the settlement hierarchy.

## Smaller Rural Settlements

**4.10** Smaller rural settlements are expected to accommodate a relatively small proportion of the district's overall growth which reflects their limited access to jobs, shops, services and facilities at just over 250 dwellings.

## Alternative sites and alternative OAN requirements

**4.11** There are a number of objections to the submitted Local Plan which will be addressed through the examination process – many of which relate to housing supply and the objectively assessed housing needs. Some argue that the housing requirement should be higher and that additional land should be allocated in the Local Plan to address this. The SHLAA has assessed a number of 'alternative sites' that are not currently allocated in the Local Plan to test their suitability, availability and likely deliverability. This issue has already been debated as part of the examination of Section 1 of the Local Plan and the Inspector's conclusions are expected in May 2018. The Council expects that the Inspector will endorse the current OAN of 550 or a lower figure of 480 which reflects the latest demographic projections from the Office for National Statistics. However, if the Inspector concludes that a higher OAN should apply, the assessment of alternative sites in this SHLAA provides some guidance as to how this could potentially be addressed.

**4.12** If the OAN were increased to 600 dwellings per annum and the total requirement for the plan period 2013-33 was 12,000, the SHLAA demonstrates that the allocations in the Local Plan combined with planning permissions, small sites and windfalls are sufficient to meet the requirements with a surplus of around 400 homes. If OAN was increased to between 650 to 750 dwellings per annum (reflecting some of the suggestions made by objectors to the Local Plan), the requirement for the plan period 2013 to 2033 would increase to between 13,000 and 15,000 homes for which an additional 1,000 to 4,000 homes would need to be planned for through the inclusion of additional sites in the Local Plan.

**4.13** The assessment of alternative sites indicates a potential to deliver a further 1,000 homes without having to adjust the settlement development boundaries in the Local Plan. The land around Clacton north of the Brook Park West scheme, at Foots Farm and Lotus Way along with the redevelopment of Navyard Wharf in Harwich could deliver these additional homes. Therefore increasing the OAN to 650 and the requirement to 13,000 homes could be addressed without any substantial changes to the plan.

**4.13** If the housing requirements increased to around 14,000 over the plan period, additional greenfield sites around the district's towns or rural service centres could deliver around 800 homes but these would be on more sensitive greenfield sites on the edge of settlements when changes to the Local Plan and the infrastructure delivery plan would be required. Alternatively the district's rural service centres could potentially accommodate a further 700 homes, however this would certainly result in disproportionate levels of development around Elmstead Market, Great Bentley and St. Osyth and accepting development on some sites where permission has previously been refused or where appeals are in the process of being determined. All such options would involve the loss of sensitive greenfield land on the edge of these settlements and would raise serious questions about their ability to maintain their individual rural character. The government's pooling restrictions on securing financial contributions from s106 agreements (allowing no more than 5 per piece of infrastructure) would also restrict the Council's ability to fund necessary increases in the capacity of rural schools and health centres and the option of new schools, new health facilities and significant highways improvements would need to be assessed again.

**4.14** To achieve a housing requirement of 15,000 over the plan period, the Council would also have to consider either reintroducing the concept of major strategic expansion of Weeley or release sites from the strategic green gaps designated around some of the district's urban settlements. Strategic growth at Weeley was proposed at preferred options stage but subsequently deleted from the Local Plan at publication stage, in response to significant local objection and revisions to the housing numbers. The assessment suggests that an additional 600 homes might be achievable within the plan period to 2033 by releasing land to the north of the village with a further 800 homes in the longer term on land to the west. Releasing land from Strategic Green Gaps would have significant implications for the communities in Little Clacton, Sladbury's Lane and Holland on Sea, Kirby le Soken and Lawford and Mistley. Green Gap sites could potentially deliver around 1,500 additional homes within the plan period but would have significant environmental impacts on character of these communities. Either option of development at Weeley or in the Strategic Green Gaps would also bring about the need to build additional schools, medical facilities alongside significant highways and utilities infrastructure.

## Summary of conclusions

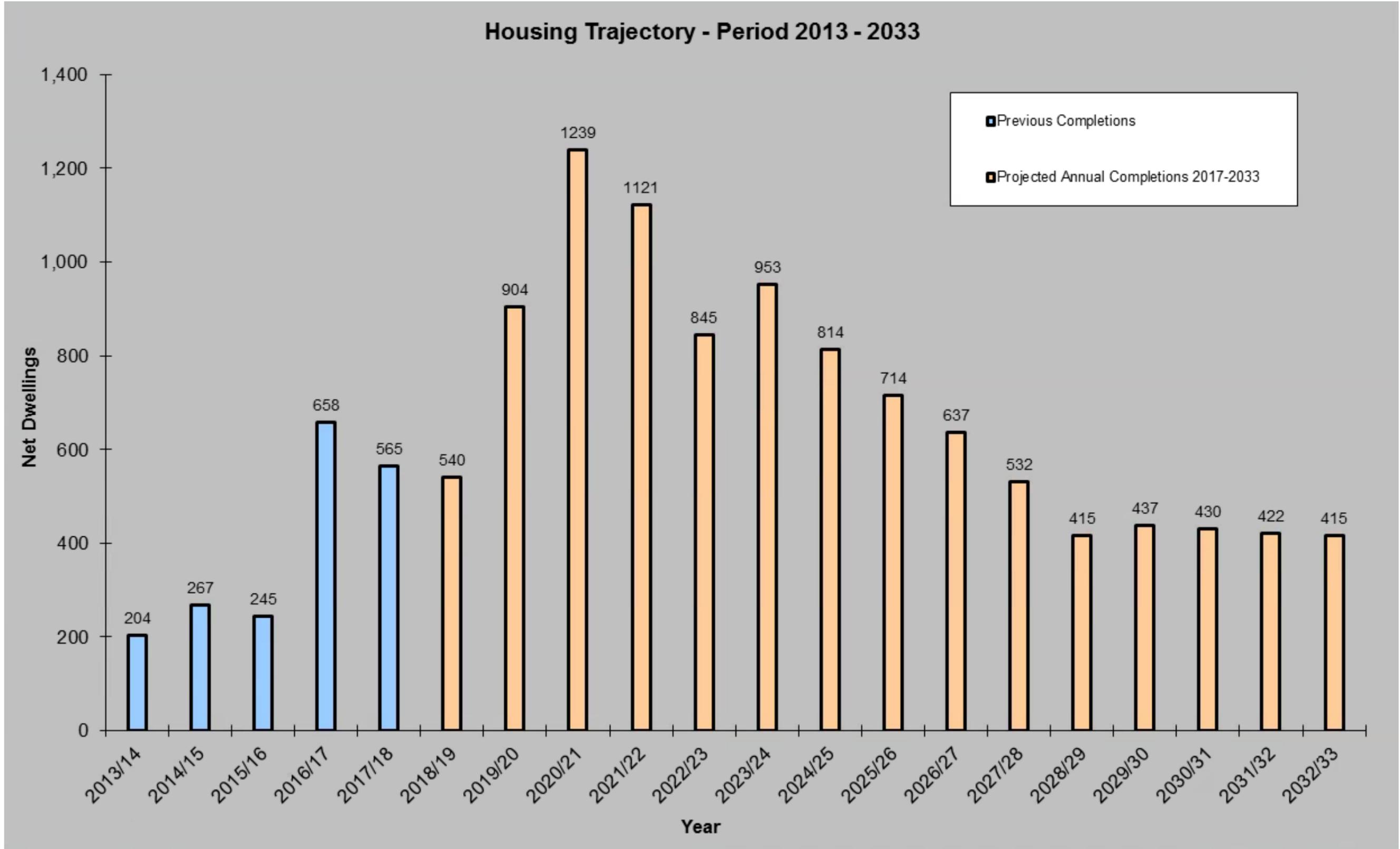
**4.15** This assessment confirms that the policies and proposals in the submitted Local Plan when combined with site with planning permission on large and small sites, and windfall sites, can reasonably ensure than 11,000 homes are delivered in Tendring in the period 2013-2033 in line with the recommendations in the OAN Study. The Local Plan over-allocates by around 1,400 homes which helps to guard against any under-delivery on certain sites or potential delay on larger strategic schemes including the Tendring Colchester Garden Community. The Council is also able to demonstrate a five year supply of deliverable housing sites in line with the requirements of the NPPF.

**4.17** The OAN Study advises against increasing housing delivery above 11,000 with concerns over a potential mismatch between population growth and job opportunities. However, if the requirement was increased to 12,000, the Local Plan already identifies sufficient land to deal with this requirement. If the requirement needed to increase further, the following options would be available to the Council in sequential order of preference in planning and sustainability terms:

1. Development on sites within the defined settlement development boundaries of Clacton and Harwich including land north of Brook Park West, land at Foots Farm, land at Lotus Way, Jaywick Sands and the redevelopment of Navyard Wharf.
2. Allocating additional land around Clacton, Harwich, Walton on the Naze, Mistley, Lawford and Brightlingsea with mitigation measures to minimise the impact on landscape character and infrastructure.
3. Allocating additional land around rural service centres including Great Bentley and Elmstead Market with the consequent impacts on the character of those villages and infrastructure provision.
4. Revisiting the option of strategic growth around Weeley at a scale that can deliver new infrastructure, services and facilities or removing the strategic green gap designation and releasing further sites around Clacton, Harwich and Frinton/Walton.
5. Assessing the potential of sites around the district's smaller rural settlements accepting that these offer the least sustainable locations for growth.

## 5 Housing Trajectory

5.1 The chart below is a trajectory showing both past rates of housing completions since 2013 and future projections based on the assessments of individual sites and realistic estimates of windfall potential for the years 2018 to 2033.



## 6 Implications for Policy LP1 in the emerging Local Plan

**6.1** Policy LP1 and corresponding tables LP1 and LP2 in the Local Plan Publication Draft were drafted in 2017 and pre-dated many of the planning decisions and the latest evidence on deliverability contained within the SHLAA assessment. In undertaking this assessment and having considered the various representations made to the Local Plan's housing policies and proposals during the 2017 consultation exercise, it has become clear that the figures and assumptions contained within Policy LP1 and its corresponding tables might benefit from modifications to bring them in line with the latest evidence. For example, the Policy identifies 1,374 completions since 2013 which can now be updated to 1,939. Similarly, large sites with planning consent represented 4,779 dwellings in 2017 but this can now be updated to 5,105.

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

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

### Supporting Text

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

5.1.10 The Council assesses annual housing completions against the annualised housing target of 550 homes each year. As of ~~March 2017~~ April 2018, ~~four~~ five years of completions data is available. Table LP1 identifies housing completions of ~~4,374~~ 1,939 between 2013/14 and ~~2016/17~~ 2017/18. This leaves a requirement for the Local Plan to establish a supply of at least ~~9,626~~ 9,061 homes. 'At least' is an important factor because the housing strategy is more sound if it provides some flexibility for choice and range in its supply to accommodate external factors such as the market failure of particular a developer which could slower overall completion rates.

### Table LP1

**6.5** Table LP1, which effectively sets out the 'residual' number of homes required to meet objectively assessed housing needs taking actual completions since 2013 into account can be updated to reflect the net dwelling stock increase of 565 achieved in the 2017/18 financial year.

**Table LP1: Housing Requirement for the period 1/4/13 – 31/3/33**

<b>A – Annual Net Dwellings Required – Reported Years from Base Date</b>	
2013/14 to 2032/33	550 x 20
<b>Total</b>	<b>11,000</b>
<b>B – Net Completions – Reported Years from Base Date</b>	
2013/14	204
2014/15	267
2015/16	245
2016/17	658
<u>2017/18</u>	<u>565</u>
<b>Total</b>	<b>1,374 <u>1,939</u></b>
<b>C – Shortfall – Reported Years from Base Date</b>	
<b>Total</b>	<b>826 <u>811</u></b>
<b>D – Net dwellings from Base Date still required</b>	
<b>Total</b>	<b>9,626 <u>9,061</u></b>

**Table LP2**

6.6 Table LP2 in the Local Plan sets out a broad trajectory to indicate how many homes, and from what sources of supply, will be delivered during the plan period in years 1-5, 6-10 and 11-15. The table sets out the expected contribution from large sites with planning permission, small sites and windfall sites and each of the individual sites that are specifically allocated for housing or housing and mixed-use development in the Local Plan by category i.e. Strategic Mixed-Use Allocations (SAMU), Strategic Housing Allocations (SAH) and Medium Sized Allocations (MSA). The evidence contained within this SHLAA assessment indicates that some of the figures in Table LP2 need to be updated and that certain of the site allocations might not deliver the number of homes originally thought at the time the Local Plan was published in 2017. Some of the modifications set out below effectively mean the 'deallocation' of certain sites from the Local Plan, renaming sites or adjusting the figures.

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

**Table LP2 – Local Plan Housing Allocations**

Site	Total housing numbers	2018/19 to 2022/23	2023/24 to 2027/28	2028/29 to 2032/33	And Beyond	Reference
Sites of 10 or more Homes with Planning Permission (with/without s106)	4,796 5,105	3,933 3,540	746 1,465	100	47 77	
Sites of 9 or less homes/windfall	1,399 1,195	864 660	361	174	0	
<del>EDME Maltings</del>	150	0	0	150	0	SAMU1
Hartley Gardens Village, Clacton	1,700	0	300 210	300 420	1,100 1,070	SAMU2
Oakwood Park, Clacton	750 918	0 70	300 225	300 375	250 248	SAMU3
Rouses Farm, Clacton	850 950	0 90	300 240	300	250 320	SAMU4
<del>Land South of Council Offices</del> Barleyfields, Weeley	280	0 80	200	80 0	0	SAMU5
Greenfield Farm	164	0	100	64	0	SAH1
Land West of Low Road, Dovercourt	300	0 100	100 200	100 0	100 0	SAH2
Robinson Road	100	0	100	0	0	SAH3
Tendring Colchester Borders Garden Community	3,500-4,500	0	500	750	2,250-3,250	SP7
Land at Weeley Council Offices	24	0	0 24	24 0	0	MSA1
<del>Land off Gotswold Road</del>	12	0	12	0	0	MSA2
Orchard Works site rear of London Road, Clacton	20 14	0 14	20 0	0	0	MSA3
Land rear of 522-524 St. Johns Road, Clacton	43 11	0 11	43 0	0	0	MSA4
<del>Station Gateway development</del>	60	0	0	60	0	MSA5
Former Tendring 100 Waterworks Site, Clacton	90	0	90	0	0	MSA6
Greenfield Farm, Dovercourt	49	49	0	0	0	MSA7
Mayflower Primary School	15	0	15	0	0	MSA7
Land at adjoining Harwich and Parkeston Football club, Dovercourt	89 48	0	0 48	89 0	0	MSA8
Old Town Hall site	15	0	15	0	0	MSA9
Southcliffe Trailer Park	15	0	15	0	0	MSA10
Station Yard/Avon Works, Walton	40	0	40	0	0	MSA11
Land at the Farm, Kirby Road, Walton	47	0	0 47	47 0	0	MSA12
Montana Roundabout, Little Clacton	35	0 35	35 0	0	0	MSA14
TOTALS	14,494-15,494 14,306-15,306	4,797 4,649	3,339 3,650	2,491 2,119	3867-4,867 3,965-4,965	
Total in Plan Period	10,627 10,418					

Notes:

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

- Robinson Road, Brightlingsea (SAH3) has obtained a Planning Committee resolution to grant planning permission so now forms part of the committed supply and no longer requires a specific Local Plan allocation.
- Land off Cotswold Road (MSA2), Station Gateway Development (MSA5), Mayflower Primary School (MSA7), Old Town Hall site (MSA9) and Southcliffe Trailer Park (MSA10) are no longer expected to contribute towards housing supply within the plan period and it is suggested that these sites could be deallocated from the Local Plan.
- The figures for Greenfield Farm (SAH1) are suggested for modification to reflect the latest planning application and new evidence to suggest only part of the site is realistically developable within the plan period so it is suggested that the allocation be substantially reduced and that no site-specific Local Plan policy is required.
- The figures for land at Harwich and Parkeston Football club (MSA8) are suggested for modification to reflect the fact that the relocation of the football club and a comprehensive development across the wider site is now considered unlikely. It is suggested that the allocation be reduced to cover only the Council owned land adjoining the football club and that the reference to the site in the preamble to Table LP2 be deleted.

6.7 The suggested modifications to Table 2 indicate that the overall assumptions about housing growth in the Local Plan as published are still broadly accurate but that the latest evidence suggests more development will take place in years 6-10 with less in years 11-15. Overall, the table demonstrates that no additional allocations are required to deliver 10,418 homes against the residual requirement of 9,061.

## Policy LP1

6.8 Policy LP1 in the Local Plan sets out how the objectively assessed housing needs for the district will be met over the plan period in line with the requirements of the National Planning Policy Framework. In rolling forward the housing figures to an April 2018 base date and reviewing the assumptions about housing delivery through this SHLAA assessment, it is suggested that modifications to the policy could be made to ensure it reflects the most up to date evidence. The suggested modifications are set out below.

<b>Policy LP 1</b>	
<b>HOUSING SUPPLY</b>	
The Council will work with the development industry and other partners to deliver a minimum new homes increase of 11,000 (net) between 1 April 2013 and 31 March 2033 to support economic growth and meet objectively assessed requirements for future housing in the District. This supply of new homes will be delivered from the following sources:	
<b>Supply Source to March 2033</b>	<b>Totals</b>
Net Dwelling Completions <del>2013-2017</del> <u>2013-2018</u>	1,374 <u>1,939</u>
Large Sites with Planning Consents (with/without signed S106 agreements)	4,779 <u>5,105</u>
Small Sites with Planning Consents (with Trend Based Completions)	1,399 <u>1,195</u>
Strategic Allocations – Mixed Use (SAMU Policies)	2,230 <u>2,210</u>
Strategic Allocations – Housing (SAH Policies)	464 <u>300</u>
Medium Sized Allocations (MSA Policies)	<del>505</del> <u>358</u>
Tendring Colchester Borders Garden Community	1,250
<b>Totals</b>	<del>12,001</del> <u>12,357</u>
<b>This Policy contributes towards achieving Objectives 1 and 6 of this Local Plan.</b>	

6.9 The suggested modifications above show that the Council is in a stronger position in 2018 than in 2017 to demonstrate that the objectively assessed housing need for Tendring will be met over the plan period. Even with the suggested deallocation of some of the MSA sites from the Local Plan, there is a substantial over-allocation of 1,357 which is 15% over and above the residual requirement (2018-2033) of 9,061. This provides a significant level of flexibility to guard against non-delivery, for whatever reason, on certain sites. It also demonstrates that if the OAN were increased to 600 dwellings per annum, the Local Plan will still make sufficient provision to meet that requirement without having to make additional allocations.

## 7 Five-Year Housing Supply Position

6.1 The following table sets out the Council's five-year housing supply position at 1<sup>st</sup> April 2018 and is based on the evidence and information contained within this assessment. .

Five Year Requirement and Supply	OAN of 550 homes a year	OAN of 480 homes a year	Notes
<b>Requirement 2018/19 – 2022/23</b>	2,750 (550 x 5)	2,400 (480 x 5)	OAN for Tendring has been examined by the Local Plan Inspector and his conclusions are expected in May 2018.
<b>Shortfall 2013/14 – 2017/18</b>	811	461	This is based on the actual net dwelling stock increase of 1,939 achieved in the period 2013-2018.
<b>Sub-Total</b>	3,561	2,861	Requirement + Shortfall.
<b>Plus 20% buffer</b>	712	572	20% buffer required by the National Planning Policy Framework (NPPF) because of persistent under-delivery of housing in the past.
<b>Total Requirement</b>	4,273	3,433	Sub-Total + 20% buffer.
<b>Supply from large site commitments</b>	3,540	3,540	Taken from the trajectory contained within Chapter 4 Assessment Conclusions and Appendix 5 Trajectory Assumptions.
<b>Supply from emerging allocations</b>	449	449	Taken from the trajectory contained within Chapter 4 Assessment Conclusions and Appendix 5 Trajectory Assumptions.
<b>Supply from small windfall sites</b>	660	660	Taken from the projected small site completions over years 2018/19 to 2022/23 in Appendix 2 Assessment of Small Sites and Windfalls.
<b>Total supply of Homes – Units</b>	4,649	4,649	Supply from large site commitments = supply from emerging allocations + supply from small windfall sites.
<b>Total five- year supply of Homes - %</b>	109%	136%	$\frac{\text{Total supply of Homes}}{\text{Total Requirement}} \times 100$
<b>Total supply of Homes – Years</b>	<b>5.45</b>	<b>6.79</b>	Total five-year supply of Homes % x 5 (years)

# Appendix 1: Assessment of Large Sites with Planning Permission

## Assessment of Clacton sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
12/0126 2/OUT	'Oakwood Park' (Phase 1) Land East of Thorpe Road Clacton On Sea Essex CO15 4TL	618291 (E) 218185 (N)	13.34ha	250 dwellings as per the outline consent as part of a mixed-use development including business units.	Outline planning permission granted in November 2015.  No reserved matters approval or applications submitted.	Access to site secured through the construction of a roundabout on Thorpe Road, in line with a separate consent. No other overriding physical constraints.	Land not affected by any designations. Ecological mitigation, landscaping and SuDS secured through planning conditions.	S106 agreement to deliver £350k for primary school places. Access roundabout has already been constructed. No other infrastructure issues.	Land controlled by development company in the process of conveying land to a volume housebuilder.	Viability independently tested at planning application stage and s106 contributions were adjusted accordingly, with a clause that allows for viability to be reviewed in the future. S106 agreement currently provides for 16 affordable homes to be transferred into the Council's housing stock.	✓	✓	2020-2027  Assumptions: Variation to s106 agreed in Spirng 2018, reserved matters approval 2018/19. Discharge of condition 2019/20. Commencement in early 2020/21 with first completions in mid 2020/21.	This site adjoins a wider area of land allocated in the emerging Local Plan (Oakwood Park, Policy SAMU3). Developers are understood to be working together to ensure the overall development can be achieved in a complementary and comprehensive manner. Developer seeking amendments to s106 to allow volume housebuilder to acquire the site and submit reserved matters application. They advise 50 completions a year 2018-2023. A more conservative 40 a year 2020-2027 assumed until development commences.
16/0125 0/OUT	Land West of A133 Brook Park West Roundabout Clacton On Sea Essex	616639 (E) 217076 (N)	15.89ha	200 dwellings as per the outline consent as part of a mixed-use development including retail, hotel, pub, restaurants, business uses and an extension to the Pickers Ditch walkway.	Outline planning permission granted in June 2017.  Retail and leisure phase has full consent and development has commenced.  No reserved matters approval or applications pending on the residential phase.	Fourth arm onto existing roundabout needed to secure access, this has now been constructed. No other overriding physical constraints.	Land not affected by any designations. Ecological mitigation, landscaping and SuDS secured through planning conditions.	S106 agreement to deliver £250k for early years and childcare provision, £730k for primary school places and £69k for health provision. Access to the new homes would be via the spine road to be built as part of the commercial development.	Land controlled by development company with deals in place for the retail, pub and restaurant units. Discussions with housebuilders understood to be in early stages.	Viability independently tested at planning application stage. No viability issues indicated. S106 agreement currently provides for 18 affordable homes to be transferred into the Council's housing stock.	✓	✓	2021-2027  Assumptions: Commercial phase built 2018/19. Reserved matters approval 2019/20. Discharge of conditions 2020/21. Commencement in early 2021/22 with first completions in mid 2021/22.	The residential element of this mixed-use development is dependent on access via the commercial phase and is therefore expected to form a later phase of the overall development programme. The submitted phasing plan (as required by planning condition) confirms that residential will form the final phase. Developer has advised that up to 50 homes a year could be built from 2019-2023. A more conservative 40 a year 2021-2027 assumed until development commences.
15/0135 1/OUT	Land Northwest of Sladburys Lane Clacton On Sea Essex CO15 6NU	618940 (E) 216638 (N)	8.56ha	132 dwellings as per the outline consent.	Outline planning permission granted, on appeal, in October 2017.  No reserved matters approval or applications submitted.	Access required via new roundabout onto Sladbury's Lane. Overhead power lines to be grounded.	Southern part of site within fluvial flood zone and must be retained as open space with SuDS features.	S106 agreement to deliver £483k for primary school places and £32k for health provision. Access to the new homes would be via a new roundabout to be built on Sladbury's Lane.	Land in agricultural use. Landowner has been in discussions with housebuilders, but it is understood that the land has not been transferred to one.	No viability issues raised during application or appeal process.	✓	✓	2021-2026.  Assumptions: Local Plan adopted late 2018/19. Reserved matters approval 2019/20. Discharge of conditions 2020/21. Commencement in early 2021/22 with first completions in mid 2021/22.	Development allowed on appeal but not yet controlled by a developer or housebuilder. The site forms part of a wider area of land that is being promoted through objections to the Local Plan for a larger development. Landowner might await outcome of the Local Plan examination in late 2018/19 before putting land onto the market. Cautious estimate of 30 dwellings per annum, reflecting discussions at the Public Inquiry for this development.
17/0082 5/OUT	Land North of 782 to 828 St Johns Road Clacton On Sea Essex CO16 8BS	614155 (E) 216077 (N)	3.0 ha	84 dwellings as per the outline consent. Development involves the demolition of two existing properties so the net increase would be 82 dwellings.	Committee resolution to grant outline planning permission, subject to the completion of a s106 legal agreement.	Demolition of property required to achieve access.	Land not affected by any designations. Ecological mitigation, landscaping and SuDS secured through planning conditions.	No significant issues subject to the completion of a satisfactory legal agreement.	Development proposed by principle landowner who has made arrangements with the owners of the two frontage properties to obtain access.	Costs involved in demolition of property to achieve access. Delivery subject to prevailing housing market conditions	✓	✓	2020-2024  Assumptions: s106 and reserved matters approved in 2018/19. Discharge of conditions and commencement 2019/20 and completions from 2020/21.	Development requires demolition of two properties for access, but the scale of development is much greater than an earlier scheme for 14 dwellings at 828 St. John's Rd that was never implemented. Cautious estimate of 30 dwellings per annum assumed until development commences. This reflects the rate of development that was achieved at nearby Blenheim Gate development.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
16/0042 1/FUL	Chicken Farm Thorpe Road Little Clacton Clacton On Sea Essex CO16 9RZ	618037 (E) 218873 (N)	4.01ha	81 dwellings as per the full consent. Development involves the demolition of an existing property so the net increase would be 80 dwellings – predominantly bungalows aimed at older and retired people.	Full permission granted in June 2017.  Pre-commencement conditions not yet discharged.	Existing bungalow to be demolished and access to be widened and formalised.	Potential bats on site that will require Natural England license for removal.	No overriding or irresolvable issues.	Land controlled by development company.	Viability independently tested at planning application stage and s106 contributions were adjusted accordingly.	✓	✓	2019-2022  Assumptions: Discharge of and commencement in 2018/19 with first completions in 2019/20.	This site adjoins a wider area of land allocated in the emerging Local Plan (Oakwood Park, Policy SAMU3). Site is currently in an isolated location away from the existing established built up area, but will eventually be connected through the adjoining development. Rate of 25-30 dwelling completions per annum advised by development company.
16/0152 0/FUL	82 Jaywick Lane Clacton On Sea Essex CO16 8BB	615119 (E) 215600 (N)	1.79ha	69 dwellings as per the full consent. The scheme comprises 21 bungalows and 48 supported living apartments but involves the demolition of an existing property so the net increase would be 68. 5 dwellings were completed in 2017/18.	Development under construction with 5 completions having taken place prior to 1 <sup>st</sup> April 2018.	No issues.	Development represents an intrusion into the open countryside, but surrounding land is allocated major development and is the subject of a current planning application.	No issues.	No issues. issues.	Development progressing well with no viability issues.	✓	✓	2018-2021  Assumptions: 10 more bungalows completed in 2018/19, supported living apartments completed in 2019/20 and final 5 bungalows completed in 2020/21.	Development under construction but is subject of a planning condition that allows no more than 15 bungalows to be occupied before the supported living complex has been completed. This is reflected in the development trajectory. Adjoining land is subject of an allocation in the emerging Local Plan and an outline planning application for up to 950 homes (see Rouses Farm development below).
14/0093 1/FUL	'Gainsford Gardens' Land off Gainsford Avenue Clacton On Sea Essex	619074 (E) 216006 (N)	5.76ha	19 dwellings remaining of the 65 approved under the full consent.	Development under construction with 46 completions having taken place prior to 1 <sup>st</sup> April 2018.	No issues.	No issues.	S106 agreement to deliver recreational facilities on adjoining land to be transferred to the Council.	Development being implemented by Scott Residential Limited.	Development progressing well with no viability issues.	✓	✓	2018/19	Site under construction and expected to complete in 2018/19.
16/0191 6/FUL	Coppins Court Coppins Road Clacton On Sea Essex	617061 (E) 215686 (N)	0.87ha	60 independent living units as per the full consent.	Full permission granted in February 2017.  Pre-commencement conditions not yet discharged.	Existing building to be demolished to make way for development.	Site surrounded by protected trees which will be retained within the scheme.	No overriding or irresolvable issues.	Site transferred from NHS to Essex Housing (part of Essex County Council) which specialise in independent living accommodation in Essex.	No viability issues raised during application process.	✓	✓	2019/20.  Assumptions: Discharge of conditions and commencement in 2018/19. Completion of whole complex in 2019/20.	High demand for independent living accommodation in the Clacton area and Essex Housing is working proactively to deliver a scheme in the town.
16/0210 7/FUL	Bramcote Thorpe Road Clacton On Sea Essex CO16 9SA	618068 (E) 218285 (N)	2.26ha	49 dwellings as per the full consent. Development involves the demolition of an existing property so the net increase would be 48 dwellings – predominantly bungalows..	Full permission granted in October 2017.	Existing building to be demolished to make way for development.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Development being promoted by Bramwood Property Development Ltd.	No viability issues raised during application process.	✓	✓	2018-2021  Assumptions: Discharge of conditions and commencement in 2018/19 with first completions in 2019/20. Anticipated two-year build programme.	This site adjoins a wider area of land allocated in the emerging Local Plan (Oakwood Park, Policy SAMU3). Rate of 24 dwellings per annum based on similar assumptions for the nearby Chicken Farm site.
06/0025 5/FUL	Royal Hotel 1 Marine Parade East Clacton-on-Sea Essex CO15 1PT	617652 (E) 214624 (N)	0.36ha	32 dwellings of the 46 approved under the full consent as part of a mixed development of hotel, residential and commercial units.	Development included conversion of part of the existing hotel to residential and a new extension to the building that would also include residential units. The 14 flats within the existing building have been created but the remainder of the site has been used as a car park.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Land adjoining the hotel is being used as a privately operated car park.	The stalling of the development and use of the land as a car park would indicate that there are viability issues.	✓	✓	Site is being resurfaced for use as a car park so development of dwellings is not likely to take place.	The 32 dwellings are not expected to be developed and the land in question is being resurfaced for continued use as a car park.
15/0057 8/FUL	Sandles Inn 26 Rosemary Road Clacton On Sea Essex CO15 1NZ	617692 (E) 214818 (N)	0.16ha	23 dwellings as per the Committee resolution to grant planning permission for a mixed development including commercial at ground floor.	Committee resolution to grant full planning permission, subject to the completion of a s106 legal agreement. No s106 agreement has been forthcoming.	Former hotel building has been demolished and the site is cleared.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Site controlled by property developer. East West Design and Build Ltd.	Assumed that there are viability issues with the site given its location, the costs of demolition and the fact that no s106 agreement has been forthcoming.	✓	✓	No indications that the owners intend to carry out the development. Assumed (for now) therefore that the scheme will not complete within the plan period to 2033.	Uncertain as to whether the development will take place.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
16/0136 1/COU NOT	Reunion House 35 Jackson Road Clacton On Sea Essex CO15 1JA	617368 (E) 214767 (N)	0.25ha	18 dwellings as per the submitted plans for conversion.	Conversion under construction in line with government permitted development rights to convert offices to residential.	No issues.	No issues.	No issues.	Building controlled by property developer Krishna Kandiah who is implementing the scheme.	No viability issues as evidenced by the conversion commencing.	✓	✓	The conversion is likely to be completed in 2018/19.	The conversion of Reunion House from office to 18 residential apartments did not require planning permission under the government's current permitted development rights. The conversion is taking place and is expected to be completed in 2018/19.
14/0059 3/FUL	Rumours Nightclub 50 Rosemary Road Clacton On Sea Essex CO15 1PB	617606 (E) 214831 (N)	0.09ha	16 as per the full consent for a mixed development including flats and commercial units.	Full permission granted in October 2015.  Pre-commencement conditions not yet discharged.	Conversion of existing building as opposed to new-build.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Unknown.	Assumed that there are viability issues given the lack of any progress in implementing the consent.	✓	✓	No indications that the owners intend to carry out the development. Assumed (for now) therefore that the scheme will not complete within the plan period to 2033.	Uncertain as to whether the development will take place. Planning permission lapses in October 2018.
16/0092 1/FUL	23 - 27 Brooklands Jaywick Essex CO15 2JS	614111 (E) 212764 (N)	0.06ha	15 flats as per the full consent.	Full planning permission granted in January 2017.  Pre-commencement conditions not yet discharged.	Flood risk issues require that no living accommodation be provided on ground floor. Site already cleared and ready for development.	Flood risk issues require that no living accommodation be provided on ground floor.	No overriding or irresolvable issues.	Land controlled by single owner who is keen to redevelop the site, as a means to assist the wider regeneration of Jaywick.	Low property values in the Jaywick area at present, but conditions improving as regeneration takes place in the area. High development costs involved in ensuring flood-resilient design.	✓	✓	2019/2020  Assumptions: Discharge of conditions and commencement in 2018/19 with construction in 2019/20.	Prime location on Brooklands seafront. Council is actively supportive of this development and others like it.
16/0074 0/OUT	Elm Farm Little Clacton Road Clacton On Sea Essex CO16 8DZ	615581 (E) 216810 (N)	0.80ha	14 dwellings as per the outline consent.	Outline planning permission granted, on appeal, in May 2017.  No reserved matters approval or applications submitted but some pre-commencement conditions are in the process of being discharged.	Demolition of existing agricultural structures under way.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Land controlled by single owner who is keen to redevelop the site and who is actively involved in promoting the wider Hartley Gardens scheme through the Local Plan.	No viability issues raised during application or appeal process.	✓	✓	2020/2021  Assumptions: Reserved matters approval 2018/19. Discharge of remaining conditions and commencement in 2019/20. Completions in 2020/21.	Site lies immediately north of Clacton's most recent large-scale residential development and the surrounding land forms part of the proposed Hartley Gardens development in the emerging Local Plan.
15/0089 9/FUL	Land Between 691 and 717 St Johns Road Clacton On Sea Essex CO16 8BJ	614839 (E) 215894 (N)	0.83ha	14 as per the full consent.	Full planning permission granted in January 2016.  Variation to plans approved in September 2017.  Pre-commencement conditions not yet discharged.	No overriding or irresolvable issues.	Important trees to be retained as part of the development.	No overriding or irresolvable issues.	Land controlled by Burfoot Construction Ltd.	No viability issues raised during application process.	✓	✓	2020/2021  Assumptions: Discharge of conditions and commencement in 2018/19 with construction in 2019/20.	A planning application to deliver a further 14 dwellings on land immediately south, using access via this site, has been refused by the Council (see 17/00670/FUL).
16/0092 0/FUL	32-37 Brooklands Jaywick Essex CO15 2JS	614192 (E) 212774 (N)	0.05ha	13 flats as per the full consent.	Full planning permission granted in January 2017.  Pre-commencement conditions not yet discharged.	Flood risk issues require that no living accommodation be provided on ground floor. Site already cleared and ready for development.	Flood risk issues require that no living accommodation be provided on ground floor.	No overriding or irresolvable issues.	Land controlled by single owner who is keen to redevelop the site, as a means to assist the wider regeneration of Jaywick.	Low property values in the Jaywick area at present, but conditions improving as regeneration takes place in the area. High development costs involved in ensuring flood-resilient design.	✓	✓	2019/2020  Assumptions: Discharge of conditions and commencement in 2019/20 with construction in 2020/21.	Prime location on Brooklands seafront. Council is actively supportive of this development and others like it. Same landowner as land at 23-27 Brooklands for 15 flats. Anticipated that the larger development will take place first.
12/0108 7/FUL	Wick Lodge Land rear of 145 Jaywick Lane Clacton On Sea Essex CO16 8BG	615263 (E) 215322 (N)	0.28ha	11 dwellings as per the full consent.	Full planning permission granted in December 2015.  Pre-commencement conditions not yet discharged.	Demolition of squash courts to the rear of the pub, and remodelling of the pub itself required.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Site continues to operate as a pub with squash courts.	No viability issues raised during application process.	✓	✗	No indications that the owners intend to carry out the development. Assumed (for now) therefore that the scheme will not complete within the plan period to 2033.	Uncertain as to whether the development will take place. Understood to be a change in leasehold arrangements which makes development unlikely. Slet continues to operate as a Pub with squash facilities.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
17/0103 0/FUL & 17/0103 2/FUL	Land adjacent Lotus Way Tamarisk Way Jaywick Essex CO15 2HZ	614701 (E) 212920 (N)	1.14ha	10 starter homes as per the full consents.	Full planning permission granted in September 2017.  Pre-commencement conditions not yet discharged.	Flood risk issues require that no living accommodation be provided on ground floor.	Flood risk issues require that no living accommodation be provided on ground floor.	No overriding or irresolvable issues.	Land controlled by the Council who is actively seeking to build in the Jaywick area as part of its plans for regeneration.	Low property values in the Jaywick area at present, but conditions improving as regeneration takes place in the area. High development costs involved in ensuring flood-resilient design.	✓	✓	2018/19  Council-led development with construction planned for 2018/19.	Council-led scheme in a prominent location as a first phase of development aimed at regenerating the Jaywick area.
11/0086 5/FUL	143-145 Kings Parade, Holland-on-Sea, Essex CO15 5JL.	620314 (E) 216222 (N)	0.18ha	10 apartments as per the full consent.	Development under construction.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Site controlled by a property developer.	No issues.	✓	✓	Development well under construction and expected to complete in 2018/19.	Relatively small development of flats in a popular location.

### Assessment of Harwich sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
14/0143 1/OUT	Harwich Valley Land East of Pond Hall Farm Stour Close Harwich Essex	621818 (E) 230414 (N)	28.83ha	297 dwellings as per the outline consent as part of a mixed-use development including retail, hotel, restaurants, cinema and business uses.	Outline planning permission granted in June 2016.  Retail and leisure phase has full consent.  No reserved matters approval or applications submitted on the residential phase.	New roundabout onto the A120 required for access. Site lies on a steep incline around the Harwich Valley slopes and residential will need to take place on the higher land to the south. Access via adjoining housing in Stour Close prevented within approved scheme.	Northern parts of the site are within the flood zone and development will be restricted to lower-risk commercial uses.	Access via a new roundabout onto the A120 required. Access via Stour Close not permitted under existing permission.	Land controlled by development company.	Viability independently tested at planning application stage. S106 obligations adjusted accordingly. Concerns that the overall package of development is no longer viable. Funding of the infrastructure dependent on securing an anchor food store, but the changing nature of retail and the move towards smaller-format stores leaves viability uncertain.	✓	✓	2022 onwards  Assumptions: Reserved matters approval 2019/20 either in line with current consent or a revised proposal. Discharge of conditions in 2020/21. Commencement in 2021/22 with first completions in 2022/23.	The residential element of this mixed-use development is dependent on access via the commercial phase and is therefore expected to form a later phase of the overall development programme. If it is determined that a different mix of development is required to ensure viability, this could cause some delay as a new outline planning application or full application would be required. No dwelling completions are deemed likely within the next five years as these matters are resolved.  Anticipated average rate of 20 completions per annum reflecting the weaker housing market of the Harwich area.
16/0072 9/FUL	Former Delford Site, 606 Main Road, Dovercourt, Essex CO12 4LP	623754 (E) 231093 (N)	1.74ha	66 dwellings as per the full consent.	Development under construction.	Access to Main Road requires acquisition of land under Council control and forming part of a designated village green. This issue has been resolved by the relevant parties.	Remediation of any contamination on site arising from its previous use.	No overriding or irresolvable issues.	Land controlled by Myriad Housing which is operating as a registered provider with access to grant funding.	Viability independently tested at planning application stage. S106 contributions adjusted to counter viability issues. Development to be grant funded which gives some immunity from changes in housing market conditions.	✓	✓	2018-2021  Assumptions: Three year development programme.	With development under construction and access to grant funding, this development is immune from prevailing housing market conditions and is expected to complete within three years.
16/0050 4/FUL	Plot 2 Stanton Euro Park Land to The North of Williamsburg Avenue Harwich Essex CO12 4EN	624434 (E) 231784 (N)	1.08ha	38 dwellings as per the full consent.	Full planning permission granted in February 2017.  Application for alternative scheme of 57 dwellings submitted in September 2017 (17/01658/FUL).	Site forms part of a previously stalled scheme and is serviced and partly under construction in line with previous consents.	Site lies within the flood zone and the development has been designed to incorporate flood resilience into its construction.	No overriding or irresolvable issues.	Previous developers went into administration and permission lapsed. New development company renewed planning permission in February 2017.	Viability independently tested at planning application stage. S106 contributions adjusted to counter viability issues. Submission of latest planning application suggest that viability concerns remain.	✓	✓	2019-2021  Assumptions: Current application to be determined 2018/19. Discharge of conditions early 2019/20. Commencement of development in late 2019/20 with first completions in early 2020/21. Two or three year build programme (depending on which permission prevails).	If new application for 57 dwellings is approved in 2017/18 it is assumed that the new consent will be implemented. For now however, the trajectory includes just 38 dwellings as consented.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
15/0154 9/OUT	Sato UK Limited Valley Road Dovercourt Harwich Essex CO12 4RR	622700 (E) 230700 (N)	2.42ha	38 dwellings as per the outline consent which also proposes the construction of a new factory.	Outline planning permission granted in May 2016.  Variations to the plans approved in September 2017.  New factory has been constructed, leaving the old factory available for redevelopment.  Conditions in the process of being discharged.	Redevelopment of old factory required, following the construction of the new factory on adjoining land.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	All land controlled by the existing business SATO.	Viability independently tested at planning application stage. S106 contributions adjusted to counter viability issues.	✓	✓	2021-2023  Assumptions: Reserved matters, discharge of further conditions and demolition of existing factory in early 2018/19 and commencement of dwellings in late 2019/20. First dwelling completions in 2021/22. Two year build programme.	Delivery of new housing wholly dependent on the time it takes for the new factory to come into full operation and for the existing factory on the site to be vacated and demolished.
17/0133 8/FUL	Cliff Hotel 22 Marine Parade Dovercourt Harwich Essex CO12 3RE	625516 (E) 231287 (N)	0.25 ha	20 dwellings as part of a mixed scheme including a new 61-room hotel and a commercial unit.	Planning Committee resolution on October 2017 to grant planning permission subject to the completion a s106 legal agreement.	Existing hotel would be demolished to make way for the new development.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Costs involved in the demolition of existing hotel and preparation of site for development.	✓	✓	Assumptions: S106 agreed and discharge of conditions 2018/19 and commencement in 2019/20. Completion in 2020/21.	Existing hotel closed due to viability issues. Development proposal includes a modern hotel facility as well as residential and ground floor restaurant. Demolition of the original hotel expected to take place in 2018.
17/0181 1/OUT	Michaelstowe Farm Ramsey Road Ramsey Essex CO12 5EW	622155 (E) 230507 (N)	0.74ha	14 dwellings as per the outline consent.	Outline planning permission granted in January 2018.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No issues raised during determination of application.	✓	✓	Assumptions: Reserved matters approved 2018/19, discharge of conditions and commencement 2019/20 and construction in 2020/21.	Part of a wider area of land being promoted for inclusion in the Local Plan by the landowners.
16/0212 8/OUT	Brickfield Site Land rear of Edward Street and Una Road Parkeston Essex CO12 4PS	623407 (E) 231983 (N)	1.89ha	12 dwellings as approved under the outline consent.	Outline planning permission granted in June 2017.  No reserved matters approval or applications submitted.	Topography makes middle part of the site difficult to develop and has resulted in several changes to the proposed layout and housing numbers. Site accessed by existing residential streets with tight on-street parking.	Site overgrown and offering some habitats for ecology. Mitigation strategy required to preserve and enhance the site's ecological value. This is secured through planning conditions.	No overriding or irresolvable issues.	Development proposed by a development company. The land has changed hands since earlier unimplemented consents.	Most recent application for 12 units not bound by a s106 agreement and expected to be viable and deliverable subject to prevailing housing market conditions.	✓	✓	2020/2021  Assumptions: Reserved matters approval 2018/19. Discharge of conditions and commencement in 2019/20 with construction in 2020/21.  On year build programme.	The wider site has a long history of planning consents, but no development has taken place. The constraints affecting the site have led to only the northern part being the subject of an application for just 12 dwellings with a greater prospect of it being delivered.

#### Assessment of Frinton and Walton sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
15/0123 4/OUT	Land East of Halstead Road Kirby Cross Frinton On Sea Essex CO13 0LR	622300 (E) 221220 (N)	18.91ha	240 dwellings as per the outline consent which includes a 40-space care home or a health centre, a parking area and open space.	Outline planning permission granted, on appeal, in September 2016.  Reserved matters applications 17/01895/DETAIL for 49 units on phase 1 and 17/02145/DETAIL for 28 units on phase 2 approved in March 2018.  Developer in the process of discharging conditions.	No overriding physical constraints.	Site forms part of strategic green gap designated between Kirby Cross and Kirby le Soken. Development required to include open space at its northern end to retain some gap whilst addressing ecological and SuDS issues.	S106 agreement to deliver £300k for early years and childcare, £876k for primary school places, £887k for secondary school places and £93k for health provision. Off-site junction works required to signalise and reconfigure nearby junctions.	Site acquired by developers Linden Homes.	No viability issues raised during application or appeal process.	✓	✓	2019-2027  Assumptions: Discharge of conditions and commencement 2018/19. First completions in 2019/20.	Linden Homes in the process of obtaining reserved matters approvals and discharging conditions. They advise a development rate of 50 completions per annum as advised by the developer themselves. A more conservative average rate of 40 completions per annum is assumed for the purposes of the SHLAA trajectory.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
15/0171 4/FUL	'Hamford Park' Martello Caravan Park Kirby Road Walton On The Naze Essex CO14 8QP	625045 (E) 221948 (N)	8.80ha	216 dwellings as per the full consent.	Development under construction.	Part of the site needed to be raised to address flood risk concerns and part of the land is in the flood zone. Access spine road already constructed under separate consent.	Proximity to Hamford Water and the potential for recreational disturbance to the internationally important wildlife was a consideration at application stage. Inclusion of large area of open space to the north aims to minimise such issues.	S106 agreement to deliver £263k for early years and childcare, £768k for primary school places and £65k for health provision. Junctions already constructed.	Site under the control of Taylor Wimpey who are implementing the scheme.	Viability independently tested at planning application stage and s106 contributions were adjusted accordingly. Development has commenced which indicates that the scheme is viable. Development being built out at a rate reflecting sales.	✓	✓	2017-2026  Assumptions: Development at an average rate of 30 completions per annum with the potential to achieve higher rates in response to market demand.	This housing development forms part of a wider package of developments on the Martello site which includes retail and extra-care provision. Implementation of the retail phase in 2018/19 is expected to increase market interest in the Walton area and could improve market conditions for the delivery of the housing scheme. Good location for town centre shops and services and the beach and backwaters. Rate of development anticipated around 30 completions per annum based on similar characteristics to the Clacton housing market but with the potential to achieve higher rates of completion depending on prevailing housing market demand and the popularity of the location.
16/0003 1/OUT	Turpins Farm Elm Tree Avenue Kirby Le Soken Essex CO13 0DA	623590 (E) 221594 (N)	11.73ha	210 dwellings as per the outline consent.	Outline planning permission granted in March 2017.  No reserved matters approval or applications submitted.	No overriding physical constraints.	Land to the north particularly sensitive in landscape terms as it forms part of the coastal slopes around Hamford Water. Scheme required to provide open space at its northern end to provide appropriate transition.	S106 agreement to deliver £162k for early years and childcare, £767k for primary school places, £777k for secondary school places and £63k for health provision.	Single landowner in advanced discussions with a housebuilder. Landowner also promoting development on land off Edenside and Bloomfield Avenue which is subject to a separate appeal.	No viability issues raised during application process.	✓	✓	2020-2026  Assumptions: Reserved matters approval 2019/20. Discharge of conditions 2020/21. Commencement and first completions in 2021/22.	Site has very good access to local shops, schools and community facilities and is in an attractive location with views over Hamford Water. New homes in this location are expected to sell well and an average rate of 40 dwelling completions per annum is estimated for this site. Housebuilder in advanced discussions with the owners. Owners also control separate land off Edenside/Bloomfield Avenue and may await result of current appeal in 2018/19 before finalising any deal with a housebuilder.
15/0171 0/OUT	171 Thorpe Road and Land to rear of 121-183 Thorpe Road and 4-20 Chapel Lane Kirby Cross Frinton On Sea Essex CO13 0NH	620776 (E) 221065 (N)	4.99ha	110 dwellings as per the outline consent but one dwelling is to be demolished for access making the net increase 109.	Outline planning permission granted, on appeal in September 2016.  No reserved matters approval or applications submitted.	Existing property needs to be demolished to secure access. Row of important trees through the centre of the site need to be retained.	Important trees need to be retained within the development and development must respect the setting of nearby listed buildings.	S106 agreement to deliver £354k for primary school places and £33k for health provision.	Land controlled by a development company but currently used for agricultural and paddocks. Site currently being marketed.	No viability issues raised during application or appeal process.	✓	✓	2021-2025  Assumptions: Reserved matters approval 2019/20 following sale to a housebuilder. Discharge of conditions and commencement 2020/21 with first completions in 2021/22.	Land lies to the rear of existing properties and located further from facilities and services than other available development sites. Development on other larger sites in the area expected to come forward earlier. Site currently on the market.
16/0144 6/DETA IL	Rear of 32 - 52 Frinton Road Kirby Cross Frinton On Sea Essex CO13 0LE	622080 (E) 220935 (N)	1.51ha	28 bungalows as per the detailed consent but with two properties being demolished as part of the scheme, the net increase is 26.	Development under construction.	No issues.	No issues.	S106 agreement to secure £14k for early years and childcare and £42k for primary school places.	Developers Roman Homes implementing the scheme.	Viability independently tested at planning application stage and s106 contributions were adjusted accordingly.	✓	✓	2018/19 Development has commenced and it is anticipated that construction will take place 2018/19.	Bungalows are a popular form of development in the Kirby Cross area, development has commenced and is expected to yield housing completions in the short term.
17/0057 1/FUL	Former Martello Caravan Park Kirby Road Walton On The Naze Essex CO14 8QP	625045 (E) 221948 (N)	0.24ha	16 apartments for disabled adults as per the full consent. Although current application for 10 dwellings suggests that the 16 unit scheme is not going to proceed. 10 dwellings are therefore assumed.	Full planning permission granted in August 2017 following earlier permission for the same development in a slightly different location on the site. No conditions discharged. Alternative application for 10 dwellings (17/02118/OUT) under consideration.	Access through the Martello site has been secured through a separate consent.	Development has needed to respect the setting of the Martello Tower on the site.	No overriding or irresolvable issues.	Land subject of application from Aspire Homes.	No viability issues raised during application process.	✓	✓	2019/20 Assumptions: Determination of new application 2018/19. Discharge of conditions and commencement in 2019/20 with construction and completion in 2020/21.	Forms part of the wider Martello development including housing, retail and extra-care accommodation. Recent application for 10 dwellings indicates that the consented scheme of 16 apartments for disabled adults has not been funded and will not be implemented. Trajectory assumes that a 10-dwelling scheme will obtain consent and will be implemented in 2020/21.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
17/0108 0/FUL	The Ernest Luff Home 2 Luff Way Walton On The Naze Essex CO14 8SW	623970 (E) 221301 (N)	0.28ha	12 almshouse-type dwellings as per the full consent.	Full planning permission granted in September 2017. Application to vary conditions and application for addition 4 units under consideration.	Requires demolition of part of existing care home which has closed and is surplus to requirements.	No irresolvable or overriding issues.	No irresolvable or overriding issues.	Application submitted by development company beech Hill Property Development with full drawings. Care Home operators have declared the site surplus to requirements.	No viability issues raised during application process.	✓	✓	2020/2021 Assumptions: Discharge of conditions in 2018/19. Site preparation and commencement in 2019/20 with construction in 2020/21.	Good location for alms houses with access to nearby shops and services. Application to add a further 4 dwellings under consideration.
16/0184 1/DETA IL & 16/0184 0/FUL	Land adjacent to 10 The Sheltons Kirby Cross Essex CO13 0LX	621575 (E) 220971 (N)	0.30ha	1 of the 10 dwellings as approved under the full and detailed consents.	Development under construction and nearing completion.	No issues.	No issues.	No issues.	No issues.	No issues.	✓	✓	2018/19.	The final dwelling of this scheme will complete in early 2018/19.
16/0053 8/FUL	88 - 90 Pole Barn Lane Frinton On Sea Essex CO13 9NG	624009 (E) 220422 (N)	0.12ha	10 apartments as per the full planning consent.	Full planning permission granted in August 2016.  Conditions in the process of being discharged.	No irresolvable or overriding issues.	No irresolvable or overriding issues.	No irresolvable or overriding issues.	No issues.	No viability issues raised during application process.	✓	✓	2018/19 Construction anticipated in 2018/19.	Completions expected in the short term.

#### Assessment of Manningtree/Lawford/Mistley sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
15/008 76/OUT	'Lawford Green' Land East of Bromley Road Lawford Essex CO11 2HS	609826 (E) 230704 (N)	22.70ha	360 dwellings as per the outline consent which includes provision for a community building, school car park and open spaces.	Outline planning permission granted in April 2017  Reserved matters application for first phase of development including 120 dwellings approved in March 2018.	No overriding or irresolvable issues.	No irresolvable or overriding issues. Mitigation plan includes the retention and expansion of wildlife corridors around and within the scheme.	S106 agreement to deliver community building, camp site and land for early years and childcare provision and/or equivalent financial contribution. Also £1.3m for primary school places, £1.3m for secondary school places, £108k for health provision and £45k contribution to traffic calming measures at Manningtree station crossing.	Land controlled by Rose Builders.	No viability issues raised during application process.	✓	✓	2019-2028  Assumptions: Discharge of conditions and commencement in 2018/19. First completions 2019/20.	Rose Builders seeking a smooth transition from completing Summers Park development and moving onto the Lawford Green scheme. Reserved matters for first phase already approved and Summers Park development nearing completion.  Development expected to achieve high rate of completions in response to strong market demand, as evidenced by the success of Summers Park. Average of 40-50 completions per annum advised by developer. 40dpa assumed in this trajectory.
15/007 61/OUT	Long Road Land to The South of Long Road and to West of Clacton Road Mistley Essex CO11 2HN	610381 (E) 230877 (N)	23.59ha	300 dwellings as per the outline consent which also includes 2 hectares of employment land.	Outline planning permission granted in July 2016.  Application to vary parameters plans refused by the Council in August and now subject of appeal. A further application to vary the parameters plans is in the process of being determined.  Reserved matters application for first phase of development in the process of being determined. Separate outline application to increase dwelling numbers to 500 submitted.	No overriding or irresolvable issues.	Exposed site which is sensitive in landscape terms. Changes to parameter plans to reduced landscaped area rejected by the Council for this reason. No other irresolvable or overriding environmental issues.	S106 agreement to deliver £374k for early years and childcare provision, £1.1m for primary school places, £1.1m for secondary school places, £90k for health provision and a £16k contribution to traffic calming measures at Manningtree station crossing.	Land controlled by Tendring Farms Ltd who are linked to developers City & Country.	No viability issues raised during application process. However, developer has submitted a planning application seeking to increase the number of homes from 300 to 500 with a view to marketing later phases of development to other volume housebuilders.	✓	✓	2019-2025  Assumptions: Resolution of appeals/current applications: 2018/19. Discharge of conditions 2019/20. Commencement and first completions 2020/21.	The refusal of the application to amend the parameters plans combined with the developer's intentions to secure permission for a scheme of up to 500 dwellings would indicate that delays are likely as further applications (and possible appeals) are determined.  Development expected to achieve high rate of completions in response to strong market demand, as evidenced by the success of Summers Park. A conservative average of 40 completions per annum is estimated.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
14/010 50/DET AIL	'Summers Park' Land at Dale Hall Coxs Hill Lawford Manningtree Essex CO11 2LA	609673 (E) 231523 (N)	10.33ha	19 dwellings of the 150 approved under the detailed consent. Scheme includes employment uses and other community benefits including facilities and the adjoining school.	Development under construction with 131 completions having taken place prior to 1 <sup>st</sup> April 2018.	No issues,	No issues.	No issues.	Development being implemented by Rose Builders.	Development progressing well with no viability issues.	✓	✓	2018/19. Development expected to complete its final phases by end of 2018/19.	Development progressing well and expected to complete in the short term. Developer hopes to move onto the Lawford Green development in a smooth transition from Summers Park.
17/009 43/DET AIL	Land South of Harwich Road Mistley Essex CO11 2DN	612633 (E) 231365 (N)	8.76ha	135 dwellings as per the detailed consent. The development includes land for allotments and a flexible building that could be used as either affordable housing or a medical facility.	Development under construction.	No overriding or irresolvable issues.	No overriding or irresolvable issues. Development includes comprehensive landscaping scheme to minimise impact on the exposed countryside.	S106 agreement to deliver £41k contribution towards health facilities.	Land controlled by Hopkins Homes.	No viability issues raised during application process.	✓	✓	2018-2022 Assumptions: First completions from mid 2018/19 and an average 40 completions per annum thereafter and total completion in 2021/22.	Development now under construction. Construction rate of 40 per annum assumed as this end of Mistley is further from main services and facilities than other sites around Lawford and the western end of Mistley. Potential for development rates to be higher in response to market demand.
15/018 10/OUT	Land North of Stourview Avenue Mistley Essex	612653 (E) 231602 (N)	4.63ha	70 dwellings as per the outline consent.	Outline planning permission granted in May 2017.  No reserved matters approval or applications submitted.	Access to be secured via Council-owned land to avoid direct access through the existing housing estate.	Site sensitive in ecological and, less so, landscape terms but the ecological and landscaping arrangements will keep harm to a minimum and bring about ecological gain.	S106 agreement to deliver £255k for primary school places, £269k for secondary school places and £21k for health provision.	Land controlled by Rose Builders.	No viability issues raised during application process but it is understood that the cost of acquiring access, s106 obligations and the likely sales value of property in this specific location do have potential viability implications.	✓	✓	2021-2024 Assumptions: Reserved matters approval 2019/20. Discharge of conditions and commencement 2020/21 with first completions in 2021/22.	Developers likely to prioritise development at Lawford Green as a more viable development in the shorter term. Lower average anticipated rate of construction of 30 per annum reflects these concerns.
17/000 04/OUT	Land to The rear of New Road Mistley Essex CO11 2AG	610896 (E) 231348 (N)	2.97 ha	67 as per the outline consent.	Outline planning permission granted, on appeal, in February 2018.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Land controlled by a land holding company with no housebuilder in place.	No viability issues raised during application or appeal process.	✓	✓	2021-2024 Assumptions: Reserved matters approval 2018/19. Discharge of conditions and commencement 2019/20 with first completions in 2020/21.	Development granted on appeal. Conservative rate of 30 dwellings per annum assumed in the absence of a housebuilder controlling the site. Potential for development rates to be higher in response to market demand as and when the site is acquired.
12/004 27/FUL	Thorn Quay Warehouse, High Street, Mistley, Essex CO11 1HE.	611727 (E) 231811 (N)	0.24ha	45 dwellings as per full consent which involves the demolition of existing warehouse and construction of a new building comprising dwellings, quay level warehouse floorspace, office floorspace and car parking provision.	Full planning permission granted in June 2014. Time limits extended to reflect unsuccessful legal challenge from a third party.  Variation of conditions to amend car parking arrangements approved in December 2016.  Conditions yet to be discharged.  Site forms part of the EDME holdings subject of a mixed-use development allocation in the emerging Local Plan (Policy SAMU1).	Need to ensure the operational requirements of existing businesses is not compromised. Part of site is within Flood Zone and so development needs to be flood resilient.	Site immediately next to the Stour Estuary which is the subject of a number of environmental designations.	No irresolvable or overriding issues.	Land forms part of the holdings of EDME maltings which also operates from the southern side of the High Street. EDME is promoting a longer-term plan to relocate the business and redevelop the existing site for mixed-use development.	High costs involved in demolishing existing warehouse. Viability independently tested at planning application stage and s106 agreement adjusted accordingly to allow viability to be reviewed.	✓	✗	No strong indication of the developer's intentions to implement the current scheme. Development considered more likely to take place as part of a comprehensive scheme for the whole EDME site.	A comprehensive plan for the EDME maltings site being promoted as part of the Local Plan process and it is considered that any development of the quayside maltings might come forward as part of that wider plan.
12/001 09/FUL	Crown Building Former Secret Bunker Shrubland Road Mistley Essex CO11 1HS	612189 (E) 231361 (N)	0.86ha	31 dwellings as per the full consent which involves the conversion of the former nuclear bunker into 3 dwellings and erection of 28 dwellings in the grounds.	Development under construction.	The conversion of the bunker and demolition of other structures required as part of the scheme.	No irresolvable or overriding issues.	No irresolvable or overriding issues.	Understood that site was sold at auction in 2016 and development now progressing.	Progress on the site suggests that viability issues have been overcome.	✓	✓	With development substantially under construction, completion over two years 2018/19 and 2019/20 is anticipated.	After a period of uncertainty, the development is now underway with completions expected in the short term.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
15/017 87/FUL	Site to South of Pound Corner Harwich Road Mistley Essex CO11 2DA	612287 (E) 231383 (N)	4.04ha	25 bungalows as per the full consent.	Full planning permission granted in September 2017.  No conditions discharged.	No irresolvable or overriding issues.	No irresolvable or overriding issues.	No irresolvable or overriding issues.	Landowner had leased land for use as allotments and it is proposed that some are transferred to the Parish Council.	No viability issues raised during application process.	✓	✓	2019-2021 Assumptions: Discharge of conditions in 2018/19 with development taking place over 2019/20- 2020/21.	Subject to a developer taking on the site, completions can be expected in the early part of the plan period.
11/000 37/FUL	'Heathview Close' Land adjacent 142 Harwich Road Mistley Essex CO11 2DN	612633 (E) 231365 (N)	0.50ha	7 dwellings of the 15 approved under the full consent which was allowed through the rural exceptions policy.	Development partially implemented.	No irresolvable or overriding issues.	No irresolvable or overriding issues.	No irresolvable or overriding issues.	Site understood to be controlled by the housing provider. The English Rural Housing Association.	It is understood that the funding for this project was withdrawn, hence why the scheme was only partially implemented.	✓	✓	Very uncertain as to whether the remainder of the scheme will be implemented. Assumed, for now, that it will not.	Limited evidence to suggest that the development will be completed.

### Assessment of Brightlingsea sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
15/013 28/FUL	'Waterside Marina' Former James and Stone Shipyard Waterside Marina Brightlingsea Essex CO7 0AP	608510 (E) 216261 (N)	0.58ha	51 dwellings of the 199 originally approved as part of this major waterside development.	Development stalled after previous developer went into administration. Remaining phases of development now under construction.	Some land preparation required to remove the previous structures from the site.	No overriding or irresolvable issues.	Developer required to implement off-site highway works in line with revised s106 agreement.	Site acquired by new developers Purelake New Homes following the previous developer going into administration.	Viability independently tested at planning application stage and s106 contributions were adjusted accordingly.	✓	✓	2018-2021 Assumptions: Completion of scheme over three years coming forward on a block by block basis.	Development proposes blocks of 16, 13, 12 and two smaller blocks including 10 units. The delivery rates reflect a block-by-block approach to development with blocks of 16 and 13 completed in 2018/19, and the remaining 12 and 10 in 2019/20.
17/013 18/FUL	'Colne Gardens Phase 2' Land at Robinson Road Brightlingsea Essex	609342 (E) 217087 (N)	5.29 ha	115 as per the full consent.	Development subject of a Planning Committee Resolution to grant planning permission for 115 homes on the completion of a s106 legal agreement.	No overriding or irresolvable issues.	Proximity to protected: Colne Estuary; SSSI; coastal protection belt issues.	No irresolvable issues subject to suitable s106 agreement being put in place.	Land controlled by Hopkins Homes who have completed the development on land immediately west.	No viability issues raised during application process.	✓	✓	2019-2022  Assumptions: Discharge of conditions and commencement in 2018/19 with first completions in 2019/20.	This is a second phase of development from Hopkins Homes and a rate of 40 completions a year is anticipated – reflecting the success of the earlier phase.

### Assessment of Colchester Fringe sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
17/014 77/DET AIL	'Avellana Place Phase 2' Land North of Former Betts Factory Ipswich Road Colchester Essex CO4 4HE	601765 (E) 228210 (N)	6.99ha	120 dwellings as per the outline planning consent.	Outline planning permission granted in March 2016. Reserved matters approval granted in November 2017.  Planning conditions in the process of being discharged.	No overriding or irresolvable issues.	No overriding or irresolvable issues. Development to provide a s106 contribution towards the management of neighbouring Bullock Wood.	S106 agreement to secure £438k for primary school places, £443k for secondary school places, £15k for health provision.	Development being promoted by Bellway Homes who were the developer for Phase 1.	No viability issues raised during application process. Phase 1 development completed in 2017/18 and development expected to proceed with phase 2.	✓	✓	2018-2021 Assumptions: Commencement and first completions in 2018/19. Three year build programme.	Second phase of popular development on the former Betts Factory site extending onto less-constrained greenfield land. Following completion of first phase, development of second phase expected to progress quickly with average rate of 40 completions per annum considered conservative.
15/002 41/FUL	Westpark Ipswich Road Colchester Essex CO4 9HB	601741 (E) 228549 (N)	0.39ha	14 dwellings as per the full consent.	Full planning permission granted in August 2016.  Part of site subject of current application for a KFC drive-thru restaurant.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No issues.	The proposal for a KFC drive-thru restaurant may suggest that a residential scheme is not considered viable.	✓	✓	Deliverability uncertain in light of current KFC proposal.	Residential consent was granted following earlier proposal for a drive-thru takeaway which was dismissed on appeal. A new drive-thru proposal however suggests that there is no immediate intention to development the consented homes on the site.

## Assessment of Alresford sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
17/005 65/DET AIL	'Staunton Gate' Land South of Cockaynes Lane Alresford Essex CO7 8BZ	606329 (E) 221655 (N)	6.56ha	145 dwellings as per the detailed planning consent. The need to demolish one property to secure pedestrian access reduces the net increase to 144.	Development under construction.	Complex access arrangements in Cockaynes Lane with possible requirement for third party land.	Need to retail as much as possible of the rural character of Cockaynes Lane through appropriate landscaping.	S106 agreement to secure £160k for early years and childcare provision, £468k for primary school places, £22k for school transport and £43k for health provision.	Site controlled by Taylor Wimpey.	No viability issues raised during application or appeal process.	✓	✓	2018-2022  Assumptions: First completions from mid 2018/19. Average rate of 40 completions per annum taking a conservative approach.	Development has commenced with the site being prepared. A rate of 40 completions per annum is included in the trajectory but higher rates of completion are likely given the strong market demand in locations with good proximity to Colchester and the fact that a volume housebuilder controls the site.
15/001 20/OUT	Land North of Cockaynes Lane Alresford Essex CO7 8BT	606395 (E) 221890 (N)	3.85ha	60 dwellings as per the outline planning consent.	Outline planning permission granted, on appeal, in December 2016.	Complex access arrangements in Cockaynes Lane with possible requirement for third party land.	Need to retail as much as possible of the rural character of Cockaynes Lane through appropriate landscaping.	S106 agreement to secure £33k for early years and childcare provision, £195k for primary school places, £10k for school transport and £18k for health provision.	Land understood to be controlled by Taylor Wimpey.	No viability issues raised during application or appeal process.	✓	✓	2022-2024  Assumptions: Reserved matters approval and discharge of conditions during the construction of housing on land to the south. First completions in 2022/23 following development on land to the south.	Understood to have been acquired by Taylor Wimpey to form a second phase of the wider Cockaynes Lane development and to secure a complimentary highway access solution.
17/006 58/DET AIL	Land South of St Andrews Close Alresford Essex CO7 8BL	606762 (E) 221074 (N)	2.56ha	45 dwellings as per the outline planning consent.	Outline planning permission granted in May 2016. Reserved matters approved in January 2018.	No overriding or irresolvable issues.	No overriding or irresolvable issues subject to ecological mitigation programme being implemented.	S106 agreement to secure £28k for early years and childcare provision and £7k for school transport.	Land controlled by Bennet Homes.	No viability issues raised during application process.	✓	✓	2019-2021  Assumptions: Discharge of conditions and commencement of development 2018/19. First completions in 2019/20.	Subject to obtaining reserved matters approval, development likely to proceed following completion of Bennett Homes' current development at Abbey Gardens in Thorpe le Soken.

## Assessment of Elmstead Market sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
16/017 97/OUT	Land adjacent Market Field School School Road Elmstead Essex	606303 (E) 224251 (N)	4.39 ha	62 dwellings as per the outline consent.	Planning permission for 62 dwellings granted on appeal in February 2018.  No reserved matters approval or applications submitted.	No irresolvable outstanding issues	No overriding or irresolvable issues.	S106 agreement to secure £227k for primary school places and £230k for secondary school places.	Land controlled by Hills Residential.	No issues were raised at application or appeal stage.	✓	✓	2020-2023.  Assumptions: Reserved matters approval 2018/19, discharge of conditions and commencement in 2019/20 with first completions in 2021/22, possibly following Tye Road development.	Development by Hills Residential most likely to follow their other scheme in Tye Road which has detailed consent. Average rate of development anticipated around 20 completions per annum to reflect the slower rate of development this developer expects at some of their other sites.
14/017 28/OUT	Charity Field Land South of Colchester Road Elmstead Essex CO7 7ET	606034 (E) 224401 (N)	6.10ha	50 dwellings as per the outline consent which also provides for a community hall, allotments and open space. .	Outline planning permission granted, on appeal, in November 2016.  No reserved matters approval or applications submitted.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	S106 agreement to secure £162k for primary school places, £7k school transport and a new Community Hall.	Site controlled by the Winsley Charity but is expected to transfer to a housebuilder with discussions at an advanced stage.	No viability issues raised during application or appeal process.	✓	✓	2019-2021.  Assumptions: Reserved matters approval in 2018/19. Discharge of conditions and commencement in 2019/20. Completion of dwellings over two years.	Development provides for a community hall and s106 requires this to be delivered halfway through the development. Landowner in advanced discussions with a housebuilder with a record of strong delivery in the local area. Developer seeks to proceed quickly towards reserved matters application and an early start on site. A rate of 25 completions over two years is suggested, but the actual completions are likely to be higher.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
17/009 27/DET AIL	Land to The East of Tye Road Elmstead Colchester Essex CO7 7BB	605640 (E) 224766 (N)	2.40ha	32 dwellings as per the outline consent.	Outline planning permission granted, on appeal, in April 2017.  Reserved matters approved in March 2018.	Two access options for pedestrians along Tye Road being explored through reserved matters proposal. On option has a more detrimental impact on trees.	No overriding or irresolvable issues.	S106 agreement requires unfettered vehicular access to the adjoining development site and £117k for primary school places.	Site controlled by Hills Residential but pedestrian and vehicular access options may require use of highway or third party land.	There may be some costs involved in securing access if third party land is required.	✓	✓	2019/2021.  Assumptions: Discharge of conditions and commencement in 2018/19. Completion of dwellings in 2019/20. Two year build programme.	With approval of reserved matters, development expected to take place following discharge of conditions in 2018/19. Option for access via adjoining Meadow Close development possible but not essential.
14/012 38/OUT	Agricultural Field to The North of Meadow Close Elmstead Essex CO7 7HR	605823 (E) 224654 (N)	1.05ha	20 dwellings as per the outline consent which also provides for a pedestrian crossing across the A133.	Outline planning permission granted in April 2016.  No reserved matters approval or applications submitted. Permission expires on 18 April 2018 if no reserved matters application is submitted.	No overriding or irresolvable issues. Some concern amongst residents about access via Meadow Close with a preference that the development take access via the adjoining Tye Road site.	No overriding or irresolvable issues.	S106 agreement to secure £70k for the creation of a pedestrian crossing on the A133, £40k for improvements to bus stops. Includes clauses to enable viability to be tested in the future to see if additional contributions towards affordable housing should be paid.	Land being marketed by the landowner and it is understood that site may have transferred to housebuilder.	Viability independently tested at planning application stage and s106 contributions were adjusted accordingly.	✓	✓	2020/2021.  Assumptions: Reserved matters approval in 2018/19. Discharge of conditions and commencement in 2019/20. Completion of dwellings in 2020/21, possibly following Tye Road development.	Land is understood to have transferred to a housebuilder but the limited time for submitting a reserved matters application indicates that development to the west off Tye Road, which has detailed consent, is more likely to come first. The Tye Road scheme requires that developer to provide unfettered access to the Meadow Close site.
14/012 92/OUT	Land to The West of Church Road Elmstead Market Essex CO7 7AR	606224 (E) 224518 (N)	3.19ha	20 dwellings as per the outline consent which also provides for a community hall, open space and allotments.	Outline planning permission granted in December 2016.  No reserved matters approval or applications submitted.	No irresolvable issues – but Church Road would need improving.	No irresolvable issues.	S106 agreement to secure £65k for primary school places, £3k school transport and a new Community Hall. Includes clauses to enable viability to be tested in the future to see if additional contributions towards affordable housing should be paid.	Site has transferred to a new owner, Newell Homes, who are exploring options for the development of the site.	Viability independently tested at planning application stage and s106 contributions were adjusted accordingly. However, likely to be some viability concerns arising from the cost of Community Hall secured through the s106 agreement. It is understood that the new developer might submit an alternative proposal.	✓	✓	2021-2023.  Assumptions: New application 2018/19. Reserved matters approval 2019/20. Discharge of conditions and commencement 2020/21 and completion in 2021/22. Two year build programme depending on how many dwellings are finally agreed.	Development provides for a community hall and s106 requires this to be delivered as part of the development. However the development at Charity Field also provides for a community centre and there is uncertainty over which scheme will prevail. The new developers have indicated that there might be viability problems with the current consent and it is likely that an alternative proposal, possibly involving a different number of dwellings might be submitted in 2018/19. Assumed for now that at least 20 homes would be delivered in the period 2021 to 2023.

### Assessment of Great Bentley sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
14/0175 0/OUT	Land at Station Field Plough Road Great Bentley Essex CO7 8LG	611403 (E) 221331 (N)	9.97ha	150 dwellings as per the outline consent which also provides for employment land.	Outline planning permission granted, on appeal, in September 2016.  No reserved matters approval or applications submitted.  Some planning conditions in the process of being discharged.	No more than 50 dwellings can be constructed until either the unmanned railway crossing north of the site is closed and the footpath diverted, or a new footbridge is constructed over the railway.	No overriding or irresolvable issues.	S106 agreement to secure £83k for early years and childcare provision, £487k for primary school places, £25k for school transport and £45k for health provision. The s106 also requires suitable resolution to the railway crossing issue.	Site controlled by housebuilder Cala Homes.	No viability issues raised during application or appeal process.	✓	✓	2020-2023.  Assumptions: Reserved matters approval 2018/19. Discharge of conditions and commencement in 2019/20 with first dwelling completions in 2020/21.	Developer's submitted phasing plan suggests 135 completions between June 2019 and August 2023. The SHLAA trajectory makes a more conservative estimate given the need to approve reserved matters and discharge remaining conditions. A conservative estimate of 40 completions per annum gives 120 completions in years 3 to 5 with the remaining 30 in year 6.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
16/01912/DETA IL	Land at Admirals Farm Heckfords Road Great Bentley Essex CO7 8RS	611387 (E) 222165 (N)	5.45ha	50 dwellings as per the detailed consent.	Outline planning permission granted in September 2016.  Reserved matters approved in May 2017.	A footpath along Heckfords Road needs to be created in order for the development to proceed to occupation.	No overriding or irresolvable issues.	S106 agreement to secure £31k for early years and childcare provision, £182k for primary school places, £8 for school transport and £15k for health provision.	Land controlled by Hills Residential.	No viability issues raised during application process.	✓	✓	2018-2019.  Assumptions: Discharge of conditions and commencement in 2019/20 with first dwelling completions in 2020/21. Estimated two and a half year build programme.	Planning condition requires safety improvements of Heckfords Road junction with A133 unless other developers provide this first. Development expected to follow on from the Go Homes scheme west of Heckfords Road. 20 completions a year estimated.
17/01759/DETA IL	Land West of Heckfords Road Great Bentley Essex CO7 8RR	610982 (E) 222215 (N)	2.43ha	49 dwellings as per the outline consent.	Outline planning permission granted, on appeal, in December 2016.  Reserved matters approved in February 2018.  Planning conditions in the process of being discharged.	A footpath along Heckfords Road needs to be created in order for the development to proceed to occupation.	No overriding or irresolvable issues.	S106 agreement to secure £182k for primary school places, £42 for school transport and £15k for health provision.	Site controlled by Go Homes.	No viability issues raised during application or appeal process.	✓	✓	2020/2021.  Assumptions: Discharge of conditions and commencement in 2018/19 with first dwelling completions in 2019/20. Estimated two year build programme.	Planning condition requires safety improvements of Heckfords Road junction with A133 unless other developers provide this first. Go Homes have been successful in delivering new homes at Elmstead Market and are keen to progress this development. This is the first of the major residential schemes in Great Bentley likely to be delivered. The 49 homes are expected to be delivered over two years.
16/01999/OUT	'Admirals Farm Phase 2' Land East of Heckfords Road Great Bentley Essex CO7 8RS	611387 (E) 222165 (N)	2.17 ha	25 dwellings as per the outline consent which also proposes a doctors surgery.	Outline planning permission granted, on appeal, in November 2017.  No reserved matters approval or applications submitted.	Additional housing to be accessed via the first phase of development at Admirals Farm.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Land controlled by Hills Residential.	No viability issues raised during application or appeal process.	✓	✓	Development to follow on from Admirals Farm scheme and likely to deliver from 2023/24.	Development tallowed on a appeal. Whilst the application proposes a doctors surgery, there are no clauses in the s106 which requires it t actually be built.

#### Assessment of Little Clacton sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
15/01550/OUT	Land at The Street Little Clacton Essex CO16 9LT	616305 (E) 219465 (N)	6.52ha	98 dwellings as per the outline consent.	Outline planning permission granted, on appeal, in January 2017.  No reserved matters approval or applications submitted.	No overriding or irresolvable issues.	Comprehensive drainage and ecological scheme to be implemented as part of the development.	S106 agreement to secure £340k primary school places and £30k health provision.	Land promoted by the landowner and is understood not to have yet been transferred to a housebuilder. Part of land affected by a covenant from Essex County Council.	No viability issues raised during application or appeal process.	✓	✓	Assumptions: Marketing and sale of site in 2018/19 following resolution of any legal issues. Reserved matters approval in 2019/20. Discharge of conditions and commencement in 2020/21 and first completions in 2021/22.	Land promoted by the landowner and is understood not to have yet been transferred to a housebuilder. Understood that the covenant from Essex County Council (which affects part of the land) requires a payment for the land which is going through a legal process.
14/00159/FUL	Land Comprising Greengates Residential Park and adjacent 28 Weeley Road Little Clacton Clacton On Sea Essex CO16 9EN	616206 (E) 219933 (N)	0.95ha	6 dwellings of the 22 approved under the full consent (as amended).	Development under construction and nearing completion.	No issues.	No issues.	No issues.	No issues.	No issues.	✓	✓	Development should complete in 2018/19.	Development expected to complete in the short term.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
16/0042 7/OUT	24 The Street Little Clacton Clacton On Sea Essex CO16 9LD	616657 (E) 218938 (N)	0.52ha	10 dwellings as per the outline consent.	Outline planning permission granted in January 2017.  No reserved matters approval or applications submitted.	Development will share access with the existing garage for which new junction arrangements will be implemented.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Land controlled by the owners of the adjoining car sales business.	No viability issues raised during application process.	✓	✓	Reserved matters approval in 2019/20. Discharge of conditions and commencement in 2020/21 and first completions in 2021/22.	Development requires improvements to access to adequately serve both the homes and the existing garage.
16/0100 1/FUL	Stone Hall 55 London Road Little Clacton Clacton On Sea Essex CO16 9RB	616656 (E) 218325 (N)	0.70ha	10 dwellings as per the full consent.	Full planning permission granted in November 2016.  Variation to some conditions approved in July 2017.  Conditions in the process of being discharged.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Conditions being discharged by M&D Building Services Ltd.	No viability issues raised during application process.	✓	✓	Development expected to take place in 2018/19.	Development expected in the short term. Site appears to have been prepared for development.

### Assessment of St. Osyth sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
11/0033 3/OUT	'Wellwick Field' The Priory Estate St Osyth Clacton On Sea Essex CO16 8NY	612142 (E) 215737 (N)	16.30ha	190 dwellings as per the outline consent.	Outline planning permission granted in March 2016.  No reserved matters approval or applications submitted.	Site of former quarry requires considerable land preparation and a new access junction onto the main road.	Site is former quarry located close to Colne Estuary.	No overriding or irresolvable issues.	Land controlled by the owners of St. Osyth Priory who are also directors of development company City & Country,	Viability thoroughly tested as part of the planning application process to determine how much repair and restoration of the Priory can be secured through the uplift in land value. Standard s106 contributions towards, education, health and affordable housing have been waived to enable this funding to be maximised.	✓	✓	2021-2028.  Development not expected to take place until after West Field.  Assumptions: Reserved matters approval 2019/20. Discharge of conditions and commencement 2020/21 and first completions in 2021/22.	Development approved as part of a package of 'enabling development' to fund the repair and restoration of St. Osyth Priory – a heritage asset of national importance. Location of the site, effectively outside of the village and far from its centre makes properties less saleable than on the West Field site which is expected to come forward first. The increase in the value of the land through the grant of planning permission has however enabled the owners of the Priory to borrow money to commence some phases of the restoration.
16/0065 6/FUL	'West Field' St Osyth Priory The Bury St Osyth Clacton On Sea Essex CO16 8NZ	612142 (E) 215737 (N)	7.44ha	72 dwellings as per the full consent but involving the demolition of one property making the net increase 71.	Full planning permission granted in November 2016.  Variations to the layout are in the process of being determined and planning conditions are in the process of being discharged.	Site lies east of the main crossroads in the centre of St. Osyth where there are local concerns about impact of additional traffic. These were assessed as part of the planning application process.	Site forms part of the Priory Estate and is located close to the main buildings with the Priory complex. The location, scale, appearance and design of these properties have required careful attention.	No overriding or irresolvable issues.	Land controlled by the owners of St. Osyth Priory who are also directors of development company City & Country,	Viability thoroughly tested as part of the planning application process to determine how much repair and restoration of the Priory can be secured through the uplift in land value. Standard s106 contributions towards, education, health and affordable housing have been waived to enable this funding to be maximised.	✓	✓	Assumptions: Approval of variations and discharge of conditions in 2018/19. Commencement of development in mid 2018/19 with first completions in late 2019/20.	Development approved as part of a package of 'enabling development' to fund the repair and restoration of St. Osyth Priory – a heritage asset of national importance. City & Country planning to undertake the development itself.

### Assessment of Thorpe-le-Soken sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
16/011 69/OUT	Land East Side of Landermere Road Thorpe Le Soken Essex CO16 0NF	618572 (E) 222616 (N)	5.62ha	98 as per the outline consent.	Outline planning permission granted in April 2017. Reserved matters approved in December 2017.  Conditions in the process of being discharged and site being prepared for development.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	S106 agreement to secure £123k for early years and childcare, £359k for primary school places, £364k for secondary school places and £30k for health provision.	Land under the control of Bellway Homes.	No viability issues raised during application process.	✓	✓	2019-2022.  Assumptions: Discharge of conditions and commencement 2018/19. First completions in 2019/20.	Site under control of housebuilder that is keen to progress. A conservative assumption of 30 completions a year is set out in the trajectory but this could be exceeded.
16/008 38/OUT	Land to South of Frinton Road Thorpe Le Soken Essex CO16 0JF	618361 (E) 222073 (N)	5.15ha	49 as per the outline planning application.	Outline planning permission granted, on appeal, in October 2017.	No overriding or irresolvable issues.	Site lies partly within the Conservation Area and adjoining the Thorpe Hall registered park and garden. Mitigation strategy to protect bats, reptiles and dormice would need to be put in place for development to proceed.	Submitted s106 agreement commits to providing £180k for primary school places.	Land owned by investment company.	No viability issues raised during application or appeal process.	✓	✓	2020-2022. Assumptions: Reserved matters approval in 2018/19. Discharge of conditions in early 2019/20 and commencement in late 2019/20. First completions in 2020/21.	Development allowed on appeal due to shortfall in the Council's five-year housing supply. Development with two access points likely to be completed in two phases over two years.
13/014 81/FUL	'Abbey Gardens' Land North of Abbey Street Thorpe Le Soken Essex CO16 0JE	618327 (E) 222197 (N)	2.45ha	40 based on the full planning consent which also makes provision for allotments.	Development under construction.	No issues.	No issues.	S106 agreement to secure £125k for primary school places.	Development being implemented by Bennett Homes.	No viability issues raised during application process.	✓	✓	Development under construction and expected to be completed over 2018/19 and 2019/20 with many units already nearing completion.	Development under way and expected to complete by end of 2019/20 at the latest.

### Assessment of Weeley sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
15/0175 0/FUL	Land at St Andrews Road Weeley Essex CO16 9HR	614958 (E) 222124 (N)	0.79ha	14 dwellings as per the full consent.	Full planning permission granted in July 2017.  Planning conditions in the process of being discharged and an application to amend some plans is under consideration.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Land controlled by NEEB holdings.	Viability independently tested at planning application stage and s106 contributions were adjusted accordingly.	✓	✓	2019/20  Assumptions: Discharge of conditions, approval of revised plans and commencement 2018/19 with construction taking place in 2019/20.	Site relatively unconstrained and represents an obvious gap in the built up area. Development could come forward with 1-2 years.

### Assessment of sites in Smaller Rural Settlements with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
15/0108 0/OUT	Allotment Field adjacent Great Oakley Primary School Beaumont Road Great Oakley Essex CO12 5BA	619076 (E) 227241 (N)	3.63ha	51 dwellings as per the outline consent which also includes a village hall, doctors surgery and shop.	Outline planning permission granted in March 2016.  Variation to layout of and design of the surgery/shop agreed in September 2017.  Reserved matters application for first 23 dwellings submitted to the Council in March 2018.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	S106 agreement to secure the doctors surgery, the village hall, the shop, £32k for early years and childcare provision, £8k for school transport.	Land owned by local farmer keen to deliver a development that benefits the village.	No viability issues raised during the application process.	✓	✓	2021-2022  Assumptions: Reserved matters approval 2018/19. Discharge of conditions 2019/20. Commencement and first completions 2020/21.	Recent variations to scheme and reserved matters application indicate a desire from the landowners to implement the scheme.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
14/0137 1/OUT	Land North of Tokely Road Frating Essex	609321 (E) 223402 (N)	2.76ha	49 dwellings as per the detailed consent.	Outline planning permission granted, on appeal, in March 2016. Reserved matters approved in December 2016.  New full application for 68 dwellings submitted in February 2018.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	S106 agreement to secure £159k for primary school places and £15k for healthcare provision.	Site controlled by Sanctuary Housing.	No issues raised during application or appeal process. S106 agreement provides for 40% affordable housing. However, new application for 68 dwellings indicates potential viability issues.	✓	✓	Assumptions: Determination of new application in 2018/19. Discharge of conditions and commencement 2019/20. First completions in 2020/21.	Site adjoins existing housing estate and will increase the size of the local play area. Current application for 68 dwellings will need to be determined before developer decides how to proceed. The trajectory allows a full year for this decision to be made. Current trajectory provides for just 49 dwellings, but this may increase if the new application is approved.
16/0145 6/DETA IL	Land adjacent Willow Farm Mill Lane Weeley Heath Essex CO16 9BZ	615109 (E) 220728 (N)	3.14ha	46 dwellings as per the detailed consent.	Development under construction.	Removal of existing pig farm and remediation of land required.	Remediation of any contamination on site required before development can take place.	No overriding or irresolvable issues.	Site controlled by Rose Builders.	Viability independently tested at the application stage and s106 requirements adjusted accordingly.	✓	✓	Developer advises 10 completions in 2018/19 and 36 completions in 2019/20.	Reserved matters approved, conditions nearly discharged and developer keen to progress with the scheme. The former pig farm has been removed from the site and the land is being prepared for development.
16/0078 2/OUT	Park 2 Land at Badley Hall Farm Badley Hall Road Great Bromley Essex CO7 7HU	608505 (E) 225879 (N)	1.34ha	24 dwellings as per the outline consent which was allowed in line with the rural exceptions policy.	Outline planning permission granted in March 2017.  No reserved matters approval or applications submitted.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Land owned by local farmer who is keen to provide some affordable homes for people of the village.	High cost in serving the development by footpath – an issue to be negotiated.	✓	✓	Assumptions: Reserved matters approval 2018/19. Discharge of conditions and commencement 2019/20. Completions in 2020/21.	This is a rural exception scheme which was approved by the Council, contrary to normal policies, to enable the delivery of affordable housing for the people of Great Bromley. The scheme comprises 16 affordable homes and 8 market homes.
16/0067 7/FUL	Kidbys Nurseries Clacton Road Weeley Heath Clacton On Sea Essex CO16 9EF	615589 (E) 220384 (N)	1.40ha	16 dwellings of the 22 approved under the full consent (as amended).	Development under construction.	No issues.	No issues.	No issues.	Site acquired by South East Developments Ltd who are developing the sites.	No viability issues raised during the application process. Development now under construction.	✓	✓	Development expected to be completed in 2018/19.	Development well under way and expected to complete in 2018/19.
15/0173 7/OUT	Land South of Station Road Wrabness Essex CO11 2TH	617753 (E) 231448 (N)	1.42ha	18 dwellings as per the outline consent which also provides for a village green.	Outline planning permission granted in September 2016.  No reserved matters approval or applications submitted.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Land owned by local farmer.	No viability issues raised during the application process.	✓	✓	Assumptions: Reserved matters approval 2018/19. Discharge of conditions and commencement 2019/20. Completions 2020/21.	Development to provide a village green adjoining the existing village hall.
15/0098 7/OUT	Land to North of Break of Day and Newlands Beaumont Road Great Oakley Essex CO12 5BD	619162 (E) 227060 (N)	0.94ha	17 dwellings as per the outline consent.	Outline planning permission granted in December 2016.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No viability issues raised during the application process.	✓	✓	2020/21. Assumptions: Reserved matters approval 2018/19. Discharge of conditions and commencement 2019/20. Completions 2020/21.	Site adjoins the land proposed for 51 homes and community facilities.
16/0113 7/FUL	Site to West of Edwards Drive Clacton Road Thorington Essex	609056 (E) 220261 (N)	1.17ha	16 bungalows as per the full consent.	Development under construction.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Site controlled by Scott Properties.	No viability issues raised during the application process.	✓	✓	Development expected to be completed in 2018/19.	Developer keen to deliver these bungalows as there is strong demand in the area.
16/0087 1/DETA IL	Land rear of White Hart Inn Harwich Road Wix Manningtree Essex CO11 2SA	616862 (E) 228494 (N)	0.46ha	10 dwellings as per the detailed consent.	Outline planning permission granted in July 2013.  Reserved matters approved in November 2011.  Conditions in the process of being discharged.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	✓	✓	Assumptions: Discharge of conditions and commencement 2018/19. Completions in 2019/20.	Development expected to complete in early part of the plan period.
17/0009 0/FUL	Land adjacent Morton House Station Road Thorington Essex CO7 8JA	609103 (E) 220739 (N)	0.97ha	10 bungalows as per the full consent.	Full planning permission granted, on appeal, in September 2017.  Conditions yet to be discharged.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Site controlled by Scott Properties.	No issues raised during application or appeal process.	✓	✓	Assumptions: Discharge of conditions and commencement in 2018/19 and development in 2019/20.	Developer keen to deliver these bungalows as there is strong demand in the area. Development likely to follow on from the Edwards Drive scheme.

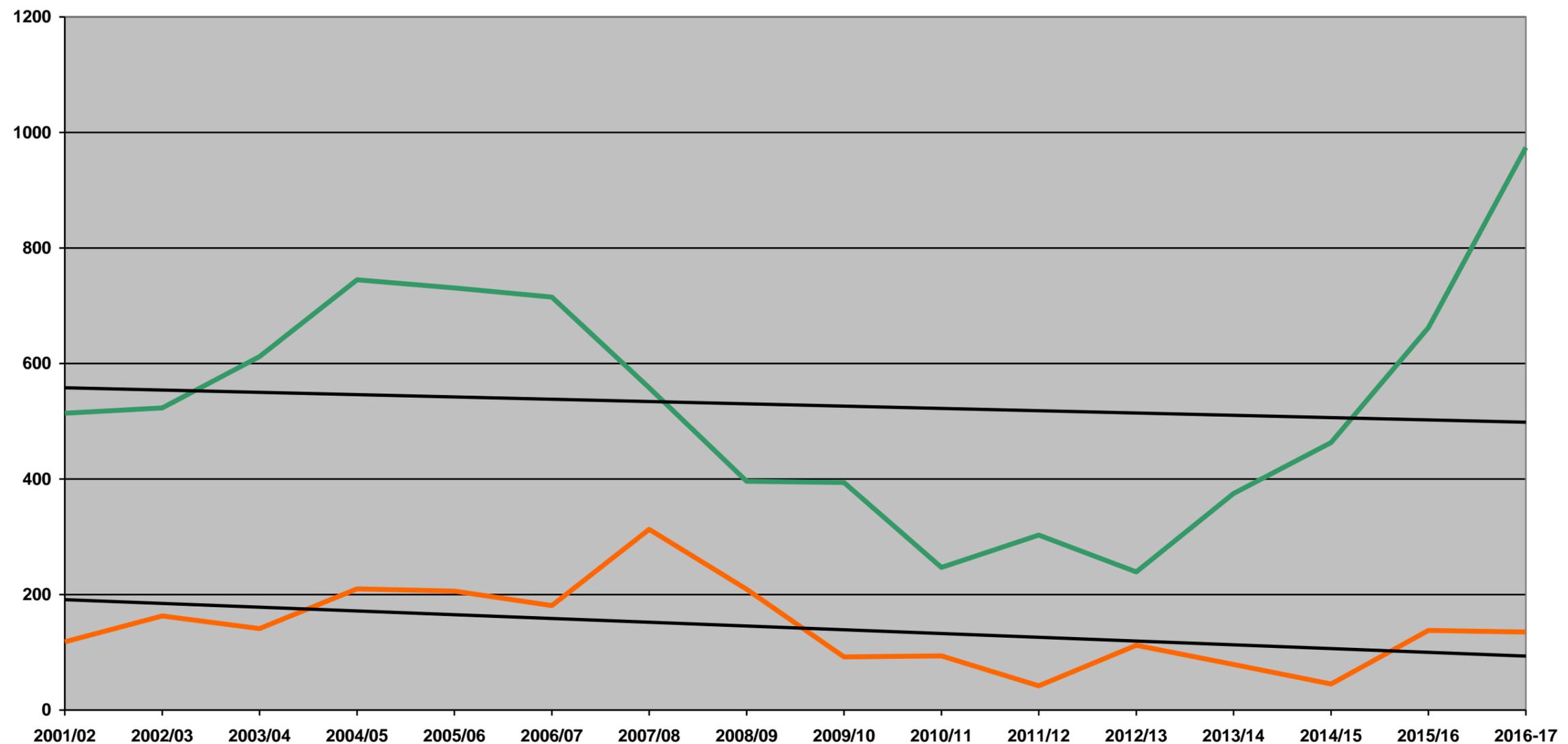
## Appendix 2: Assessment of Small Sites and Windfalls

The National Planning Policy Framework, in paragraph 48 states that Local Plans can include an allowance for 'windfall sites' in the ongoing five-year supply of housing land if there is compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Because only sites with a net dwelling capacity of 10 or more units are specifically assessed in the SHLAA and thereafter considered as potential housing allocations in the Local Plan, it is highly likely that other smaller sites with the potential for 9 or fewer dwellings will also contribute toward the overall housing stock increase for the district. Historically small windfall sites have been an important source of supply and they are expected to continue to contribute towards housing supply in the future.

On 31<sup>st</sup> March 2017 a number of sites in the district had planning permission for residential development comprising 9 or fewer dwellings and involving a net increase in units which, in total, had the potential to deliver 974 homes. This follows a steep increase in the number of planning permissions granted between 2012 and 2017 following the publication of the National Planning Policy Framework and the Council's application of the 'presumption in favour of sustainable development' through a period of time when it was unable to identify a 5-year supply of deliverable housing sites. Planning permissions for housing on small sites have continued to be granted in the financial year 2017/18 and the updated figure still stands at just over 1,000 dwellings with 243 dwellings having been completed in that period.

Without assessing the suitability, availability and achievability of every one of these small sites, which would not have been practical within the resources available, it would not be appropriate to simply assume that 974 dwellings will be actually be built. In reality sites often gain planning permission for residential development and these can remain unimplemented for many years. It is therefore better to formulate an estimate of how many dwellings are likely to be built on small sites looking at the trends in both the supply of small housing sites and their delivery. The following graph shows, for the period between 1<sup>st</sup> April 2001 and 31<sup>st</sup> March 2017, both the outstanding potential for housing development (as measured in any one year) and the actual number of dwelling completions on small sites per year. The graph has not been updated with 2018/19 data, for the reasons explained overleaf.

**Small sites (9 or fewer next dwellings) with outstanding residential permission vs dwelling completions on small sites 2001 to 2017**



This graph shows for each year between 2001 and 2017 the number of dwelling completions on small sites and the potential number of dwellings that could be delivered on small sites with outstanding residential planning permissions. The black lines indicate that the trend for each of these measures which over the 14 year period have both been gently downward. This reflects both the impact of the downturn in the economy between 2008 and 2012 and the inevitable 'drying up' of available small sites. The graph also shows that both planning permissions and completions have been increasing as the economy grows stronger and the publication of the NPPF has required more permissions to be granted. Taking the trend over the full 14 years, on average, the level of dwelling capacity has fallen at a rate of approximately 30 dwellings per year and the ratio of outstanding dwelling potential to actual dwelling completions has been around 1 to 4. The table below provides an indication of how many dwellings might be completed on small sites if these trends were projected over the coming years, but with supply in the first five years declining by 100 a year to reflect the very rapid increase in planning permissions granted, in particular during 2016/17. This reflects an expected rapid fall in the grant of permissions as the Council reaches a 5-year supply and the presumption in favour of development is no longer engaged. From 2022 onwards, the standard reduction of 30 a year applies, reflecting a more stable position.

**Projected dwelling completions on small sites (with a capacity of 9 or fewer dwellings) 2017-2033**

Year	2017/18 (last reporting year)	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
<b>Projected dwelling potential of small sites (reducing by 100 a year in years 1 to 5 and by 30 a year thereafter)</b>	814	714	614	514	414	378	348	318	288	258	228	198	168	138	108	78
<b>Projected dwelling completions on small sites (one quarter of the figure above).</b>	204	179	154	129	104	94	87	80	72	65	57	50	42	35	27	20
<b>Cumulative dwelling completions on small sites (1<sup>st</sup> April 2017 base date as set out in 2017 SHLAA)</b>	204 (actual outturn 243)	383	537	666	770	864	951	1031	1103	1168	1225	1275	1317	1352	1379	1399
<b>Updated cumulative dwelling completions on small sites (1<sup>st</sup> April 2018 base date)</b>	-	179	333	462	566	<u>660</u>	747	827	899	964	1021	1071	1113	1148	1175	1195

This projection was included in the 2017 version of the SHLAA and the 1,399 homes predicted for the period 2017-33 is reflected in the publication draft of the Local Plan in Policy LP1. For the year 2017/18, the prediction was for 204 completions on small sites, however the actual outturn for 2017/18 is 243 (net). This suggests that the projection produced in 2017 was fairly conservative and robust. To maintain a conservative approach, the Council has not sought re-calibrate the projection to reflect the fact that more planning permissions have been granted on smaller sites and a supply of just over 1,000 homes still applies at 1<sup>st</sup> April 2018. Instead, the projected figures, per annum, set out above for years 2018 through to 2033 are simply carried forward, unadjusted, into the overall trajectory.

For the 15 year period 2018 to 2033, the cumulative figure for small site dwelling completions comes out at 1,195 which could be reflected in any roll-forward of Policy LP1 in the new Local Plan.

For the 5 year period 2016 to 2033, the cumulative figure is 660 dwellings which can now be included within the calculation of five-year housing supply.

Both the 15-year and 5-year figures are considered to be conservative and robust, particularly given that more than 900 dwellings can still be identified on small sites with extant planning permission at 1<sup>st</sup> April 2018.

## Appendix 3: Assessment of Local Plan Allocations

### Assessment of Clacton Local Plan housing allocations

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
SAMU3	'Oakwood Park' Land to The South of Holland Road Little Clacton Essex	618548 (E) 218698 (N)	53.80ha	918 dwellings as indicated by the promotor of the development in their latest concept plan and delivery statement.	Land allocated for a mixed-use development in the emerging Local Plan (Policy SAMU3) which includes housing, community facilities, a primary school and open space. The Local Plan currently indicates that the development will deliver 600 homes within the plan period to 2033 with a further 150 post 2033. .	The need to secure pedestrian connection to the established built up area. Existing footpath runs through the centre of the site, but pedestrian access via the adjoining development of up to 250 homes in Thorpe Road will also be secured.	Site unaffected by any ecological or landscape designations. Site outside of the floodzone.	Development would be of a scale that would require infrastructure to be delivered on site. The Local Plan requires a primary school, early years and childcare facility and health facilities. No irresolvable transport or utilities problems.	Site being promoted by a single developer (Scott Properties) with an option on the land. They are working with the owners of land in Thorpe Road to ensure that adequate access arrangements are secured and it is understood that an agreement has been reached.	Viability likely to be determined by prevailing housing market conditions. Property prices in the Clacton area are generally lower than elsewhere in Tendring (excluding Harwich) and this will impact upon viability. Costs involved in delivering new facilities – particularly the school, however development would be of a scale capable of absorbing this cost.	✓	X	2020 onwards  Assumptions: Outline approval in 2018/19. Reserved matters approval 2019/20. Discharge of conditions and commencement in 2020/21 once road connection is made via adjoining development in Thorpe Road. Completions from 2021/22.  Development of bungalows to take place (35 per annum) whilst family housing on the Thorpe Road site are completed. From 2026/27 and additional two outlets to the development will enable 75 completions per annum, potentially more.	The developer is in the process of preparing an outline planning application having undertaken many of the necessary studies. Proposal not the subject of many substantive objectives following consultation on the Local Plan.  The developer has indicated that the whole of the 918 dwellings can be delivered within the Local Plan period with three development outlets. The SHLAA trajectory takes a more conservative estimate of approximately 670 in the plan period.  Developer advises 417 bungalows to be delivered between 2020 and 2031 at a rate of between 35 and 40 per annum. 501 family homes to be delivered between 2024 and 2031, a rate of just over 70 a year across two development outlets.  SHLAA trajectory assumes 35 bungalows a year 2021-2026 with development rates stepping up to 75 a year from 2026 as the Thorpe Road development is completed and an additional two outlets into the Oakwood Park scheme are created for family housing.
SAMU2	'Hartley Gardens' Land between St. John's Road and Little Clacton Road Clacton on Sea Essex	616298 (E) 217060 (N)	68.00ha	1,700 dwellings as indicated in the emerging Local Plan.	Land allocated for a mixed-use development in the emerging Local Plan (Policy SAMU2) which includes housing, community facilities, primary school, open space and employment. The Local Plan currently indicates that the development will deliver 600 homes within the plan period to 2033 with a further 1,100 post 2033.	The proposed site will require a relief road on its northern boundary. This will be critical in the delivery of this large scale site. Currently there are overhead power lines running across the site. These will need to be grounded prior to development commencing.	Site unaffected by any ecological or landscape designations. Site outside of the floodzone. Two areas of copse woodland will need to be protected and incorporated into the scheme.	The development requires a link road between the A133 and B1027. Engagement with Anglian Water is required to address capacity issues within the waste water treatment works. Financial contributions will also be required for health care and education on or off site.	Land in multiple ownership but development being promoted by a consortium of owners, led by land and planning agents Stanfords. All individual landowners understood to be supportive of the consortium approach. Consortium seeking development partner to bring scheme forward.	Costs involved in the implementation of a new relief road will need to be addressed. However, it is understood that the developer deems the site viable and this is supported by the Council's evidence. Costs in regard to sewerage treatment works expansion will need to be considered and incorporated.	✓	X	2023 onwards  Assumptions: Outline approval in 2019/20 following adoption of the Local Plan. Reserved matters approval 2020/21. Discharge of conditions 2022/22. Commencement 2022/23 with first completions in 2023/24.	Planning agent has indicated that all 1,700 homes are potentially deliverable within the plan period to 2033, but the Council has taken a conservative estimate for the purposes of the SHLAA trajectory. This assumes that three access points to the development will be opened up via the relief road at different stages of the development. This allows for 30 completions a year between 2023 and 2026 from one outlet, 60 a year between 2026 and 2029 via two outlets and 90 a year via three outlets from 2029. This would deliver 630 of the 1,700 homes up to 2033 with a further 1,070 post 2033 or earlier if market conditions prove stronger than anticipated. The timing of the relief road will have a major bearing on overall delivery rates but it is intended that this be delivered early in the development to enable all outlets to be opened and to satisfy each of the principle landowners within the consortium.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
SAMU4	'Rouses Farm' Land adjacent and to The rear of 755 and 757 St Johns Road Clacton On Sea Essex CO16 8BJ	614803 (E) 215534 (N)	42.19ha	950 as per the submitted outline planning application.	Land allocated for a mixed-use development in the emerging Local Plan (Policy SAMU4) and the subject of an outline planning application 17/01229/OUT. The development is proposed to include a new Neighbourhood Centre comprising a local healthcare facility of up to 1500sqm NIA and up to 700sqm GFA for use classes A1 (shops), A3 (food and drink) and/or D1 (community centre); a 2.1ha site for a new primary school; and associated roads, open space, drainage, landscaping and other associated infrastructure.  The application is expected to be determined in Spring 2018.	No irresolvable issues.	No irresolvable issues.	No irresolvable issues.	Controlled by Persimmon Homes.	Viability being independently tested as part of the planning application and adjustments to the s106 planning obligations might be made to address any viability issues.	✓	✓	2020 onwards  Assumptions: Outline approval in early 2018/19 with reserved matters approval to follow shortly afterwards. Discharge of conditions and commencement on site 2019/20. First completions from 2020/21. .	The outline planning application is expected to receive Council approval in Spring 2018 allowing the developers to proceed quickly to reserved matters applications. The trajectory assumes 30 completions per annum in the period 2020 to 2025 as the first phase of development takes place at the northern end of the site. Completions are expected to increase to 60 per annum from 2025 as a second outlet at the southern end of the site from Jaywick Lane is opened. For the plan period to 2033, the SHLAA trajectory assumes 630 of the 950 dwellings will be completed. This is considered to be conservative estimate and the developers have suggested that a higher rate of completion should be achievable.
MSA6	Land off Waterworks Drive, Clacton-on-Sea, Essex CO16 8AW.	615773 (E) 216219 (N)	2.19ha	90 dwellings based on pre-application discussions with site owners. Density would equate to around 40 dwellings per hectare.	This site is allocated in the emerging Local Plan. It is also allocated for housing in the adopted Local Plan.	Demolition and remediation will need to be carried out on site.	Site adjoins a Local Wildlife Site and ancient woodland.	No significant issues.	Water company continues to occupy and utilise the site.	Costs of removing existing buildings and infrastructure from site and cost of creating a suitable access. Previous viability studies have suggested that viability could be marginal. General housing market issues	✓	X	2023-2026  Assumes that there will some years in the short term whilst operations are relocated to an alternative site.	Site suitable for residential development but timing dependent on the relocation of the current operation. Development most likely in the middle part of the plan period.
MSA5	Land adjacent to Railway Station and Sadd's and St. John's Yard, Skelmersdale Road. Clacton-on-Sea	617733 (E) 215373 (N)	1.7ha	60 dwellings as part of a mixed use scheme which is likely to include commercial units at ground floor and improvements to facilities at the neighbouring railway station.	This site is allocated in the emerging Local Plan. The site was identified as an opportunity for development in the Clacton Town Centre Area Action Plan (AAP) associated with the wider regeneration of the area around the station.	No irresolvable issues but suitable access would need to be obtained from Skelmersdale Road. Possible contamination from former uses.	No irresolvable issues.	No irresolvable issues.	Any development must form part of a wider comprehensive scheme, as required by the Local Plan. This will require cooperation with adjoining landowners including Network Rail. Site continues to operate viably in its existing business use and as a car park for the railway station.	Costs of removing existing buildings and infrastructure from site. General housing market issues.	✓	X	There has been limited contact with the site owners or Network Rail about the development of this area and whilst identified as a development opportunity in the Clacton AAP, there is limited evidence to support the realistic deliverability of the scheme within the plan period. The site continues to operate in its current range of uses.	Serious questions over whether a mixed-use development on this site is likely to deliver 60 dwellings within the plan period to 2033. The SHLAA trajectory therefore assumes that the development will not take place. Consideration should be given to de-allocating the site from the Local Plan or at least placing no reliance on the allocation to meet objectively assessed housing needs.
MSA4	Land at 522-524 St. John's Road, Clacton-on-Sea, Essex CO16 8DY.	615303 (E) 216180 (N)	1.23ha	43 dwellings as indicated in the emerging Local Plan and the adopted Local Plan. However a current planning application (17/01964/OUT) proposes just 12 dwellings (11 net) on the curtilage of one of the two properties (No. 522).	This site is allocated for housing in both the adopted and the emerging Local Plan  Application on part of the site for 12 dwellings (11 net) in the process of being determined and is likely to be approved in Spring 2018.	Access dependent on either demolition of existing properties or access via a ransom strip on the adjoining development.	No irresolvable issues.	No irresolvable issues.	If a point of access onto St. John's Road is required – this might require the acquisition and demolition of existing adjoining properties to create a suitable access point (As is proposed in the current application).	Cost of creating a suitable access onto St. John's Road might affect viability. No viability issues raised in relation to current application proposal.	✓	✓	2020/21.  Assumptions: Outline application for 12 units to be determined Spring 2018 followed shortly by reserved matters. Completion of development in 2020/21. Assumes no further development will take place on No 524 St. John's Rd.	The current application for 12 units (11 net) on the curtilage of just one of the two properties in question suggests that there has been no agreement between the two owners and a comprehensive scheme across both parcels of land is unlikely. Consideration should be given to removing No. 524 St. John's Road from the allocation in the Local Plan and reducing the potential for the site from 43 units to 11.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
MSA3	Orchard Works, r/o London Road, Clacton-on-Sea, Essex CO15 3SY.	617236 (E) 216282 (N)	0.38ha	14 based on the current planning application.	Application for 14 dwellings (17/01328/FUL) currently under consideration and expected to be determined in Spring 2018.	No irresolvable issues.	At application stage, issues concerning drainage remain outstanding and are being addressed by the developer.	No irresolvable issues.	No irresolvable issues. Site has been cleared in anticipation of development.	Cost of removing commercial buildings.	✓	✓	2020/21  Assumes planning permission can be granted in 2018/19. Discharge of conditions and commencement in 2019/20 with development taking place in 2020/21.	This development site has been promoted through successive Local Plans. The proposed development remains a sustainable choice. At the time of writing, an application has been submitted to the Council for consideration. The Local Plan currently indicates that this site will deliver 20 units. Consideration should be given to revising the figure in the Local Plan to reflect the 14 units in the planning application.
MSA2	109 Oxford Road, Clacton-on-Sea, Essex CO15 3TJ.	617834 (E) 216068 (N)	0.68 ha	12 dwellings as per a previous planning permission which has since lapsed.	Land subject of a previous planning permission which has been allowed to lapse. The previous consent proposed new industrial buildings as well as housing on the site but the existing operation has continued in its current form.	No irresolvable issues if access is achieved from Cotswold Road. Possible contamination from former uses.	No irresolvable issues.	No irresolvable issues.	Part of site continues to operate as a dance studio and the other part is a commercial premises that is still in operation.	Costs of removing existing buildings and infrastructure from site. General housing market issues.	✓	?	There has been no approach for planning permission since the lapse of the previous consent. With business use continuing at the adjoining site, there is no indication that a residential scheme will come forward.	In the absence of any further attempts to obtain planning permission, there is insufficient evidence to demonstrate that development on this site is deliverable within the plan period. The SHLAA trajectory assumes no completions and consideration should be given to deallocating the site from the Local Plan.

#### Assessment of Harwich Local Plan housing allocations

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
SAH2	Land West of Low Road Dovercourt Essex CO12 3TR	623253 (E) 230175 (N)	14.12	300 as indicated in the emerging Local Plan and as proposed in current planning application 17/012168/OUT.	This site is allocated in the emerging Local Plan and is the subject of an outline planning application 17/012168/OUT that is expected to be determined in Spring 2018. Application has been considered and recommended for approval by planning officers.	No irresolvable issues.	No irresolvable issues. At the time of writing, the Council was awaiting confirmation from Essex County Council that the drainage strategy for the development was acceptable.	No irresolvable issues. At the time of writing, the Council was awaiting confirmation from Essex County Council of any off-site highway improvements required as a result of the development.	Land controlled by developer North East Essex Builders.	Dependent on prevailing housing market conditions.	✓	✓	2020-2028  Assumes the grant of outline planning permission in Spring 2018 and reserved matters approval to follow in 2018/19. Discharge of conditions in 2019/20 and commencement in 2020/21 with the first completions in the second half of 2020/21.	Outline planning permission expected to be granted in Spring 2018. Developer has advised the Council of a four year build programme which would mean an average of 75 completions per annum. A more conservative estimate of 40 completions per annum and an 8 year build programme has been used in the SHLAA trajectory to reflect the weaker housing market in the Harwich area than compared to other parts of Tendring. However, it is possible that higher rates, as suggested by the developer, can be achieved.
SAH1	Land at Greenfield Farm Main Road Harwich Essex CO12 4LT	623345 (E) 230929 (N)	7.3 ha	164 as indicated in the emerging Local Plan. Part of site is the subject of current planning application for 49 dwellings.	This site is allocated in the emerging Local Plan for 164 dwellings but is partly the subject of a current application 17/01908/OUT for 49 dwellings which is in the process of being determined. The comments of Essex County Council as the Highway Authority indicate that 49 is the maximum number of homes that could be accessed via Main Road.	Limit to how many dwellings can be accessed via Main Road. Brings into question the deliverability of the wider site without alternative access point.	No irresolvable or overriding issues subject to achieving suitable landscaping and ecological mitigation.	No irresolvable issues subject to making necessary contributions to education and health through s106 or CIL.	Part of site actively promoted by the landowner through current application. Landowner intentions for the remaining land uncertain.	Dependent on ability to gain access to the site and prevailing housing market conditions.	✓	✓	2020-2023  Assumes the grant of outline planning permission in Spring 2018 and reserved matters approval to follow in 2018/19. Discharge of conditions and commencement in 2019/20 with the first completions in 2020/21.	The current planning application indicates that no more than 49 homes can be delivered via Main Road and that if the full 164 dwellings indicated in the Local Plan is to be achieved, alternative access points either via the adjoining Harwich Valley development or direct from the A120 would be required. Neither options are considered likely within the plan period and consideration should be given to reducing the scale of this allocation in the Local Plan to reflect the proposal in the current application.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
MSA8	Land adjoining Harwich & Parkeston Football Club Main Road Harwich Essex CO12 4AA	625083 (E) 231332 (N)	1.9	89 as indicated in the emerging Local Plan assuming a comprehensive development across the football club site and adjoining Council owned land.	Part of the site including the car park and former isolation hospital site allocated for residential development in the adopted Local Plan. Whole site allocated for residential development in the emerging Local Plan on the condition of it complying with open space policies and relocating the football club. However, it is now understood that the football club is no longer actively seeking to relocate.	No irresolvable issues as long as football club is relocated.	Old Vicarage Farmhouse Grade II south of site; Towel Hotel Grade II north east of site	No irresolvable issues.	The Council has been marketing the car park and isolation hospital site for development. The football club, until recently has been seeking to relocate.	Cost of demolition and land preparation and dependent on prevailing housing market conditions.	✓	✓	2023-2025 On the basis that it is only the land adjoining the football club that will be developed, the trajectory assumes development in the middle part of the plan period following marketing and sale of the land.	The Football Club is no longer actively seeking relocation therefore the likelihood of a comprehensive development across the site is low. The Council owned land adjoining the football club is however still available and has been marketed in the past for a potential development of 48 units. Consideration should be given to omitting the football club site from the allocation and reducing it 48 dwellings on the Council owned land only.
MSA7	Mayflower County Primary School Main Road Harwich Essex CO12 4AJ	624936 (E) 231411 (N)	0.4 ha	15 as indicated in the emerging Local Plan. This represents a gross density of 37 dwellings per hectare.	This site is allocated for residential development in both adopted and the emerging Local Plan. It was included in the adopted Local Plan at the request of Essex County Council and has been carried forward into the emerging plan.	No irresolvable issues as long as staff car park is relocated.	No irresolvable issues.	No irresolvable issues.	Public ownership.	Dependent on prevailing housing market conditions.	✓	✓	Land has been allocated in the Local Plan for more than a decade with no approach the County Council to develop it. There is limited evidence to suggest that the site will deliver 15 homes in the plan period to 2033.	Urban site suitable for development and deliverable within the plan period subject to the operational requirements of the school being maintained. However, there is limited evidence to suggest that the County Council is seeking to bring a development forward. Consideration should be given to deallocating the site from the Local Plan and considering it as a potential windfall site if or when an application comes forward.

### Assessment of Frinton and Walton Local Plan housing allocations

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
MSA12	Land at the Farm, Kirby Road	624896 (E) 221821 (N)	2.1 ha	47 dwellings as indicated in the emerging Local Plan which is a gross density of 22 dwellings per hectare.	This site is allocated for residential development in the emerging Local Plan.	Most appropriate point of access is likely to be from adjoining Martello Site (Hamford Park development). Southern part of site within flood zone.	Historic Farm building within the centre of the site that should be retained and enhanced in any wider development of the site.	No irresolvable issues subject to making necessary contributions to education and health through s106 or CIL.	Possible ransom strip from Warde Chase. But site is within the same ownership as adjoining Martello site, so access could come from this site. Land understood to be controlled by the original owners of the Martello site.	Development not likely to take place ahead of the adjoining Martello development and may need to secure access from that development.	✓	?	2025-2027 Assumes completion of Hamford Park development before development takes place in the middle part of the plan period.	Site has potential for residential development in the latter part of the plan period. This site is only likely to come forward after the completion of the Taylor Wimpey development on the adjoining Martello site (Hamford Park).
MSA11	Station Yard and Former Avon Works, off Station Road, Walton-on-the-Naze, Essex CO14 8DA.	625102 (E) 221452 (N)	0.72 ha	40 dwellings as indicated in the emerging Local Plan. The density would be 60 dwellings per hectare – reflecting the site's accessible location next to the railway station and close to the town centre.	This site is allocated in the emerging Local Plan and was recommended as an 'opportunity site' for development in the Walton Regeneration Framework. Part of the site (the Station Car Park) already allocation for residential development in the adopted Local Plan.	Need to maintain operational access to the railway line for Network Rail. Part of the site is also industrial. Possible relocation of Sea Scouts too.	No irresolvable issues. Part of site falls within Walton Conservation Area.	No irresolvable issues.	Multiple Ownerships (including the Council). Part of site currently used by sea scouts and railway station car park.	Costs associated with redeveloping industrial site and dependent on prevailing housing market conditions.	✓	?	2023-2025 Assumes no resolution of various ownership issues in the early part of the plan period with development work likely to proceed at some point in years 6-10.	Site partly allocated in 2007 Local Plan and continues to be promoted by the Council and the owner of the adjoining industrial estate for residential or mixed use development.
MSA10	Southcliffe Trailer Park, Woodberry Way, Walton-on-the-Naze, Essex CO14 8PE.	625034 (E) 221129 (N)	0.8 ha	15 dwellings as indicated in emerging Local Plan. This represents a gross density of 19 dwellings per hectare and reflects the site's location close to the cliff.	This site is allocated for residential development in both the adopted and emerging Local Plan. Site was included in the adopted Local Plan at the request of the owners who were concerned about the long-term sustainability of the existing trailer park, and having been assessed as part of an earlier urban capacity study.	Important to ensure gap from the cliff. There is also a trailer park on site which would need to be removed or relocated.	No irresolvable issues. Within the Frinton Conservation Area.	No irresolvable issues.	Site still operating as a holiday park.	Residential use value would need to exceed value of existing use for residential scheme to be viable. Understood that site is unable to occupy the latest range of larger static caravans which may impact upon the continued operation of the site in the future.	✓	X	There is no evidence to indicate that the owners of the Trailer Park intend to redevelop during the plan period. The site has been allocated for more than a decade with no planning applications coming forward.	In the absence of any firm evidence to suggest a reasonable likelihood of this site being redeveloped for housing, consideration should be given to deallocating it from the Local Plan. The SHLAA trajectory indicates no housing within the plan period to 2033.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
MSA9	Former Town Hall Site, Public Conveniences ad depot, Mill Lane	625325 (E) 221791 (N)	0.14	15 dwellings as had been indicated in the Walton Regeneration Framework. Represents a high density of development that reflects the site's sustainable location close to the town centre.	This site is allocated in the emerging Local Plan as well as identified as an opportunity site in the Walton Regeneration Framework	Site lies within Flood Zone. Building works have begun on site.	Southern half of site lies within Walton Conservation Area.	No irresolvable issues.	Likely to be in multiple ownerships. Most of site is vacant but part of site remains occupied by public toilets, servicing for local shops and lock ups.	Costs associated with preparing site for development and dependent on prevailing housing market conditions.	✓	✓	Deliverability of site uncertain with limited activity since its identification in the Walton Regeneration Framework.	Land provides sustainable location for residential development close to the town centre. However, there has been no interest in bringing the development forward since it was identified in the Walton Regeneration Framework and consideration could be given to deallocating the site from the Local Plan and allowing it to come forward as a windfall site as or when any application is forthcoming.

### Assessment of Manningtree/Lawford/Mistley Local Plan housing allocations

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
SAMU1	EDME Maltings High Street Mistley Essex CO11 1HG	611858 (E) 231740 (N)	2.24	150 based on representations from the owners looking to relocate and redevelop.	Part of the site (Thorn Quay Warehouse) has planning permission (12/00427/FUL) including 45 dwellings. However, whole site included in the emerging Local Plan as a mixed use allocation for 150 homes, 0.13ha of employment and leisure uses.	Existing business operations would need to relocate and many historic building would need to be retained.	Listed buildings within the site and site falls within the conservation area. Land adjoins the Stour Estuary which is an internationally important wildlife designation.	No irresolvable issues subject to making necessary contributions to education and health through s106 or CIL.	Site controlled by Anglia Maltings (Holdings) Ltd who are keen to relocate the business to more modern premises within Tendring.	Careful consideration is needed in regard to the cost of conversion and/or alterations to listed buildings on site.	✓	X	Whilst the concept of a mixed use development at EDME is supported by the Council through the Local Plan, its timing is very much dependent on the successful relocation of the business to alternative premises in Tendring.	The redevelopment of EDME Maltings is dependent on its relocation to alternative premises. No timescales for this can be given at the present time and there is limited evidence to demonstrate that 150 dwellings will be delivered on the site within the plan period. Consideration should be given to retaining the site as a mixed-use allocation in the Local Plan but placing no reliance, within the housing trajectory, upon 150 dwellings being delivered within the plan period.

### Assessment of Brightlingsea Local Plan housing allocations

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

### Assessment of Colchester Fringe Local Plan housing allocations

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
SP7	Tendring Colchester Borders Garden Community	603976 (E) 225113 (N)	Around 400 ha	7,000-9,000 homes as indicated in the emerging Local Plan on an area that crosses the Tendring/Colchester administrative boundary.	Broad location for new Garden Community identified in Colchester and Tendring's emerging Local Plan. Proposal to be the subject of a specific Development Plan Document which will provide more detailed parameters and requirements for the development. The DPD has been the subject of initial issues and options consultation, with preferred options stage expected in 2019.	Various constraints within and adjoining the indicative search area, including Salary Brook and areas of woodland.	Proximity to protected: Colne Estuary; SSSI; coastal protection belt issues.	Development requires significant infrastructure investment including new schools, health facilities, sewerage facilities and a relief road between the A120 to the A133.	Multiple ownership but two main landowners with a developer (Mersea Homes) with an active interest. The Councils will also take an active role in control of the land in line with Garden City principles.	Viability to be tested at various stages of the process. Funding for development to come from a variety of sources to ensure a sustainable package of growth supported by all the necessary infrastructure. Landowners understand that this is a long-term project with longer-term returns.	✓	?	Expected to deliver around 2,500 homes in the period to 2033 of which 1,250 (50%) would be attributed towards meeting Tendring's housing requirement, with the other 1,250 counting towards Colchester's requirement.	The Tendring Colchester Borders Garden Community is not expected to yield any dwelling completions in years 1-5 because it requires further planning through the preparation of a Development Plan Document and has infrastructure requirements that are likely to delay delivery until the middle and latter part of the plan period. The assumptions in the SHLAA trajectory have been explored as part of the Local Plan examination with the Inspector's conclusions expected in May 2018.

## Assessment of Little Clacton Local Plan housing allocations

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
MSA14	Land north-east of the Montana Roundabout and site of Former Piggeries, rear of Lindisfarne, 59 London Road, Little Clacton, Essex CO16 9RB.	616686 (E) 218210 (N)	1.42 ha	35 as indicated in the emerging Local Plan.	This site is allocated for residential development in the emerging Local Plan. Part of the land is also subject of current planning application for 32 bungalows (17/00790/FUL) which is in the process of being determined. The Council is however seeking a reduction in numbers within this scheme to achieve a more appropriate density and layout.	Access could be via either London Road or Stonehall Drive, which may require improvements and widening.	No overriding or irresolvable issues.	No irresolvable issues subject to suitable s106 agreement being put in place.	Site comprises two areas in different ownership. The current planning application only includes one landowner's site.	Dependent upon prevailing housing market conditions.	✓	✓	On the assumption that revisions to the current planning application can be achieved and a lower density is secured, more in line with the indicative 35 in the Local Plan, full planning consent in 2018/19 could reasonable lead to first completions in 2021/22 and a two year build period.	Development subject of some objections to the Local Plan. If current application is revised appropriately and approved in 2018/19, some development is likely to come forward in years 1-5.

## Assessment of Weeley Local Plan housing allocations

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
SAMU5	'Barleyfields' Land to rear of Council Offices, Thorpe Road, Weeley, Essex CO16 9JJ (Barley Fields Phase 2)	614917 (E) 222369 (N)	18.1 ha	280 dwellings as indicated in the emerging Local Plan.	This site is allocated in the emerging Local Plan and is the subject of a current planning application 17/02162/OUT for 280 dwellings, 1ha of offices, a primary school, open space and a footbridge over the railway line to the south.	No irresolvable issues. A footbridge over the railway line to the south is proposed and the Council is seeking amendments to ensure it is accessible by people with mobility impairments.	No irresolvable issues. ECC Archaeologist has requested archaeological evaluation by condition. Ecological assessment identifies mitigation measures. Landscape and visual impacts to be mitigated through landscaping.	No irresolvable issues. Land is identified for a new primary school and early years facility and ECC has requesting the transfer of this land with a financial contribution. NHS has requested a financial contribution towards primary healthcare provision. The Council is awaiting confirmation from ECC of any off-site highway improvements that might be required. Access to the site already available via recent development.	No irresolvable issues. Site controlled by Rose Builders who constructed the 20 homes at the entrance to the site.	No issues raised to date as part of the application process.	✓	✓	2021-2028  Assumptions: Outline consent in 2018/19 and reserved matters approval in 2019/20. Discharge of conditions and commencement in 2020/21 with first completions in 2021/22. Estimated rate of 40 dwelling completions per annum.	This proposal is the subject of a fair number of objections both to the allocation in the local plan and to the planning application. All issues raised in objections are being resolved. The only outstanding matters at the time of writing were the specification of the railway footbridge and any necessary off-site highway works required to mitigate the impact of the development. Both issues are considered to be resolvable. Development from year 4 is considered realistic.
MSA1	Land at Weeley Council Offices Thorpe Road Weeley, Essex CO16 9AJ	614889 (E) 222434 (N)	0.8 ha	24 dwellings as indicated in the emerging Local Plan.	This site is allocated in the emerging Local Plan for residential development.	The Council still operates a number of services from this site. These will need to be relocated before any application can be implemented.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	The Council owns this site. Development cannot take place until offices have been relocated to Clacton.	Potential costs involved in relocation of Council services and demolition of buildings on site.	✓	X	2023/24. Potential for development in the middle part of the plan period. Current assumption that development might follow on from development on adjoining land but could be earlier.	Redevelopment or conversion of site can only take place once Council operations have been relocated. This is expected to take place in 2019/20.

## Appendix 4: Assessment of Alternative Sites

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

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
SDB1	112-118 Oxford Road, Clacton-on-Sea, Essex CO15 3TH.	617923 (E) 216074 (N)	1.2 ha	60 flats based on information provided as part of refused planning applications from 2013.	Site protected for employment use through policies in the Local Plan.  Previous planning applications for mixed commercial and residential (13/01309/OUT and 13/01310/OUT) refused by the Council and dismissed on appeal.	The site is surrounded by employment uses which may well conflict with residential on this site.	The site is located within a predominantly employment area of Clacton-on-Sea which is recommended for protection in the Employment Land Review. A proposed change to residential or mixed use would be out of character and to the detriment of the wider economic function.	No overriding or irresolvable issues	Landowner currently promoting the site	Development costs involved in removing existing use and any contamination. Alternative land use value affects viability on the site for residential or mixed use development. Residential use not compatible with the wider area which could have an impact on sales value.	X	X	Land best retained in employment use for the plan period.	Due to the location and nature of existing development and the need to protect employment land, a proposal for residential or mixed use development is considered to be unsuitable. For the purpose of the Local Plan.
SDB2	Land off Lotus Way, Jaywick, Essex CO15 2JE.	614632 (E) 212948 (N)	7.4 ha	On the basis that a high density scheme will be needed to ensure viability in light of high development costs and low sale values, an estimated 940 dwellings is considered to be deliverable.	Site included within the settlement development boundary of the emerging Local Plan but not specifically allocated for development. The land is however controlled by the Council who is exploring options for major residential-led development to assist in the regeneration of the area.	The land is within Flood Zone 3 and any development would need to pass the Environment Agency's sequential and exceptions tests. Development would need to be flood resilient.	Land within flood zone 3. Suitability of development dependent on sequential and exceptions tests being addressed. Site is located within Coastal Protection Belt and Strategic Green Gap	Longer term impacts on education and health services and sewerage system. The regeneration of Jaywick is a multi-agency project with scope to secure public funding.	The Council controls the land in question and is actively promoting development as a means of bringing about regeneration in the area.	Low property values combined with high development costs in order to ensure flood resilience effect viability, development being promoted as a means of generating improvements which are expected to have a positive effect on property values in the medium to long term.	?	✓	The likelihood is that development will take place gradually over the plan period. Estimated 30 net completions per annum 2021-2026 increasing to 60 a year as more outlets are secured from 2026.	Development likely to happen in phases throughout the course of the Local Plan period. The delivery of new housing designed to improve social conditions in the area whilst encouraging redevelopment of existing poor-quality accommodation. Intention is to reduce the number of properties in the existing stock of Brooklands and Grasslands in the long term.
SDB3	Former Putting Green Garden Road Jaywick Essex CO15 2RT	615376 (E) 213352 (N)	0.3 ha	10 dwellings as per the current planning application.	Site subject of current outline planning application 15/01745/OUT for up to 10 dwellings.	No overriding or irresolvable issues.	Flood zone and protected open space.	No irresolvable outstanding issues	Site understood to be privately owned and available for development.	Low property values combined with high build costs to achieve flood resilience effect the viability of development. However, councils plan to regenerate the area expected to improve property values into the future.	?	✓	If outline planning permission is granted in 2018/19, it could be followed by reserved matters approval 2019/20, discharge of conditions and commencement 2020/21 and completions in 2021/22.	Site subject of planning application yet to be determined. Delivery dependent on improving housing market conditions linked to regeneration projects in the area.
SDB4	Land north of Brook Park West (Potential Phase 2), A133, Clacton on Sea Essex	616490 (E) 217412 (N)	12 ha	150 dwellings. On the basis that 6.8 ha of the 15.9 ha Brook Park West development is proposed for 200 homes i.e. 43% of the site area at a density of around 30 dwellings per hectare. Applying this ratio and density to the remaining 12 ha site gives approximately 150 dwellings.	Land contained within the settlement development boundary in the emerging Local Plan, lies north of approved Brook Park West scheme and in the same ownership.	Development could only realistically be accessed via the development on Brook Park West otherwise a further roundabout onto the A133 would be required.	No overriding or irresolvable issues.	No significant issues subject to the completion of a satisfactory legal agreement to secure school places and health provision.	Land controlled by the same landowner/developer as the approved Brook Park West scheme.	Dependent on prevailing housing market conditions.	?	X	If there is to be a potential Phase 2 to Brook Park West, further residential development could take place from 2026/27 as Phase 1 is completed.	The landowner is not actively promoting a second phase of development through the Local Plan or through a planning application, but as the site is included within the settlement development boundary and is enveloped by the proposed Hartley Gardens scheme, a second phase of development is a real possibility if the Brook West scheme is a success. Consideration could be given to including this land in the wider Hartley Gardens allocation to ensure a comprehensive approach.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
SDB5	Foots Farm Thorpe Road Clacton-on-Sea Essex CO15 4QD	617830 (E) 218019 (N)	5.4 ha.	100 dwellings based on a gross density of 20 dwellings per hectare.	The site was allocated as an employment site in the 2007 Adopted Local Plan. In emerging Local Plan, the site is within the defined settlement development boundaries but not allocated for a specific use.	No irresolvable outstanding issues.	Subject to appropriate ecological mitigation and access. This site has potential to be suitable for residential development.	No significant issues subject to the completion of a satisfactory legal agreement.	The land was previously used for a horse riding centre. It is now understood that this has abated.	Dependent on prevailing housing market conditions.	?	✓	Any application would need to follow adoption of the new Local Plan. If the site were to gain outline permission in 2019/20, there could conceivably be development from 2022.	Subject to existing land use ceasing or being relocated this site has potential to deliver residential development in the plan period. There are local concerns about development in this location on ecological grounds which would need to be addressed as part of any development proposal. Land is being promoted for inclusion as an allocation in the Local Plan.
SDB6	Crossways Garden Centre, Thorpe Road	618011 (E) 218716 (N)	0.8 ha	20 dwellings at a density of 25 dwellings per hectare.	The site is inside the Settlement Development Boundary but not allocated in the submission draft Local Plan. The site is adjacent to Oakwood Park.	Site is currently in use as a garden centre.	Due to the existing use of the site, there is potential for contamination.	No irresolvable outstanding issues	It may be beneficial for the owner of this site to work in conjunction with the owner of the Oakwood Park site to create a coherent development.	Existing land use value higher than that of developed land which could impact upon residual land value and overall viability. Also dependent on prevailing housing market conditions.	?	X	Landowners current intentions unclear. Delivery of housing within the plan period possible, but no obvious reason to expect it.	Site has potential for residential development subject to confirming that business use will be unviable in the future. The site adjoins one of the Council's strategic housing allocations (that of Oakwood Park). Trajectory currently assumes no delivery within the plan period if business continues.
SDB7	'Oakwood Park (Potential Phase 3)' Land to The South of Holland Road Little Clacton Essex	619339 (E) 218631 (N)	11.6 ha	288 dwellings at a density of 25 dwellings per hectare.	The site is within the Settlement Development Boundary as shown in the emerging local Plan and lies immediately adjacent to the Oakwood Park (Phase 2) allocation. The site is not specifically allocated for development itself.	It is unclear how access to the site is to be provided. It may be that access will be reliant upon Phase 2 Oakwood Park or come by Holland Road	Sladbury's Old House Grade II south east of site; Cartlodge opposite and approximately 30 metres north west of Sladbury's Old House Grade II south east of site	In conjunction with the larger Phase 2 Oakwood Park site, Phase 3 would have no irresolvable infrastructure issues.	Land actively promoted by its owners and development company Gladman Homes.	Dependent upon prevailing housing market conditions and the success or otherwise of earlier phases of Oakwood Park.	✓	✓	With Phase 2 of Oakwood Park expected to continue into the next plan period beyond 2033, it is assumed that any Phase 3 will be more likely to take place in the next plan period.	Development acceptable as part of a wider comprehensive scheme but expected to be delivered as part of a latter part of the scheme. Potentially beyond the plan period of 2033.
SDB8	Navyard Wharf, Kings Quay Street The Quay Harwich Essex CO12 3JJ	626044 (E) 232808 (N)	4.38 ha	200 dwellings based on discussions with the port owners about the level of development likely to be economically viable	Identified as an opportunity for development in the Harwich Master Plan which was reflected in the adopted Local Plan of 2007. Currently shown in the emerging Local Plan with no specific designation.	The site is currently used as a port. There are flood risk issues to be considered. The site also lies adjacent a SSSI on the Dovercourt Foreshore.	Adjacent to Conservation Area; partly in Historic Town designation and numerous Listed Buildings within close proximity to the site.	No irresolvable issues subject to a satisfactory s106 agreement.	Owner continuing to use Navyard Wharf as a port to serve the offshore wind farm industry. Existing operation would need to relocate to Harwich International Port for this development to go ahead.	High development costs involved in site remediation, flood defence measures and demolitions. Density of development would need to be sufficient to ensure a scheme is viable.	?	X	It is assumed that it would take at least 5 years for the port to relocate to Harwich International and a further year for the land to be prepared for re-development. Dwelling completions no likely until at least 2023/24.	Development is envisaged through the Harwich masterplan. However, delivery is dependent upon a number of economic and physical factors. Relocation of the existing operation to Harwich International Port would be required to ensure no loss of employment in the Harwich area.
SDB9	Land By The Railway Line Ferndale Road Harwich Essex CO12 3BP	625973 (E) 232280 (N)	0.35 ha	13 dwellings based on the earlier lapsed planning permission.	Application 11/00301/FUL for 13 dwellings was approved but has subsequently been unimplemented and has lapsed.	Access via tight historic roads and the site area itself is irregular and options for layout are limited.	Site adjacent to conservation area with numerous Listed Buildings in close proximity. .	No overriding or irresolvable issues.	No irresolvable issues.	Need to achieve flood resilience within development and located in a part of Harwich with lower property values. The site is subject of a lapsed planning permission. This would indicate a potential viability issue.	✓	✓	If market conditions could improve to a level that makes a scheme viable, it could be delivered relatively quickly. However lapsed consent suggests development might be unlikely.	Land suitable for development as established through previous grant of planning permission. Delivery uncertain due to lapse of permission and prevailing housing market conditions.
SDB10	Land opposite Public Gardens, Barrack Lane, Harwich	625981 (E) 231754 (N)	0.4 ha	28 dwellings as indicated in the 2007 adopted Local Plan.	Designated in the 2007 Adopted Local Plan for mixed use development.	Site contains various community uses that would need to be incorporated into a new mixed-use development.	Conservation Area; protected Open Space. Numerous Listed Buildings within close proximity to the site.	No overriding or irresolvable issues.	Council owned site but there are numerous leaseholders and tenants involved in the running of existing community facilities.	Costs involved in achieving an appropriate mixed development that provides for community uses.	?	X	There are a range of complicated leasehold arrangements and a lack of public support for redevelopment. It is assumed that a scheme will not deliver within the plan period.	Development would need to incorporate or relocate community uses. This complexity would suggest deliverability only achievable in latter part of the plan period. Proposal was locally contentious when considered as part of the Local Plan.

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SDB11	Durite Works Valley Road Dovercourt Harwich Essex CO12 4RX	622772 (E) 230863 (N)	1.19 ha	32 dwellings based on a density of 27 dwellings per hectare.	Protected employment site	Vicarage Farmhouse Grade II east of site; Rockhaven Grade II south east of site.	Adjacent to Coastal Protection Belt and Local Green Gap	No irresolvable Issues subject to a satisfactory s106 agreement.	Site continues to operate viably in its existing business use.	Cost of clearing and remediating land combined with the existing land use value will impact upon viability of any proposal for redevelopment.	X	X	Site best retained in employment use for the plan period.	Land best retained in employment use unless a similar scheme to that at SATO is proposed, which secured a new factory for the business to remain on site.

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

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
URB1	Land Forming Part of Earls Hall Farm Earls Hall Drive Clacton On Sea Essex CO16 8BS	614282 (E) 216057 (N)	1.9 ha	34 dwellings as per the recently refused planning application.	Previous planning application (17/00826/OUT) refused in 2017 for being beyond settlement development boundaries.	Access through another site which has planning permission	None known	No significant issues subject to the completion of a satisfactory legal agreement.	Land promoted by the landowner.	Costs involved in demolition of property to achieve access. Delivery subject to prevailing housing market conditions.	?	X	To obtain planning permission, a new application would be required. If it were to gain outline permission following adoption of the Local Plan, it would most likely form a further phase of development beyond land north of 782 to 828 St. John's Road, from which access would be secured.	Development dependent on access via adjoining land. Development refused outline planning permission. Any development would follow development on land to the south. Trajectory would suggest development from around 2023/24. The land is subject to objections to the Local Plan.
URB2	Michaelstowe Farm Ramsey Road Ramsey Essex CO12 5EW	622155 (E) 230507 (N)	2.6 ha	65 dwellings based on a density of 25 dwellings per hectare.	Outside of the Settlement Development Boundary in emerging Local Plan having been included in the earlier preferred options draft. Part of the site gained planning permission for 14 dwellings on 0.74 ha.	Land forms part of the setting of Grade 1 Listed church.	St Michael's Grade 1 listed church to the north west. A planning application for development on land west of Mayes Lane was dismissed on appeal over concerns about this impact. Due to the appeal decision at Mayes Lane, this land is not proposed for inclusion within the Settlement Development Boundary.	No irresolvable Issues subject to a satisfactory s106 agreement.	The site is being promoted by the landowner for inclusion in the Local Plan.	Viability mainly dependent on prevailing housing market conditions i.e. sales values.	?	✓	If the developer's objections to the Local Plan were upheld by the Inspector and outline planning permission were granted in 2019/20 development could potentially take place from 2024/25.	Site has potential to deliver housing within the plan period. However, the setting of the Grade 1 listed church is a particular issue in terms of the suitability of the site.
URB3	Land south of Ramsey Road and east of Mayes Lane, Ramsey, Essex	621950 (E) 230418 (N)	2.2 ha	55 dwellings based on a density of 25 dwellings per hectare.	Outside of the Settlement Development Boundary in emerging Local Plan having been included in the earlier preferred options draft.  Part of the site subject of a current outline planning application for 14 dwellings on 0.74 ha of the site which is under consideration.	Land forms part of the setting of Grade 1 Listed church.	St Michael's Grade 1 listed church to the north west. A planning application for development on land west of Mayes Lane was dismissed on appeal over concerns about this impact. Due to the appeal decision at Mayes Lane, this land is not proposed for inclusion within the Settlement Development Boundary.	No irresolvable Issues subject to a satisfactory s106 agreement.	The site is being promoted by the landowner for inclusion in the Local Plan.	Viability mainly dependent on prevailing housing market conditions i.e. sales values.	?	✓	If the developer's objections to the Local Plan were upheld by the Inspector and outline planning permission were granted in 2019/20 development could potentially take place from 2024/25.	Site has potential to deliver housing within the plan period. However, the setting of the Grade 1 listed church is a particular issue in terms of the suitability of the site.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
URB4	Land to The South of Low Road Dovercourt Essex CO12 3TS	623784 (E) 229955 (N)	16.2 ha	390 dwellings at a density of around 24 dwellings per hectare.	Outside of the Settlement Development Boundary in the emerging Local Plan.	Flood Risk affecting a large area of the site.	Flood risk; Coastal Protection Belt – landscape sensitivity is more of an issue in this location.	No irresolvable issues subject to a satisfactory s106 agreement..	Ownership unknown.	Costs involved in ensuring development is flood resilient.	X	✓	Land not being promoted for inclusion in the Local Plan for housing. Landowner considering alternative options.	Land not suitable for residential use. However, holiday use with occupancy restrictions and flood resilience measures is an alternative option being considered by the landowners.
URB5	Land west of Low Road and south of Oakley Road, Dovercourt/Little Oakley	623204 (E) 230199 (N)	63 ha	1,415 based on a density of 22 dwellings per hectare.	Site lies outside of the settlement development boundary of the Local Plan. Was assessed as part of initial sieving exercise to inform the preparation of the Local Plan.	Millbank Grade II north of site; Foulton Hall Farmhouse Grade II south east of site	Site lies within the Coastal Protection Belt in the 2017 submission Draft Local Plan but landscape sensitivity is more of an issue towards the south. Suitable landscaping would be required.	Development on this scale would require significant new infrastructure including new schools.	Landowners considering chalet park development as opposed to residential – given flood risk issues.	Dependent on prevailing housing market conditions.	X	?	Land not being promoted for inclusion in the Local Plan for housing.	Sensitive location in landscape and environmental terms and not being actively promoted for residential development. Deliverability of any homes unlikely within the plan period.
URB6	Walton Mere Mill Lane Walton On The Naze Essex CO14 8PE	625382 (E) 222254 (N)	15.8 ha	129 dwellings as per the previous planning application.	Planning application for mixed use development (11/01062/OUT) including for up to 129 dwellings, a care home, a health centre, shops and yacht haven withdrawn by the applicant following strong local objection. Site was identified as a potential regeneration opportunity in the Walton Regeneration Framework.	The site is a Mere, much of which would need to be reclaimed from the sea to enable development.	St Dominics Grade II east of site. Local Wildlife site and Hamford Waters adjoins site. Hamford water has a considerable amount of environmental designations.	Significant improvements to surrounding streets required to accommodate scale of development.	Owned by Titchmarsh Marina.	Substantial costs in land preparation and flood defences. Scale of development would need to be sufficient to cover these costs whilst ensuring a form of development that meets the regeneration objectives of the area in a sympathetic manner.	?	X	Very significant issues to overcome if the Council would support a scheme. Delivery within the plan period very uncertain.	Major physical and environmental constraints. Development can only be justified if it brings about regeneration in Walton and can address flood risk and ecological concerns. Given lack of advancement since the 2011 application, no development in the plan period is assumed.
URB7	Land west of North Street (adjoining Walton Mere), Walton on the Naze. Essex	625407 (E) 222011 (N)	0.2 ha	20 dwellings as suggested by the site promoter – a higher density waterfront scheme.	Site is being promoted through the Local Plan process. Currently lies outside but abutting the settlement development boundary in the emerging Local Plan.	Narrow historic streets in surrounding area and land may need raising to bring it out of the flood zone.	In the coastal protection belt. Part of the site is in the Flood Zone. Adjacent to: National Nature Reserve; Site of Special Scientific Interest; Ramsar site; Special Protection Area.	Significant improvements to surrounding streets required to accommodate scale of development.	Land is actively being promoted by landowners.	Cost of addressing flood risk causes concerns and achieving density of development which is viable and appropriate for area.	?	✓	Serious questions over the suitability of this land for residential development. No completions assumed for the plan period.	To comply with sequential and exceptions tests in respect of flood risk, development would have to be justified by its positive impacts on regeneration. Deliverability of a viable scheme is uncertain.
URB8	Land east of Mill Lane (Adjoining Walton Mere), Walton on the NAze, Essex	625326 (E) 221911 (N)	0.34 ha	20 as suggested by the site promoter – a higher density waterfront scheme.	Site is being promoted through the Local Plan process. Currently lies outside but abutting the settlement development boundary in the emerging Local Plan.	Narrow historic streets in surrounding area and land may need raising to bring it out of the flood zone.	In the coastal protection belt. Part of the site is in the Flood Zone. Adjacent to: National Nature Reserve; Site of Special Scientific Interest; Ramsar site; Special Protection Area.	Significant improvements to surrounding streets required to accommodate scale of development.	Land being actively promoted by its owner.	Cost of addressing flood risk causes concerns and achieving density of development which is viable and appropriate for area.	?	✓	Serious questions over the suitability of this land for residential development. No completions assumed for the plan period.	Proposal raises concerns about impact on international wildlife designation. Any such proposal is best considered by its individual merits and must be accompanied by detailed environmental assessment, habitat regulation assessment and flood risk assessment.
URB9	Land west of Old Hall Lane, Walton on the Naze, Essex	626041 (E) 223516 (N)	20 ha	400 dwellings at a density of 20 dwellings per hectare.	Site lies outside of the settlement development boundary of the Local Plan. Was assessed as part of initial sieving exercise to inform the preparation of the Local Plan.	Earmarked as a location for managed realignment in the Shoreline Management Plan.	Major landscape sensitivity issues as site is within the Coastal Protection Belt in the 2017 Draft Local Plan and is a very exposed site.	Development would need to contribute towards the expansion of existing schools.	Unknown.	Securing appropriate access. Dependent on prevailing housing market conditions.	X	?	Land not being promoted for inclusion in the Local Plan for housing. Development unlikely within the plan period.	Unsuitable for residential development due to its sensitive location.
URB10	Land north west of the Martello Caravan Park, north of Lowe Chase, Walton-on-the-Naze, Essex CO14 8SG.	624698 (E) 222103 (N)	5.26 ha	120 dwellings at a gross density of around 23 dwellings per hectare.	Not being promoted. Initially assessed as part of 2014 SHLAA. Land outside of the settlement development boundary in the emerging plan.	No obvious suitable means of vehicular access other than through the adjoining Martello Caravan Park. Part of site within flood zone.	Possible landscape sensitivity issues as site is within the Coastal Protection Belt in the 2017 submission Draft Local Plan.	Development would need to contribute towards the expansion of existing schools.	Land understood to be owned by the original freeholders of the adjoining Martello development (Hamford Park).	Contribution towards new infrastructure and general housing market issues may affect viability.	?	?	If development were to happen, it is most likely to follow completion of Hamford Park development from 2025/26 as a further phase.	On its own not considered to be suitable due to lack of access but there is potential for it to be considered with adjoining Martello site. Timing dependent on the delivery of the adjoining Martello Site. Careful landscaping and design required to minimise landscape impacts.

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URB11	Land off First Avenue, east of the Cricket Club, Frinton on Sea, Essex	623060 (E) 219969 (N)	2.97 ha	60 dwellings at a density of 20 dwellings per hectare.	Site outside of settlement development boundary in emerging Local Plan and protected for recreational use. Previously promoted for inclusion in the Local Plan but no current objection to the plan.	The Council is unsure if the site has suitable topography for development.	Adjacent to Conservation Area. The site is designated Green Space	No irresolvable outstanding issues.	Unknown. The site was promoted in 2015 but not promoted since.	Dependent on prevailing housing market conditions.	X	?	Land not being promoted for inclusion in the Local Plan for housing. Development unlikely within the plan period.	Land not being actively promoted for development at the present time. Landscape impact issues.
URB12	Land at rear of 185 Thorpe Road, Kirby Cross, Essex	620664 (E) 221010 (N)	2.4 ha	55 dwellings at a density of 23 dwellings per hectare.	Site is being promoted for inclusion in the Local Plan.	Access issues	White Ladies Grade II north of site; Blue House Farmhouse Grade II north of site; 178 Thopre Road Grade II, north of site.	No irresolvable outstanding issues.	Actively promoted by its owner.	Cost associated in attaining access through demolition of existing property.	?	?	If access issues were resolved and site were included in the Local Plan at the promoter's request, outline consent might be granted in 2019/20 leading to potential development from 2025/26 following development at 121-183 Thorpe Road.	Potential location for development although located at the extremity of the urban settlement. A considerable distance from services and facilities especially compared to other comparable sites nearby.
URB13	Land off Grange Road, Lawford, Essex	609047 (E) 230644 (N)	3.19 ha	110 as proposed in a current outline planning application from Gladman Developments.	Land being promoted for inclusion in the Local Plan and is subject to a current application 17/01950/OUT which includes 110 dwellings.	The character on Grange Road is that of ribbon development fronting the highway. If the entire site were to be developed, this would promote backland development, out of character with the area.	Settlement Site NNE of Lawford House; Lawford House Grade II to south east of site; Glanfields Grade II to west of site; War Memorial to north of site Grade II; Grange Farmhouse Grade II to south west of site. Adjacent to open green space	No irresolvable issues subject to satisfactory s106.	Land being promoted by Gladman Homes through Local Plan objections and current application.	Dependent on prevailing housing market conditions.	?	✓	If the objections to the Local Plan were upheld by the Inspector and this site were included in the Local Plan or an appeal were allowed, development could potentially take place in middle part of plan period around 2022/23.	Application expected to be refused as the Council can demonstrate a five year supply of deliverable housing sites and the scheme is contrary to the Local Plan. Development only likely to proceed if it is allowed on appeal or if the Local Plan Inspector requires its inclusion in the plan.
URB14	Potential second phase of Land South of Harwich Road Mistley Essex CO11 2DN	612585 (E) 231057 (N)	6.3 ha	100 dwellings based on 80% of the site being developed at 20 dwellings per hectare.	Land subject of a representation to the Local Plan publication draft. Currently lies outside of settlement development boundaries.	Access would be via first phase of development currently at reserved matters stage.	The further the site extends to the north, the greater the concerns about the impact upon the landscape and the setting of the AONB.	No irresolvable issues subject to satisfactory s106.	Land being promoted by Hopkins Homes through Local Plan objections.	Dependent on prevailing housing market conditions.	?	✓	Development would naturally follow from completion of the phase 1 development – but only if the developer is successful in getting the land included in the Local Plan.	This area of the landholding was specifically excluded from the original application to minimise concerns about landscape impact. These concerns remain valid.
URB15	Land off Samsons Road, Brightlingsea	608461 (E) 218210 (N)	2.7 ha	67 based on a density of 25 dwellings per hectare.	Site lies outside of the settlement development boundary of the Local Plan. Was assessed as part of initial sieving exercise to inform the preparation of the Local Plan.	North east of site is Morses Farmhouse Grade II	Site lies within Coastal protection belt designed to protect the undeveloped landscape around the coast.	Development would need to contribute towards the expansion of existing schools and medical provision through s106. Brightlingsea is only served by an in/out road which makes for a problematic highway connection. With limited bus services, and no rail, this situation is compounded.	Site promoted at preferred options stage by Hills Group for inclusion in the Local Plan.	Dependent on prevailing housing market conditions.	?	?	Land not being promoted for inclusion in the Local Plan at publication stage and delivery within the plan period is considered unlikely.	Site poorly related to the built up area and would represent an illogical intrusion into the countryside.

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URB16	Lower Farm East End Green Brightlingsea Colchester Essex CO7 0SX	609674 (E) 217092 (N)	32.9 ha	41 dwellings as per the landowner's mixed-use development proposal which also includes 104 tourist lodges.	Mixed development being promoted for inclusion in the Local Plan. The proposed development is not subject of a current planning application.	North of site is Marsh Farm House Grade II; south east of site is East End Green Farmhouse Grade II	Close to SSSI land designation to the north and south. Adjacent to Local Wildlife Site. Within coastal protection boundary.	Some but sewerage needs work.	Land promoted by its owner for inclusion in the Local Plan	Potential costs in land preparation given its previous use for extraction.	?	✓	If outline permission were granted in 20119/20 after adoption of the Local Plan, development could take place from around 2022/23.	Site has potential to accommodate major tourism related development subject to addressing ecological, flood risk and access matters.
URB17	Land north of Church Road, Brightlingsea	608258 (E) 218445 (N)	13.0 ha	230 dwellings based on a low density scheme of around 18 dwellings per hectare.	Site lies outside of the settlement development boundary of the Local Plan. Was assessed as part of initial sieving exercise to inform the preparation of the Local Plan.	Land adjoins the existing urban area but development would extend the settlement northwards away from its centre and the location of most services and facilities.	Land adjoins the existing urban area but development would extend the settlement northwards away from its centre and the location of most services and facilities. Potential adverse impacts on landscape character. Potential adverse impacts on the setting of All Saints church.	Development would need to contribute towards the expansion of existing schools. Brightlingsea is only served by an in/out road which makes for a problematic highway connection. With limited bus services, and no rail, this situation is compounded.	Unknown.	Dependent on prevailing housing market conditions.	?	?	Land not being promoted for inclusion in the Local Plan and delivery within the plan period is considered unlikely.	Land not being promoted for development and there are concerns about its impacts on the location.
URB18	Land at Brightlingsea Hall Farm, west of Church Road, Brightlingsea	605810 (E) 218386 (N)	17 ha	306 dwellings based on a low density scheme of around 18 dwellings per hectare.	Land being promoted for inclusion in the Local Plan by the landowner.	No overriding or irresolvable issues. However, as will all sites in Brightlingsea, there is only one point of access and egress to and from the town.	Potential for some biodiversity as neighbouring land contains former gravel pits and woodland, which is likely to be a habitat for wildlife. Northern part of site adjoins a Conservation Area around the Listed All Saints Church. .	Development would need to contribute towards the expansion of existing schools and medical provision through s106. Brightlingsea is only served by an in/out road which makes for a problematic highway connection. With limited bus services, and no rail, this situation is compounded.	Site promoted by its owners, Trinity College, Cambridge, for inclusion in the Local Plan.	Dependent on prevailing housing market condition and any costs of off-site highway works.	?	✓	If the landowner's objections to the Local Plan were upheld by the Inspector and outline planning permission were granted in 2019/20 development could potentially take place from 2022/23.	Concerns about its impacts on the location in terms of the sensitive landscapes around Brightlingsea and the setting of All Saint's Church.
URB19	Land west of Lodge Lane, Brightlingsea	607943 (E) 217457 (N)	9.0 ha	160 dwellings based on a low density scheme of around 18 dwellings per hectare.	Site lies outside of the settlement development boundary of the Local Plan. Was assessed as part of initial sieving exercise to inform the preparation of the Local Plan.	No irresolvable issues but access may be difficult to achieve unless access from the existing built up area to the east is possible.	Potential for some biodiversity as neighbouring land contains woodland, which is likely to be a habitat for wildlife.	Development would need to contribute towards the expansion of existing schools and medical provision through s106. Brightlingsea is only served by an in/out road which makes for a problematic highway connection. With limited bus services, and no rail, this situation is compounded.	Ownership unknown. Third party land may be required for access.	Costs involved in obtaining suitable access via third party land and dependent on prevailing housing market conditions.	X	X	Site not considered deliverable within the plan period to 2033.	No active interest in delivering development on this site combined with access problems and potential adverse environmental impacts.

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

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RSC1	Land adjacent to 2 Wivenhoe Road, Alresford	607326 (E) 221158 (N)	4.25 ha	85 at a density of 20 dwellings per hectare.	Land first submitted to the Council at the Preferred Options Call for sites. Land is not subject of a representation at publication stage.	It is unclear how access to the site would be possible.	Ancient woodland to south west; Milestone on south verge approximately 100 metres east of junction with Heath Road Grade II east of site	The site is located in a remote location. It is unclear how access to the site will be achieved. Land intrudes into sensitive open countryside.	Land is being promoted by the landowner.	Cost of access and dependent upon prevailing housing market conditions.	X	✓	Site not considered deliverable within the plan period to 2033.	While the land is being promoted by the owner, the landscape constraints and accessibility issues make the site undeliverable in the plan period. Land also poorly related to the established settlement. Existing permissions already represent a 30% increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.
RSC2	Land at Tenpenny Farm, North of St Osyth Road Alresford Essex	606888 (E) 221747 (N)	3.34 ha	50 as per the planning application currently at appeal.	Application 16/00669/OUT for 50 dwellings was refused for being poorly related to existing settlement form and this decision was upheld on appeal.	Site is on the opposite side of St. Osyth Road from the main built up area containing local services and facilities.	Concern over landscape impact in this location.	S106 agreement submitted as part of appeal process.	Land is being promoted by the landowner	No issues were raised at application stage.	X	✓	The appeal has been dismissed and this location is not considered suitable for development.	The site has been subject of a refused planning application and subsequent dismissal on appeal. Development is unlikely to be acceptable any time during the plan period.
RSC3	Land South of Main Road Alresford Essex CO7 8DG	606407 (E) 222179 (N)	3.98ha	56 as per the refused planning application.	Application 17/01761/OUT for 56 homes refused in March 2018.	No irresolvable outstanding issues	Concern over the impact on the countryside and local character.	No irresolvable outstanding issues	Land controlled by Go Homes.	No issues were raised at application stage.	X	✓	The application has been refused due to its impact on local character so development not considered suitable. If appeal were allowed, development could take place from 2021.	Existing permissions already represent a 30% increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village. This development was considered to be detrimental to the rural character of the area.
RSC4	Land at the end of Orchards Close, Elmstead Market.	606466 (E) 224813 (N)	4.05 ha	100 dwellings at 25 dwellings per hectare.	Site promoted for inclusion in the Local Plan at preferred options stage.	No irresolvable outstanding issues	Lodge Farmhouse Grade II east of site; Barn approximately 30 metres south west of Lodge Farmhouse Grade II east of site	No irresolvable outstanding issues.	Land is being promoted by the landowner	Cost of securing suitable access and dependent upon prevailing housing market conditions.	X	?	Site not considered deliverable within the plan period to 2033.	Due to the location and nature of development, the proposal is considered to be unsuitable. The development would represent an illogical intrusion into the countryside. Existing permissions already represent a 25% increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.
RSC5	Land north of Meadow Close and west of Holly Way, Elmstead Market, Essex CO7 7QR.	605806 (E) 224949 (N)	4.5 ha	72 dwellings on the basis of 80% of the site being developed at a density of 20 dwellings per hectare.	Site lies outside the settlement boundary of the emerging Local Plan but had been allocated in an earlier version to be met with strong local objection. Land is subject of an objection at publication stage.	No irresolvable issues– but there are local concerns about highway safety and suitability of Meadow Close for access.	No irresolvable issues.	No irresolvable issues subject to securing suitable s106 contributions.	No irresolvable Issues. Land controlled by the same owner as adjoining Meadow Close site.	General housing market issues and cost of providing a new primary school and other community infrastructure would affect viability.	?	✓	If permission were ever granted on this site, development would, at the earliest, follow on from the adjoining development off Meadow Close or Tye Road from 2022/23.	Development of this land higher contentious when suggested as part of the draft Local Plan in 2012. Existing permissions already represent a 25% increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.
RSC6	Land to the north of Colchester Road and east of Tye Road	605639 (E) 224630 (N)	1.9 ha	30 dwellings on the basis of 80% of the site being developed at a density of 20 dwellings per hectare.	Whilst this land has not been submitted as part of the call for sites process, development exists to the north and east so this would form a logical extension.	No irresolvable issues.	No irresolvable issues.	No irresolvable issues.	Unknown.	Development would have to factor in joining up with the main road network.	?	X	If permission were ever granted on this site, development would, at the earliest, follow on from the adjoining development off Meadow Close or Tye Road from 2022/23.	Whilst the site has not been formally submitted as part of the Local Plan process, or has been submitted to the Council as a planning application, it is considered that due to the recent grant of planning permission for land to the north and east and hard boundaries formed by the highway to the west and south, it may be that this land would be suitable for residential development to "fill-in" this corner of Elmstead Market. Existing permissions already represent a 25% increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.

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RSC7	Land to The South of Thorrington Road Great Bentley Essex	610573 (E) 221769 (N)	3.1 ha	40 dwellings as per the application currently subject of an appeal.	Application 17/01098/OUT for 40 dwellings, a health centre and land for the expansion of the local primary school was refused by the Council and is now the subject of an appeal with a Public Inquiry scheduled for December 2017. Refusal on concerns over disproportionate levels of housing development in Great Bentley and impact on the setting of listed buildings.	No overriding or irresolvable issues.	The Field House Grade II north of site; Gardens of Cottage at Rear of Field House Grade II north of site; Church of St Mary Grade I east of site; Great Bentley Hall Grade II east of site. East of site; adjacent to Conservation Area	No overriding or irresolvable issues subject to securing an appropriate s106 agreement for health and education provision.	Land controlled by developers City & Country.	No viability issues raised during the application or appeal process.	?	✓	If appeals are successful and outline permission is granted in 2018/19, development could take place from 2021.	Site subject of a planning appeal yet to be determined. Same developer proposes development on three sites, all to be tied through a single s106 agreement to deliver health centre and land for the school in tandem with the developments. Likely phasing is unclear until appeal decisions are made and the Council knows which, if any, of the three proposals is likely to proceed.
RSC8	Land to The North of Thorrington Road Great Bentley Colchester Essex CO7 8QD	610426 (E) 221828 (N)	3.2 ha	75 dwellings as per the application currently subject of an appeal.	Applications 17/01096/OUT and 16/02125/OUT for 75 dwellings refused by the Council and is now the subject of an appeal with a Public Inquiry scheduled for December 2017. Refusal on concerns over disproportionate levels of housing development in Great Bentley.	No overriding or irresolvable issues.	The Field House Grade II north of site; Gardens of Cottage at Rear of Field House Grade II north of site; Sturrick Farmhouse Grade II north east of site	No overriding or irresolvable issues subject to securing an appropriate s106 agreement for health and education provision.	Land controlled by developers City & Country.	Cost of securing access through demolition of existing property. Dependent upon prevailing housing market conditions.	?	✓	If appeals are successful and outline permission is allowed, it is assumed (for now) that development north of Thorrington Road might come later than the other two sites.	Site subject of a planning appeal yet to be determined. Same developer proposes development on three sites, all to be tied through a single s106 agreement to deliver health centre and land for the school in tandem with the developments. Likely phasing is unclear until appeal decisions are made and the Council knows which, if any, of the three proposals is likely to proceed.
RSC9	Land to The West of Plough Road Great Bentley Essex CO7 8LG	611200 (E) 221186 (N)	3.1 ha	75 dwellings as per the application currently subject of an appeal.	Applications 17/01097/OUT and 16/02127/OUT for 75 dwellings refused by the Council and is now the subject of an appeal with a Public Inquiry scheduled for December 2017. Refusal on concerns over disproportionate levels of housing development in Great Bentley.	No overriding or irresolvable issues.	No overriding or irresolvable issues. Site does however comprise flat exposed land with limited landscape features.	No overriding or irresolvable issues subject to securing an appropriate s106 agreement for health and education provision.	Land controlled by developers City & Country.	Dependent upon prevailing housing market conditions.	?	✓	If appeals are successful and outline permission is allowed, it is assumed (for now) that development in Plough Road might come after development south of Thorrington Road but before development north of Thorrington Road.	Site subject of a planning appeal yet to be determined. Same developer proposes development on three sites, all to be tied through a single s106 agreement to deliver health centre and land for the school in tandem with the developments. Likely phasing is unclear until appeal decisions are made and the Council knows which, if any, of the three proposals is likely to proceed.
RSC10	Land south of Weeley Road, Great Bentley	611907 (E) 222762 (N)	13 ha	136 dwellings based on the current planning application.	Land being promoted for inclusion in the Local Plan through representations at publication stage and the subject of current application 17/01881/OUT.	Safe access and egress might be difficult to achieve off Weeley Road.	No irresolvable issues.	No overriding or irresolvable issues subject to securing an appropriate s106 agreement for health and education provision.	No irresolvable issues.	Dependent upon prevailing housing market conditions.	?	✓	Major concerns over scales of development already proposed for the village. Application likely to be refused and would have to succeed on appeal for development to take place from 2023.	Potential to accommodate development but concerns over impact of the countryside and cumulative impact on development in the village. Existing permissions already represent a 39% increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.
RSC11	South of Station Field, East of Plough Road, Great Bentley	611438 (E) 221096 (N)	37 ha	500 dwellings based on around 80% of the site being developed at a density of 20 dwellings per hectare.	Land being promoted for inclusion in the Local Plan through representations at publication stage.	No irresolvable issues.	Significant landscape impacts and the potential coalescence of two settlements – Great Bentley and Aingers Green.	Scale of development would potentially require new school, health and other social infrastructure.	Land being actively promoted by its owner through the Local Plan process.	Dependent upon prevailing housing market conditions and any infrastructure requirements.	X	✓	Site not considered deliverable within the plan period to 2033. Major concerns over scales of development already proposed for the village.	The site was promoted as part of the Publication Draft Local Plan. Whilst the area has relatively few physical constraints, it is considered that the scale and situation of the development would go against the sustainable strategy advocated in the Local Plan and would lead to coalescence between villages. Existing permissions already represent a 39% increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.

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RSC12	Land at Progress Way, Little Clacton, Essex	616429 (E) 218210 (N)	3.3 ha	90 dwellings at a gross density of 27 dwellings per hectare.	Site lies beyond the settlement development boundary in the emerging Local Plan. Land previously promoted for inclusion in the Local Plan but is not the subject of a current representation to the publication draft.	It is unclear how access to the site would be possible	Local Green Gap. Part of site effected by fluvial flood risk and is located within the Strategic Green Gap designed to maintain separation between Clacton-on-Sea and Little Clacton. Arrangements for access are also unclear.	No irresolvable issues.	Land is being promoted by the landowner as part of the Local Plan process.	Cost of securing suitable access. Dependent upon prevailing housing market conditions.	X	?	With limited indication as to the landowner's intentions and access issues needing to be resolved, no development is likely to be achievable in the plan period.	Due to the coalescence, access and flood risk issues above, this site is considered unsuitable for residential development. Deliverability in the plan period is very uncertain. Existing permissions already represent a 16% increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.
RSC13	Land West of Grove Road (east of Amerells Road)	616686 (E) 219949 (N)	4.37	87 dwellings at a density of 20 dwellings per hectare.	Site lies beyond the settlement development boundary in the emerging Local Plan. Land previously promoted for inclusion in the Local Plan but is not the subject of a current representation to the publication draft.	Potential ransom strip at entry to the site which affects access rights.	No overriding or irresolvable issues.	Contribution would be needed towards expansion of existing primary school.	Willing landowner, but access to site affected by possible ransom strip for which ownership has not been established..	Cost of resolving access issues.	?	?	If access issues could be resolved, development in the middle part of the plan period from 2023/24 could be possible.	Access issues would appear to impact up on the realistic deliverability of the site in the early part of the plan period. Existing permissions already represent a 16% increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.
RSC14	Land at Folly Farm, south of Rochford Road and rear of properties in Clacton Road and Rochford Road, St. Osyth, Essex	612859 (E) 215740 (N)	5.3 ha	95 dwellings at gross density of 18 dwellings per hectare.	Site lies beyond the settlement development boundary in the emerging Local Plan. Land previously promoted for inclusion in the Local Plan but is not the subject of a current representation to the publication draft.	No irresolvable Issues	No irresolvable Issues	Cannot be accommodated without the provision of additional land or provision of a new school. Sewerage treatment is also likely to be an issue.	Land affected by restrictive covenants following its sale to the current landowners from Essex County Council. These could restrict/remove the commercial incentive to release land for development until 2020.	Contribution towards infrastructure and general housing market issues may affect viability.	?	X	Covenant prevents development before 2020. If site were not excluded from the Local Plan, outline consent in 2021/22 could lead to completions in the middle to late part of the plan period.	The site has previously been submitted as part of the Local Plan process. However, this was in an older iteration of the plan. Since that time, covenants on the land has put the sites deliverability into question. Existing permissions already represent a 28% increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.
RSC15	Land south of Clacton Road, St. Osyth, Essex	613052 (E) 213891 (N)	4.6	80 dwellings at gross density of 18 dwellings per hectare.	Site lies beyond the settlement development boundary in the emerging Local Plan. Land previously promoted for inclusion in the Local Plan but is not the subject of a current representation to the publication draft.	No irresolvable Issues	No irresolvable Issues	Cannot be accommodated without the provision of additional land or provision of a new school. Sewerage treatment is also likely to be an issue.	Land affected by restrictive covenants following its sale to the current landowners from Essex County Council. These could restrict/remove the commercial incentive to release land for development until 2020.	Contribution towards infrastructure and general housing market issues may affect viability.	?	X	Covenant prevents development before 2020. If site were not excluded from the Local Plan, outline consent in 2021/22 could lead to completions in the middle to late part of the plan period most likely following development at Folly Farm.	The site has previously been submitted as part of the Local Plan process. However, this was in an older iteration of the plan. Since that time, covenants on the land has put the sites deliverability into question. Existing permissions already represent a 28% increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.

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RSC16	Land north of the Lifehouse Spa and Hotel, Frinton Road, Essex CO16 0JD	618341 (E) 221763 (N)	3 ha	92 assisted living units as indicated in the refused planning application.	Planning application 17/00440/OUT proposed 92 assisted living or care home units on 3ha of land controlled by the owners of the Lifehouse spa. The application also included a health centre on neighbouring land and 200 homes, business units and car parking facility on other land in Station Road closer to Thorpe Station and Maltings.  The applications were refused in 2017 and a re-submitted application proposing only 200 homes on the Station Road site is the subject of an appeal to be heard in 2018/19.	Access would be from Hall Lane which is narrow and not to an adopted standard.	Land in Conservation Area and adjoining Registered Park and Garden.	No overriding or irresolvable issues apart from concerns over access from hall Lane.	Land controlled by the owners of the Lifehouse Spa. Development was promoted as a means of generating funds to aid future investment in expansion of the business.	Owners would want to maximise the residual land value in order to assist in future investment at Lifehouse. The s106 requirements of an assisted living complex would be less than for general residential development.	?	✓	The applicant appears to be focussing on gaining consent for the separate 200 home scheme off Station Road. It is therefore assumed that the 92 assisted living units are no longer being pursued and delivery is therefore unlikely.	Land immediately to the north has gained planning permission, on appeal, for residential development. The proposal for 200 homes off Station Road is physically separate from the main settlement of Thorpe le Soken and is effectively an extension to the separately defined settlement around Thorpe Station and Maltings. That site is therefore not included in this assessment and would have to demonstrate exceptional considerations to gain permission through the development management process. Existing permissions already represent a 28% increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.
RSC17	Land north of New Town Road	617819 (E) 222856 (N)	3.3 ha	60 at 18 dwellings per hectare.	Site lies outside of the settlement development boundary of the Local Plan. Was assessed as part of initial sieving exercise to inform the preparation of the Local Plan.	Access would be problematic as roads to the south are private, unmade roads. Unmade roads may cause problems due to load issue	Landscape impact is an issue to the north of the village.	Cannot be accommodated without the provision of additional land or provision of a new school.	No irresolvable issues.	General housing market issues, costs to upgrade roads and cost of providing a new primary school would affect viability.	X	?	Site not considered deliverable within the plan period to 2033.	Whilst the site represents a sensible and logical gap in the built up area for peripheral expansion of Thorpe-le-Soken (in theory) the scale of development would be contrary to the proposed spatial strategy for Rural Service Centres in the new version of the Local Plan. There are also major concerns about access and the primary school not being capable of expansion to accommodate additional development and so at this time the site is not considered to be suitable. Existing permissions already represent a 28% increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.
RSC18	Land off Lonsdale Road	618237 (E) 222890 (N)	4.3 ha	83 at 19 dwellings per hectare.	Site lies outside of the settlement development boundary of the Local Plan. Was assessed as part of initial sieving exercise to inform the preparation of the Local Plan.	Access would be problematic as roads to the south are private, unmade roads.	Landscape impact is an issue to the north of the village.	Cannot be accommodated without the provision of additional land or provision of a new school.	No irresolvable issues.	General housing market issues, costs to upgrade roads and cost of providing a new primary school would affect viability.	X	?	Site not considered deliverable within the plan period to 2033.	Whilst the site was promoted for development there has been no serious interest from the landowner or a developer. The suitability of this land is questionable due to concerns about access and landscape impact. Furthermore, the scale of development would be contrary to the proposed spatial strategy for Rural Service Centres in the new version of the Local Plan. There is also a major concern about the primary school not being capable of expansion to accommodate additional development and so at this time the site is not considered to be suitable. Existing permissions already represent a 28% increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
RSC19	Homestead Caravan Park, Thorpe Road, Weeley	615029 (E) 222576 (N)	1.5 ha	30 dwellings based on a density of 20 dwellings per hectare.	Site continues to operate as a holiday park. Land promoted through the Local Plan process. Outline planning permission (15/0737/OUT) granted for commercial development (B1) in August 2015. Land promoted for housing through the Local Plan.	No irresolvable issues but access to holiday park would need to be retained.	Dale Brow Grade II south east of site; Brook Farmhouse Grade II south east of site. On a designated caravan site	Potential cumulative impacts on transport, health, utilities and education infrastructure if coming forward alongside other sites.	Still operating as a viable caravan park and a single residential dwelling and there is planning permission for employment uses.	Costs of removing existing buildings and infrastructure from site, the need to contribute to new infrastructure and general housing market issues may affect viability.	X	X	Site most likely to continue in tourism/employment use. No completions anticipated in plan period.	Site is currently operating as a viable caravan park to which Policy PP11 in the 2017 Draft Local Plan will apply and so is not currently deemed to be suitable. The requirements of that policy would need to be met before a residential scheme could sensibly be considered.
RSC20	Land behind Rainbow Nurseries, Thorpe Road, Weeley	614503 (E) 222589 (N)	4.3 ha	129 at 30 dwellings per hectare.	Site situated outside of the Settlement Development Boundary.	Access appears to be a considerable constraint. There is a crematorium to the west of the site.	Rose Farmhouse Grade II north west of site	Access would need to be addressed.	Unknown.	Site is a working nursery, the cost of removing the existing buildings and any remediation works would need to be taken into account	X	X	Site not considered deliverable within the plan period to 2033.	The site is located in a remote area of Weeley. Should development on the east come forward, this would make this site more acceptable. Consideration needs to be given to surrounding land uses. Site not being actively promoted so unlikely to deliver within plan period.
RSC21	Land at Saxon Lodge, Colchester Road	614081 (E) 222544 (N)	2.39 ha	34 dwellings on part of the site.	Outline approval (13/00038/OUT) for erection of B1 class unit and improvements to the existing vehicular access and road junction. Land not being actively promoted for residential use.	No irresolvable issues but a suitable access from the B1033 would be required that would not reduce the flow of traffic on this busy route.	No irresolvable issues.	No irresolvable issues for development at this scale.	No irresolvable issues but site continues to operate as a viable kennels/cattery and there is planning permission for employment uses.	Costs of new infrastructure and general housing market issues may affect viability.	?	?	Land only likely to come forward for development if a wider strategy for growth in Weeley proceeds through the Local Plan process.	There are doubts over the suitability of this land for housing as it would introduce housing on the opposite side of a busy road. There are also some doubts about whether suitable access can be achieved for housing. The recent approved planning application suggests there is more interest from the landowner for employment use than housing. There may be potential for it to be considered in the longer-term for housing but only if the issues identified above are addressed and additional growth is required at Weeley at the time.

**Alternative strategic sites around Weeley (as a potential location for strategic settlement expansion)**

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
WGV1	Land off Crow Lane, Weeley	614477 (E) 222369 (N)	19.25	300 as indicated in the Local Plan preferred options draft.	Land included in the Local Plan at preferred options stage for a major mixed use development as part of a wider proposal for strategic growth around Weeley but deleted from the plan at publication stage.	Significant improvements to Crow Lane would be required to achieve suitable access.	Dale Brow Grade II south east of site; Tocketts (probably formerly known as Byways) Grade II south of site; 2, The Street Grade II south of site; The Elms Grade II south of site; Ash Farmhouse Grade II south of site.	Scale of development would need to be supported by new services and facilities which are only realistically deliverable as part of a wider comprehensive scheme.	Land understood to be controlled by a willing landowner with an agreement with a housebuilder.	Costs of new infrastructure and general housing market issues may affect viability.	✓	✓	If development were allowed to proceed, as part of wider comprehensive strategy, it would most likely follow completion at land south of Thorpe Road as allocated in the emerging Local Plan from 2028/29.	Land only suitable for development as part of a wider strategy for growth around Weeley. This approach was part of the preferred options Local Plan but deleted at publication stage both in response to significant levels of local objection, but also on confirmation of OAN at 550 dwellings per annum as opposed to 600. Development not needed in the current plan period.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
WGV2	Land North of Colchester Road Weeley Essex CO16 9AG	613982 (E) 222532 (N)	25 ha	380 as per the refused planning application which included commercial uses and community facilities. .	Site subject of planning application (16/01847/OUT) for mixed use development including 380 homes, employment land, school and medical facilities. Application was refused mainly on prematurity grounds and for being poorly related to the established settlement of Weeley but no appeal has been lodged.  Site being promoted by Taylor Wimpey for inclusion in the Local Plan with objections to the publication draft.	No irresolvable issues but development at the scale proposed would require a suitable access from the B1033 that would not reduce the flow of traffic on this busy route.	Rose Farmhouse Grade II north west of site. Significant ecological diversity on the site requiring a comprehensive mitigation strategy.	Scale of development would need to be supported by new services and facilities which are only realistically deliverable as part of a wider comprehensive scheme.	No irresolvable issues but large area of site operates as a viable car-boot business. Land controlled under option by Taylor Wimpey.	Costs of new infrastructure and general housing market issues may affect viability.	X	✓	If the developer is successful in getting the site included in the Local Plan, development from 2023/24 following adoption of the plan might be feasible. Rate of development assumed at 40 completions per annum in line with assumptions for land south of Thorpe Road.	There are doubts over the suitability of this land for housing at it would introduce housing on the opposite side of a busy road and would protrude the settlement northwards into a relatively uncontained area of countryside that is poorly connected with the existing built up area. There may be potential for this land to be considered for other uses such as employment or commercial rather than housing. There may be potential for it to be considered in the longer-term for housing but only if the issues identified above are addressed and additional growth is required at Weeley through a comprehensive strategy.
WGV3	Land between Tendring Park Services and Weeley Bridge, Land South of Colchester Road Weeley Essex	614055 (E) 221994 (N)	53 ha	800 dwellings as indicated in the preferred options draft Local Plan as part of a mixed scheme including services and facilities.	Land included in the Local Plan at preferred options stage for a major mixed use development as part of a wider proposal for strategic growth around Weeley but deleted from the plan at publication stage. Part of the site was subject of a planning application (16/02131/OUT) for up to 228 dwellings , land for a primary school, a car park to serve Weeley Railway Station and other community uses. The application was refused mainly on prematurity grounds but no appeal has been lodged.	No irresolvable issues but southern part of site lies within the Flood Zone. Potential for direct access to the strategic road network. Access to railway and bridge over the railway may need to be maintained for operational reasons.	Weeley House Grade II east of site. Significant landscape impact due to topography of the site and viewpoints from Colchester Road, Weeley Bypass and the A133.	Scale of development would need to be supported by new services and facilities which are only realistically deliverable as part of a wider comprehensive scheme.	Site in single Ownership. Landowner promoted site for inclusion in the Local Plan but has not objected to the sites exclusion from the publication draft. Land not understood to be under the control of a developer.	Costs of new infrastructure and general housing market issues may affect viability .	?	✓	With the land no longer being actively promoted, it is more likely to be an option for consideration in the next review of the Local Plan.	Has potential to be considered to meet future growth requirements. Site is well placed close to the strategic road network at the junction of the A133 and B1033. Land only suitable for development as part of a wider strategy for growth around Weeley. This approach was part of the preferred options Local Plan but deleted at publication stage both in response to significant levels of local objection, but also on confirmation of OAN at 550 dwellings per annum as opposed to 600. Development not needed in the current plan period.

**Alternative sites within strategic green gaps (as defined in the 2017 Publication Draft Local Plan – Policy PPL6)**

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
SGG1	Land west of Cherry Tree Avenue, Clacton on Sea, Essex	616290 (E) 214257 (N)	15 ha	300 homes at a density of 20 dwellings per hectare.	Site outside of the settlement development boundaries shown in the emerging Local Plan and is also within the designated strategic green gap. Site being promoted for inclusion in the Local Plan by its owners.	Cherry Tree Avenue is a narrow road and it is likely that major improvements would be needed.	Land lies within Strategic Green Gap between Clacton-on-Sea and Jaywick Sands which has a strong recreational function. Development would erode this gap and adversely effect the objective of maintaining separate character and identity of the two areas.	Potential problems with sewerage treatment capacity in this location without securing direct pipe to the nearby Jaywick treatment works.	Land in agricultural use with a willing land owner - St. Monica's Convent.	Dependent on prevailing housing market conditions and securing access to necessary utilities.	X	✓	If the landowner's objections to the Local Plan were upheld by the Inspector and the green gap designation was to be lifted, development could potentially take place from 2023/24 following grant of outline permission in 2019/20.	Site considered unsuitable for development due to its impact on maintaining the Strategic Green Gap. Development could only be allowed if green gap designation were struck out of the Local Plan on advice of the Inspectorate. There could be timing issues for resolving any sewerage capacity issues.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
SGG2	Land east of Rush Green Road Clacton-on-Sea CO16 7BL	615810 (E) 214732 (N)	3.6 ha	100 dwellings as per refused planning application.	Application 17/00683/OUT refused for extending into the strategic green gap. .	No irresolvable outstanding issues.	Partially within the proposed settlement boundary so potential for a development of the right scale to be considered favourably. Large part of site within Local Green Gap. Development would have to reflect these policies.	No irresolvable outstanding issues.	Outline application submitted on behalf of the landowner.	Agricultural land with limited constraints viability dependent on prevailing housing market conditions.	X	✓	If the landowner's objections to the Local Plan were upheld by the Inspector and the green gap designation was to be lifted, a new outline application in 2019/20 following the adoption of the Local Plan might enable house completions from 2023.	Development proposal rejected by the council and may be the subject of an appeal. Proposal is also subject of objections to the Local Plan which may or may not result in changes to the plan in this location.
SGG3	Land North of Rush Green Road Clacton On Sea Essex CO16 8BQ	615323 (E) 214813 (N)	9.7 ha	276 dwellings based on the larger of the previous planning applications dismissed on appeal.	Planning permission for three residential schemes refused by the council and dismissed on appeal (15/00904/OUT, 16/00208/OUT, 16/00209/OUT). All three proposed developments were refused on similar grounds. This was detrimental impact on the Protected Green Gap. The purpose of this Green Gap is to maintain separation between Jaywick Sands and Clacton-on-Sea and to maintain their individual characters. The proposed development would, in effect, infill this gap to the detriment of the wider character.	No irresolvable outstanding issues.	Development contrary to Local Green Gap policy and harmful to the separate identities and characters of Clacton-on-Sea and Jaywick Sands.	No irresolvable outstanding issues. Impact on infrastructure was not considered unacceptable at appeal	Land promoted by Bloor Homes who submitted the previous planning applications.	No issue raised in application or during the appeal process	X	✓	If the developer's objections to the Local Plan were upheld by the Inspector and the green gap designation was to be lifted, a new outline application in 2019/20 following the adoption of the Local Plan might enable house completions from 2023.	Development proposal rejected by the council and dismissed on appeal. Site not considered suitable for residential development. Proposal is however subject of objections to the Local Plan which may or may not result in changes to the plan in this location.
SGG4	Land South of Centenary Way London Road Clacton On Sea Essex CO16 9RA	616801 (E) 218029 (N)	8.34ha	175 dwellings as per the outline consent.	Outline planning permission granted, on appeal, in September 2017 but later quashed by the High Court. Appeal to be re-determined in 2018.	No overriding physical constraints.	Site home to rare flower species that will need to be preserved within the site as part of ecological mitigation. Site forms part of strategic green gap designated between Clacton and Little Clacton. If the permission survives the High Court challenge, open space in the northern part of the site will be created to retain a green gap and avoid coalescence.	No irresolvable outstanding issues. Impact on infrastructure was not considered unacceptable at appeal	Land currently used for car boot sales. Use would need to cease before development took place. The land is understood to still be under the control of the landowner and is yet to be transferred to a developer or housebuilder.	Viability independently tested at planning application stage. No irresolvable issues identified.	X	✓	If the landowner's objections to the Local Plan were upheld by the Inspector and the green gap designation was to be lifted, a new outline application in 2019/20 following the adoption of the Local Plan might enable house completions from 2022. If new appeal is allowed in 2018, a similar timetable would probably prevail.	Deliverability dependent on the re-determination of the appeal.  The timescales for delivery set out in this assessment are based on a scenario by which the appeal is allowed in 2018.  Planning agent has advised that up to 40 completions a year will be achievable – if the development is allowed to proceed. .
SGG5	Land off London Road Clacton On Sea Essex	616711 (E) 218031 (N)	11.8 ha	220 dwellings as per the currently undetermined planning application 16/02039/OUT.	Proposal subject of outline planning application yet to be determined. Decision being deferred, with the applicant's agreement, until Centenary Way appeal has been re-determined.	Cost of removing existing buildings on site	The site would constitute coalescence of Little Clacton and Clacton-on-Sea. Site located within Strategic Green Gap between Little Clacton and Clacton-on-Sea. The purpose of this Green Gap is to separate Clacton-on-Sea and Little Clacton and to protect each settlements unique character.	No irresolvable outstanding issues	Site in multiple ownership but all owners willing to release their land for development	No viability issues raised to date through application process. Site dependent on prevailing housing market conditions.	?	✓	If Centenary Way appeal is allowed, the current outline application could potentially received approval in 2018/19 which might lead to first completions from 2021/22.	Site currently considered unsuitable for residential development as located within the Strategic Green Gap. Resolution of the legal challenge may have a bearing on this view into the future because if Centenary Way scheme (to the north of this site) is allowed to proceed, the arguments for protecting the green gap will be weakened.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
SGG6	Land adj to Burrs Road/Sladbury's Lane, Clacton on Sea	618933 (E) 216890 (N)	30.5 ha	508 on the basis that the wider site had an estimated capacity of 670 homes in the last SHLAA assessment but part of the site has gained permission for up to 132 dwellings and is assessed separately as a site with permission.	Land outside of the settlement development boundary of the emerging Local Plan and within the designated strategic green gap. Part of this landowner's site to the south has gained outline planning permission on appeal (15/01351/OUT) for up to 132 homes.	Potential issue with access. Overhead lines currently run across the site. The applicant will need to bear the cost of this remediation work.	The site is located within a strategic green gap. The function of this Green Gap is to despoilate Holland-on-Sea from Clacton-on-Sea and protect these settlements individual character.	Access is potentially dependent upon approved site to the south. However, it may be that this may not be an acceptable solution in capacity and safety terms. Development of this scale would require new schools and medical provision.	Land promoted by landowner for inclusion in the Local Plan.	Dependent on prevailing housing market conditions. Development might require undergrounding of electricity cables.	X	✓	If the developer's objections to the Local Plan were upheld by the Inspector and the green gap designation was to be lifted, further phases of residential development on this site could potentially take place from 2026/27 following on from the development of 132 homes off Sladbury's Lane.	Due to the location and nature of development, the proposal is considered to be unsuitable as it would bring about coalescence and have an adverse impact on maintaining the separate character and identities of Holland-on-Sea and Clacton-on-Sea.
SGG7	Land Adj Two Villages School Mayes Lane Ramsey Essex CO12 5EL	621743 (E) 230269 (N)	3.28 ha	71 as per the previous planning application that was dismissed on appeal.	15/00964/OUT – Refused and dismissed at appeal (APP/P1560/W/16/3146802). Application for residential development dismissed on appeal over concerns about the impact on the setting of the Grade 1 listed St Michael's Church. The development site was removed from the Local Plan at Preferred options stage. The site is currently adjacent to the Settlement Boundary and within the Green Gap designation.	No overriding or irresolvable issues.	Flood risk to the west. The site is situated in the Green Gap and in the vicinity of St Michael's Grade 1 listed church.	At appeal stage, a s106 legal agreement was produced that satisfied infrastructure requirements.	The site is being promoted by the developer	Dependent on prevailing housing market conditions. Viability not raised an issue during the application or appeal process.	?	✓	If the developer's objections to the Local Plan were upheld by the Inspector and the green gap designation was to be lifted, and the development was designed in a way to safeguard the setting of St. Michael's Church, development could potentially take place from 2023/24.	Land currently deemed unsuitable for residential development following recent appeal decision. Site lies within the strategic green gap and impact on the setting of the Grade I Listed Church difficult to resolve.
SGG8	Land to The West of Edenside Off Bloomfield Avenue Frinton On Sea Essex CO13 0DA	623566 (E) 221584 (N)	9.5 ha	85 dwellings as per the recently refused planning application.	Planning application 17/00836/OUT for up to 85 dwellings refused in 2017 and is subject of appeal. Site lies outside of settlement development boundary and within strategic green gap designation in the emerging Local Plan. Landowner has made representations to the Local Plan.	Access via existing area of open space.	Within Strategic Green Gap designed to maintain separation between Kirby Cross and Kirby le Soken.	No irresolvable outstanding issues.	Land actively promoted by its owner.	Viability was not raised as an issue at the application stage. Dependent on prevailing housing market conditions	X	✓	If the objections to the Local Plan were upheld by the Inspector and the green gap designation was to be lifted, or an appeal against refusal was allowed, development could potentially take place in middle part of plan period.	Land forms part of important open gap between Frinton and Kirby-le-Soken. Same landowner as Turpins Farm site, so probably that this site would transfer to same development. Turpins Farm development more likely to take place first so completions on this site from 2027/28 is a reasonable estimate.
SGG9	Land off Colchester Road Lawford Essex	610305 (E) 231432 (N)	0.55 ha	15 dwellings as per the current planning application.	Subject of current undetermined planning application 11/00530/OUT. Application undetermined due to lack of sufficient information and timescales for appealing against non-determination have passed. Applicant intends to submit further information to enable application to be determined.	Site topography affects potential layout.	Protected green gap; Conservation Area	No irresolvable Issues subject to satisfactory s106.	Land is being actively promoted by developer.	Dependent on prevailing housing market conditions. No issues raised at planning application stage.	X	✓	If green gap designation were removed from the site following Local Plan examination and outline consent were granted in 2019/20, development in 2022/23 is conceivable.	Site within Green Gap area and not currently considered suitable for development.
SGG10	Land off Trinity Road Trinity Road Mistley Essex CO11 2HH	610420 (E) 231338 (N)	2.4 ha	75 dwellings as per the current planning application.	Subject of current undetermined planning application 11/00532/OUT which provides for open space and allotments on adjoining land. Application undetermined due to lack of sufficient information and timescales for appealing against non-determination have passed. Applicant intends to submit further information to enable application to be determined.	Topography of land may affect suitability of site and it is within the Strategic Green Gap that separates Lawford and Mistley.	Protected green gap. Adjacent to extension to AONB.	Development would need to contribute towards the expansion of existing schools. Subject to satisfactory s106	Land is being actively promoted by developer	Dependent on prevailing housing market conditions. No issues raised at planning application stage.	X	✓	If green gap designation were removed from the site following Local Plan examination and outline consent were granted in 2019/20, development from 2022/23 is conceivable.	Site within Green Gap area and not currently considered suitable for development.

## Appendix 5: Trajectory Assumptions

Site Ref	Site name	Total capacity		YR1 2018/ 19	YR2 2019/ 20	YR3 2020/ 21	YR4 2021/ 22	YR5 2022/ 23	YR6 2023/ 24	YR7 2024/ 25	YR8 2025/ 26	YR9 2026/ 27	YR10 2027/ 28	YR11 2028/ 29	YR12 2029/ 30	YR13 2030/ 31	YR14 2031/ 32	YR15 2032/ -33	Next plan	Notes	
<b>CLACTON</b>																					
12/01262/OUT	Thorpe Road	250		RM	DC	C/20	40	40	40	40	40	30								Major housebuilder acquiring land.	
16/01250/OUT	Brook Park West	200			RM	DC	C/20	40	40	40	40	20								Commercial phase of development commenced.	
15/01351/OUT	Sladbury's Lane	132			RM	DC	C/15	30	30	30	27									Development allowed on appeal.	
17/00825/OUT	782-828 St. John's Road	82		RM	DC/C	30	30	22													
16/00421/FUL	Chicken Farm, Thorpe Road	80		DC/C	27	27	26													Development aimed at the retirement market.	
16/01520/FUL	82 Jaywick Lane	63 (of 68)		10	48	5														Under construction.	
14/00931/FUL	Gainsford Avenue	19 (of 65)		19																Under construction and nearing completion.	
16/01916/FUL	Coppins Court, Coppins Road	60		DC/C	60															Supported living complex on former NHS site.	
16/02107/FUL	Bramcote, Thorpe Road	48		DC/C	24	24															
06/00255/FUL	Royal Hotel, Marine Parade	32 (of 46)																		Site developed into car park and unlikely to deliver.	
15/00578/FUL	Sandles Inn, Rosemary Road	23																		Lack of progress, deliverability uncertain.	
16/01361/COUNOT	Reunion House, Jackson Road	18		18																Under construction.	
14/00593/FUL	Rumours Nightclub, Rosemary Road	16																		Lack of progress, deliverability uncertain.	
16/00921/FUL	23-27 Brooklands	15		DC/C	15															Key regeneration scheme in Jaywick Sands.	
16/00740/OUT	Elm Farm, Little Clacton Road	14			DC/C	14														Development allowed on appeal.	
15/00899/FUL	691-717 St. John's Road	14		DC/C	14																
16/00920/FUL	32-37 Brooklands	13			DC/C	13														Key regeneration scheme in Jaywick Sands.	
12/01087/FUL	R/o Wick Lodge, Jaywick Lane	11																		Development unlikely to take place.	
17/01030/FUL*	Lotus Way/Tamarisk Way	10		10																Council-led regeneration scheme in Jaywick Sands.	
11/00865/FUL	143-145 Kings Parade	10		10																Under construction.	
LP Allocation SAMU3	Oakwood Park	918		OUT	RM	DC/C	35	35	35	35	35	45	75	75	75	75	75	75	248	Outline application expected in 2018.	
LP Allocation SAMU2	Hartley Gardens	1,700		LPA	OUT	RM	DC	C	30	30	30	60	60	60	90	90	90	90	1,070	Long-term strategic development programme.	
LP Allocation SAMU4	Rouses Farm	950		RM	DC/C	30	30	30	30	30	60	60	60	60	60	60	60	60	320	Outline consent expected to be granted in 2018.	
LP Allocation MSA6	Waterworks Drive	90		LPA	OUT	RM	DC	C	30	30	30									Development to follow relocation of water works.	
LP Allocation MSA5	Station Gateway	60																		Deliverability uncertain.	
LP Allocation MSA4	R/o 522 St. John's Road	11		FUL	DC/C	11														Planning consent expected to be granted in 2018.	
LP Allocation MSA3	Orchard Works	14		FUL	DC/C	14														Planning consent expected to be granted in 2018.	
LP Allocation MSA2	Cotswold Road	12																		Deliverability uncertain.	
				67	188	188	196	197	235	235	262	215	195	195	225	225	225	225		<b>Total for Clacton = 3,073</b>	
<b>HARWICH &amp; DOVERCOURT</b>																					
14/01431/OUT	Harwich Valley (East of Pond Hall Farm)	297			RM	DC	C	20	20	20	20	20	20	20	20	20	20	20	20	77	Possible revised proposal expected.
16/00729/FUL	Delfords Factory, Main Road	66		15	30	21														Under construction.	
16/00504/FUL	Williamsburg Avenue	38			DC/C	19	19													New application for 57 units under consideration.	
15/01549/OUT	SATO Site, Valley Road	38		DC	C/10	20	8													New factory built, allowing old one to be redeveloped.	
17/01338/FUL	Cliff Hotel	20		DC	C	20														Mixed development of hotel and residential.	
17/01811/OUT	Michaelstowe Farm	14		RM	DC/C	14															
16/02128/OUT	Brickfield Site, Una Road/Edward Road	12		RM	DC/C	12															
LP Allocation SAH2	Low Road	300		RM	DC	C/20	40	40	40	40	40	40	40							Planning consent expected to be granted in 2018	
LP Allocation MSA8	Land adjoining Harwich & Parkeston FC	48					FUL	DC/C	24	24										Development on adjoining land only.	
LP Allocation SAH1	Greenfields Farm	49		OUT/ RM	DC/C	20	20	9												Planning consent expected to be granted in 2018.	
LP Allocation MSA7	Land at Mayflower Primary	15																		Deliverability uncertain.	
				15	40	146	87	69	84	84	60	60	60	20	20	20	20	20		<b>Total for Harwich = 805</b>	
<b>FRINTON/WALTON/KIRBY CROSS</b>																					
15/01234/OUT	Halstead Road	240		DC	40	40	40	40	40	40										Reserved matters approval for two phases.	
15/01714/FUL	Hamford Park (Martello Site)	208 (of 216)		30	30	30	30	30	30	28										Under construction.	
16/00031/OUT	Turpins Farm	210		RM	RM	DC	C/20	40	40	40	40	30								Major housebuilder acquiring land.	
15/01710/OUT	R/o 121-183 Thorpe Road	109			RM	DC/C	30	30	30	19										Land being marketed.	
16/01446/DETAIL	R/o 32-52 Frinton Road	26		26																Under construction.	
17/00571/FUL	Martello Site (near Martello Tower)	10		RM	DC/C	10														New application for 10 units under consideration.	
17/01080/FUL	Luff Way	12		DC/C	C	12															
16/01841/DETAIL	The Sheltons	1 (of 10)		1																Nearing completion.	
16/00538/FUL	88-90 Pole Barn Lane	10		C/10																	
LP Allocation MSA12	The Farm, Kirby Road	47							FUL	DC/C	30	17								Potential future phase of Hamford Park development.	
LP Allocation MSA11	Station Yard/Avon Works	40					FUL	DC/C	20	20										Part Council-owned site.	
LP Allocation MSA10	Southcliffe Trailer Park	15																		Deliverability uncertain.	
LP Allocation MSA9	Old Town Hall Site	15																		Deliverability uncertain.	
				67	70	92	120	140	160	147	70	47	0	0	0	0	0	0		<b>Total for Frinton/Walton/Kirby Cross = 913</b>	

Site Ref	Site name	Total capacity	YR1 2018/ 19	YR2 2019/ 20	YR3 2020/ 21	YR4 2021/ 22	YR5 2022/ 23	YR6 2023/ 24	YR7 2024/ 25	YR8 2025/ 26	YR9 2026/ 27	YR10 2027/ 28	YR11 2028/ 29	YR12 2029/ 30	YR13 2030/ 31	YR14 2031/ 32	YR15 2032/ -33	Next plan	Notes
<b>MANNINGTREE/LAWFORD/MISTLEY</b>																			
15/00876/OUT	Lawford Green, Bromley Road	360	DC/C	40	40	40	40	40	40	40	40	40							Development to follow Summers Park scheme.
15/00761/OUT	Long Road/Clacton Road	300	RM	DC/C	40	40	40	40	40	40	40	20							Subject of current application for 500 dwellings.
14/01050/DETAIL	Summers Park, Cox's Hill (under construction)	19 (of 150)		19															Under construction and nearing completion.
15/01520/OUT	Harwich Road	135		20	40	40	35												Under construction.
15/01810/OUT	Stourview Avenue	70			RM	DC/C	30	30	10										
17/00004/OUT	New Road	67	RM	DC/C	30	30	7												Development allowed on appeal.
12/00427/FUL	Thorn Quay Warehouse	45																	Deliverability uncertain.
12/00109/FUL	Secret Bunker Site	31		16	15														Under construction.
15/01787/FUL	Pound Corner	25	DC	C/10	15														
11/00037/FUL	Heathview Close	7 (of 15)																	Deliverability uncertain.
LP Allocation SAMU1	EDME Maltings	150																	Deliverability uncertain.
			55	105	165	175	117	90	80	80	80	60	0	0	0	0	0		<b>Total for Manningtree/Lawford/Mistley = 1,007</b>
<b>BRIGHTLINGSEA</b>																			
15/01328/FUL	Waterside Marina	51 (of 199)		29	22														Under construction.
17/01318/FUL	Colne Gardens (Phase 2)	115	DC/C	40	40	35													Follows completed Phase 1 of development.
			29	62	40	35	0	0	0	0	0	0	0	0	0	0	0		<b>Total for Brightlingsea = 166</b>
<b>COLCHESTER FRINGE/GARDEN COMMUNITY</b>																			
15/00932/OUT	Avellana Place (Phase 2)	120		C/20	40	40	20												Follows completed Phase 1 of development.
15/00241/FUL	Westpark	14																	Deliverability uncertain – subject of drive-thru KFC.
LP Allocation SP7	Colchester Borders Garden Community	7,000-9000							100	100	100	100	100	150	150	150	150	150	4k + Long-term strategic development programme.
			20	40	40	20	0	100	100	100	100	100	150	150	150	150	150		<b>Total for Colchester Fringe = 1,370</b>
<b>ALRESFORD</b>																			
17/00565/DETAIL	Staunton Gate (south of Cockaynes Lane)	144		C/20	40	40	40	4											Under construction.
15/00120/OUT	North of Cockaynes Lane	60			RM	DC/C	36	24											Expected to come forward as second phase.
15/01277/OUT	St. Andrew's Road	45	DC/C	30	15														To follow Bennet Homes development in Thorpe.
			20	70	55	40	40	24	0	0	0	0	0	0	0	0	0		<b>Total for Alresford = 249</b>
<b>ELMSTEAD MARKET</b>																			
16/01797/OUT	School Road East	62	RM	DC/C	8	20	20	14											Development allowed on appeal.
14/01728/OUT	Charity Field	50	RM	DC/C	25	25													Housebuilder acquiring site.
17/00927/DETAIL	Tye Road	32	DC/C	20	12														Reserved matters approved.
14/01238/OUT	Meadow Close	20		RM	DC/C	20													Possible second phase of Tye Road scheme.
14/01292/OUT	Church Road	20	OUT	RM	DC	C/10	10												Revised proposal expected.
			0	20	45	75	30	14	0	0	0	0	0	0	0	0	0		<b>Total for Elmstead Market = 184</b>
<b>GREAT BENTLEY</b>																			
14/01750/OUT	Station Field	150	RM	DC/C	40	40	40	30											Mixed use scheme including employment.
16/01912/DETAIL	Admirals Farm Phase 1	50	DC	C	20	20	10												First phase of Admirals Farm scheme.
15/01820/OUT	Heckfords Road	49	DC/C	30	19														Housebuilder keen to commence development.
16/01999/OUT	Admirals Farm Phase 2	25					10	15											Second phase of Admirals Farm scheme.
			0	30	79	60	60	45	0	0	0	0	0	0	0	0	0		<b>Total for Great Bentley = 274</b>
<b>LITTLE CLACTON</b>																			
15/01550/OUT	West of The Street	98	RM	DC/C	20	20	20	20	18										Development allowed on appeal.
14/00159/FUL	Greengates/Springfield Meadows (under construction)	6 (of 22)		6															Under construction and nearing completion.
16/00427/OUT	24 The Street (Hayes)	10	RM	DC/C	10														Development alongside existing care sales garage.
16/01001/FUL	Stone Hall, London Road	10		10															Site cleared ready for development.
LP Allocation MS14	Montana Roundabout	35	FUL	DC/C	20	15													Planning application under consideration.
			16	0	50	35	20	20	18	0	0	0	0	0	0	0	0		<b>Total for Little Clacton = 159</b>
<b>ST. OSYTH</b>																			
11/00333/OUT	Wellwick Field	190		RM	DC/C	20	30	30	30	30	30	20							Enabling development for St. Osyth Priory.
16/00656/FUL	Priory West Field	71	DC	C/15	30	26													Enabling development for St. Osyth Priory.
			0	15	30	46	30	30	30	30	30	20	0	0	0	0	0		<b>Total for St. Osyth = 261</b>
<b>THORPE-LE-SOKEN</b>																			
16/01169/OUT	Landmere Road	98	DC/C	30	30	30	8												Site being prepared for development.
16/00838/OUT	Frinton Road	49	RM	DC/C	19	30													Development allowed on appeal.
13/01481/FUL	Abbey Gardens	40		30	10														Under construction.
			30	40	49	60	8	0	0	0	0	0	0	0	0	0	0		<b>Total for Thorpe = 187</b>

Site Ref	Site name	Total capacity	YR1 2018/ 19	YR2 2019/ 20	YR3 2020/ 21	YR4 2021/ 22	YR5 2022/ 23	YR6 2023/ 24	YR7 2024/ 25	YR8 2025/ 26	YR9 2026/ 27	YR10 2027/ 28	YR11 2028/ 29	YR12 2029/ 30	YR13 2030/ 31	YR14 2031/ 32	YR15 2032 -33	Next plan		
<b>WEELEY</b>																				
15/01750/FUL	St. Andrew's Road (s106)	14	DC/C	14																
LP Allocation SAMU5	R/o Council Offices	280	OUT	RM	DC/C	40	40	40	40	40	40	40								
LP Allocation MSA1	TDC Council Offices	24				FUL	DC/C	24												
			0	14	0	40	40	64	40	40	40	40	0	0	0	0	0			<b>Total for Weeley = 318</b>
<b>SMALLER RURAL SETTLEMENTS</b>																				
15/01080/OUT	Adj Great Oakley Primary School	51	RM	DC	C/23	28														Reserved matters submitted for phase 1.
16/01152/DETAIL	Tokely Road, Frating	49		DC/C	49															Subject of application for 68 units.
16/01456/DETAIL	Willow Farm, Weeley Heath	46		C/10	36															Under construction.
16/00782/OUT	Badley Hall Farm, Great Bromley	24		RM	DC/C	24														Rural exception scheme.
16/00677/FUL	Kidby's Nursery, Weeley Heath	16 (of 22)		16																Under construction.
15/01737/OUT	Station Road, Wrabness	18		RM	DC/C	18														
15/00987/OUT	Break of Day, Great Oakley	17		RM	DC/C	17														Adjoins the development next to the Primary School.
16/01137/FUL	Edwards Drive/Clacton Road, Thorrington	16		C/16																Under construction.
16/00871/DETAIL	White Hart, Wix	10		DC/C	10															Conditions being discharged.
17/00090/FUL	Adj. Morton House, Station Road, Thorrington	10		DC/C	10															Development to follow Edwards Drive scheme.
			42	56	131	28	0	0	0	0	0	0	0	0	0	0	0			<b>Total for smaller rural settlements = 257</b>
	<b>Small Sites Windfall Allowance</b>		179	154	129	104	94	87	80	72	65	57	50	42	35	27	20			<b>Total for small/windfall sites = 1,195</b>
	<b>TOTAL FIGURES</b>		540	904	1239	1121	845	953	814	714	637	532	415	437	430	422	415			<b>TOTAL = 10,418</b>

## Trajectory assumptions for Alternative Housing Site

Site Ref	Site name	Total capacity	YR1 2018/ 19	YR2 2019/ 20	YR3 2020/ 21	YR4 2021/ 22	YR5 2022/ 23	YR6 2023/ 24	YR7 2024/ 25	YR8 2025/ 26	YR9 2026/ 27	YR10 2027/ 28	YR11 2028/ 29	YR12 2029/ 30	YR13 2030/ 31	YR14 2031/ 32	YR15 2032/ -33	Next plan	Notes
<b>SITES WITHIN DEFINED SETTLEMENT DEVELOPMENT BOUNDARIES</b>																			
SDB1	112-118 Oxford Road, Clacton	60																60	Site best retained in employment use.
SDB2	Lotus Way, Jaywick Sands	940				30	30	30	30	30	60	60	60	60	60	60	60	370	Long-term Council-led regeneration project.
SDB3	Garden Road, Jaywick Sands	10	OUT	RM	DC/C	10													
SDB4	Brook Park West Potential Phase 2, Clacton	200									20	40	40	40	40	20			Potential for inclusion in Hartley Gardens scheme.
SDB5	Foots Farm, Clacton	100	LPA	OUT	RM	DC/C	30	30	30	10									
SDB6	Crossways Garden Centre, Clacton	20																20	Delivery within plan period uncertain.
SDB7	Oakwood Park Potential Phase 3, Clacton	288																288	Assumed beyond 2033.
SDB8	Navyard Wharf, Harwich	200		OUT	RM	DC	C	50	50	50	50								Dependent on relocation of Navyard port.
SDB9	Ferndale Road, Harwich	13																	Planning permission lapsed – deliver uncertain.
SDB10	Barrack Lane, Harwich	28																28	Development complicated and delivery unlikely.
SDB11	Durite Works, Dovercourt	32																32	Site best retained in employment use.
			0	0	0	40	60	110	110	90	130	100	100	100	100	80	60		<b>Total: 1,080</b>
<b>SITES AROUND URBAN SETTLEMENTS</b>																			
URB1	Earls Hall Drive, Clacton	35	LPA	OUT	RM	DC/C	8	17											
URB2	Michaelstowe Farm, Dovercourt	51	LPA	OUT	RM	DC	C	20	20	11									Proximity to Listed Church is an issue.
URB3	Ramsey Road, Dovercourt	55	LPA	OUT	RM	DC	C	20	20	15									
URB4	Low Road South, Dovercourt	390																390	Site affected by flood risk.
URB5	Oakley Road, Doevrcourt/Little Oakley	1,415																1,415	Longer-term potential but high landscape impact.
URB6	Walton Mere	129																129	Unlikely to be feasible.
URB7	North Street, Walton	20																20	Flood risk concerns.
URB8	Mill Lane, Walton	20																20	Flood risk concerns.
URB9	Old Hall Lane, Walton	400																400	Landscape impact concerns.
URB10	North of Lowe Chase, Walton	120							30	30	30	30							Potential for further phases of Hamford Park.
URB11	First Avenue, Frinton	60																60	
URB12	R/o 85 Thorpe Road, Kirby Cross	55							30	25									
URB13	Grange Road, Lawford	110	LPA	OUT	RM	DC/C	40	40	30										Current application likely to be refused.
URB14	Harwich Road Phase 2, Mistley	100					25	40	35										
URB15	Samsons Road, Brightlingsea	67																67	
URB16	Lower Farm, Brightlingsea	41	LPA	OUT	RM	DC/C	21	20											
URB17	Church Road North, brightlingsea	230																230	
URB18	Brightlingsea Hall Farm, brightlingsea	306	LPA	OUT	RM	DC/C	40	40	40	40	40	40	40	26					Subject of Local Plan objections.
URB19	Lodge Lane, Brightlingsea	160																160	
			0	0	0	0	134	197	145	126	95	70	70	26	0	0	0		<b>Total = 863</b>
<b>SITES AROUND RURAL SERVICE CENTRES</b>																			
RSC1	Adj 2 Wivenhoe Road, Alresford	85																85	Major landscape, access and settlement issues.
RSC2	Tenpenny Farm, Alresford	50																	Application refused and appeal dismissed.
RSC3	South of Main Road, Alresford	56	OUT	RM	DC/C	28	28												Application refused, potential appeal.
RSC4	Orchard Close, Elmstead	100																100	Poor relationship to settlement.
RSC5	Holly Way, Elmstead	72	LPA	OUT	RM	DC/C	36	36											Subject of Local Plan objections.
RSC6	Colchester Road/Tye Road, Elmstead	30	LPA	OUT	RM	DC/C	30												
RSC7	Thorrington Road South, Gt. Bentley	40	OUT	RM	DC/C	40													Dependent on current appeal being allowed.
RSC8	Thorrington Road North, Gt. Bentley	75	OUT		RM	DC	C	5	40	30									Dependent on current appeal being allowed.
RSC9	Plough Road West, Gt. Bentley	75	OUT	RM	DC	C	40	35											Dependent on current appeal being allowed.
RSC10	Weeley Road, Gt. Bentley	136		OUT	RM	DC	C	40	40	40	16							200	Application to be refused, potential appeal.
RSC11	Plough Road East, Gt. Bentley	500																500	Scale of development entirely inappropriate.
RSC12	Progress Way, Lt. Clacton	90																90	Flood risk issues.
RSC13	Grove Road, Lt. Clacton	87	LPA	OUT	RM	DC	C	30	30	27									Access issues to be resolved.
RSC14	Folly Farm, St. Osyth	95				OUT	RM	DC/C	30	30	30	5							Legal issues to be resolved.
RSC15	Clacton Road/Rochford Road, St. osyth	80							OUT	RM	DC/C	25	30	25					Legal issues to be resolved.
RSC16	North of Lifehouse, Thorpe	92																92	Access issues.
RSC17	Town Road, Thorpe	60																60	Application effused, no appeal submitted.
RSC18	Lonsdale Road, Thorpe	83																83	Access issues.
RSC19	Homestead, Weeley	30																30	Site best retained in employment use.
RSC20	R/o Rainbow Nurseries, Weeley	129																129	Access issues.
RSC21	Saxon Lodge, Weeley	34																34	Site best retained in employment use.
			0	0	0	68	134	146	140	127	46	30	30	25	0	0	0		<b>Total = 746</b>

Site Ref	Site name	Total capacity	YR1 2018/ 19	YR2 2019/ 20	YR3 2020/ 21	YR4 2021/ 22	YR5 2022/ 23	YR6 2023/ 24	YR7 2024/ 25	YR8 2025/ 26	YR9 2026/ 27	YR10 2027/ 28	YR11 2028/ 29	YR12 2029/ 30	YR13 2030/ 31	YR14 2031/ 32	YR15 2032 -33	Next plan		
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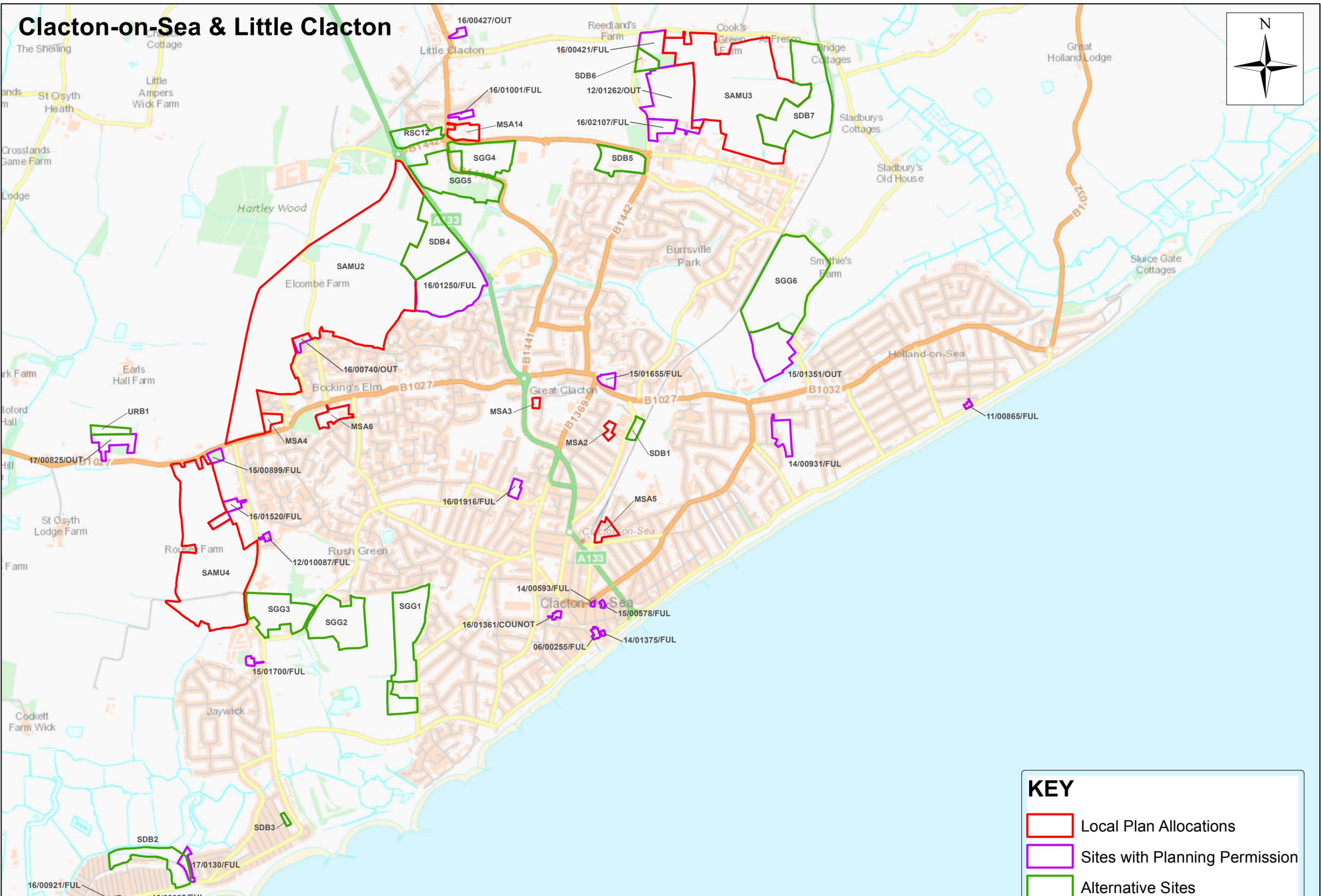
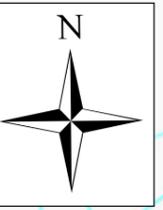
<b>STRATEGIC SITES AROUND WEELEY</b>																				
WGV1	Crow Lane, Weeley	300								OUT	RM	DC	C	40	40	40	40	40	100	Site controlled by Barleyfield developers.
WGV2	North of Colchester Road, Weeley	380	LPA	OUT	RM	DC	C	40	40	40	40	40	40	40	40	40	20			Proposal subject of Local Plan objections.
WGV3	R/o Tendring Park Services, Weeley	800																800		Longer-term potential for mixed-use development.
			0	0	0	0	0	40	40	40	40	40	80	80	80	80	60			<b>Total = 580</b>

<b>SITES WITHIN STRATEGIC GREEN GAPS</b>																				
SGG1	Cherry Tree Avenue, Clacton	300	LPA	OUT	RM	DC	C	30	30	30	30	30	30	30	30	30				Subject of Local Plan objections.
SGG2	Rush Green Road South, Clacton	100	LPA	OUT	RM	DC	C	30	30	30	10									Subject of Local Plan objections.
SGG3	Rush Green Road North, Clacton	276	LPA	OUT	RM	DC	C	30	30	30	30	30	30	30	30	30	6			Subject of Local Plan objections.
SGG4	Centenary Way, Clacton	175	OUT	RM	DC	C	40	40	40	40	15									Subject of appeal to be determined in 2018.
SGG5	London Road, Clacton	220	OUT	RM	DC	C	30	30	30	30	30	30	10							Subject of current planning application.
SGG6	Burrs Road/Sladbury's Lane, Clacton	508									30	30	30	30	30	30	30	298		Subject of Local Plan objections.
SGG7	Mayes Lane, Ramsey	71	LPA	OUT	RM	DC	C	20	20	20	11									Subject of Local Plan objections.
SGG8	Bloomfield Avenue/Edenside, Kirby	85										30	30	25						Subject of appeal to be determined in 2018.
SGG9	Colchester Road, Lawford	15	LPA	OUT	RM	DC	C	15												Subject of Local Plan objections and application.
SGG10	Trinity Road, Mistley	75	LPA	OUT	RM	DC	C	30	30	15										Subject of Local Plan objections and application.
			0	0	0	0	70	225	210	195	156	150	150	125	90	90	66			<b>Total = 1,527</b>

Key:

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

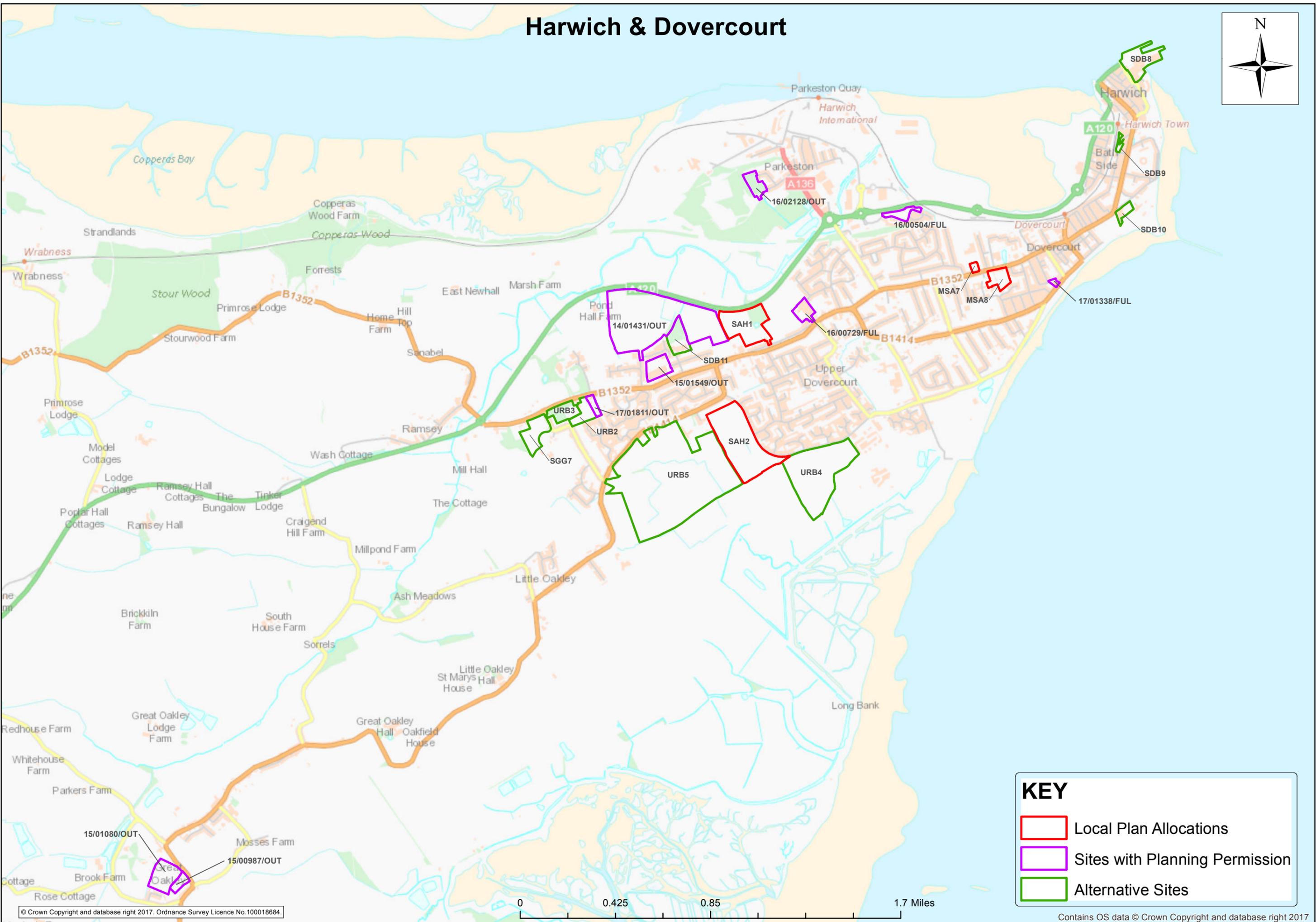
# Clacton-on-Sea & Little Clacton



**KEY**

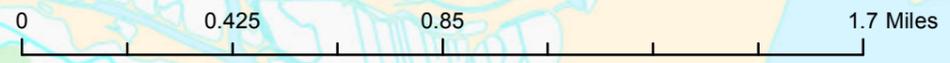
- Local Plan Allocations
- Sites with Planning Permission
- Alternative Sites

# Harwich & Dovercourt

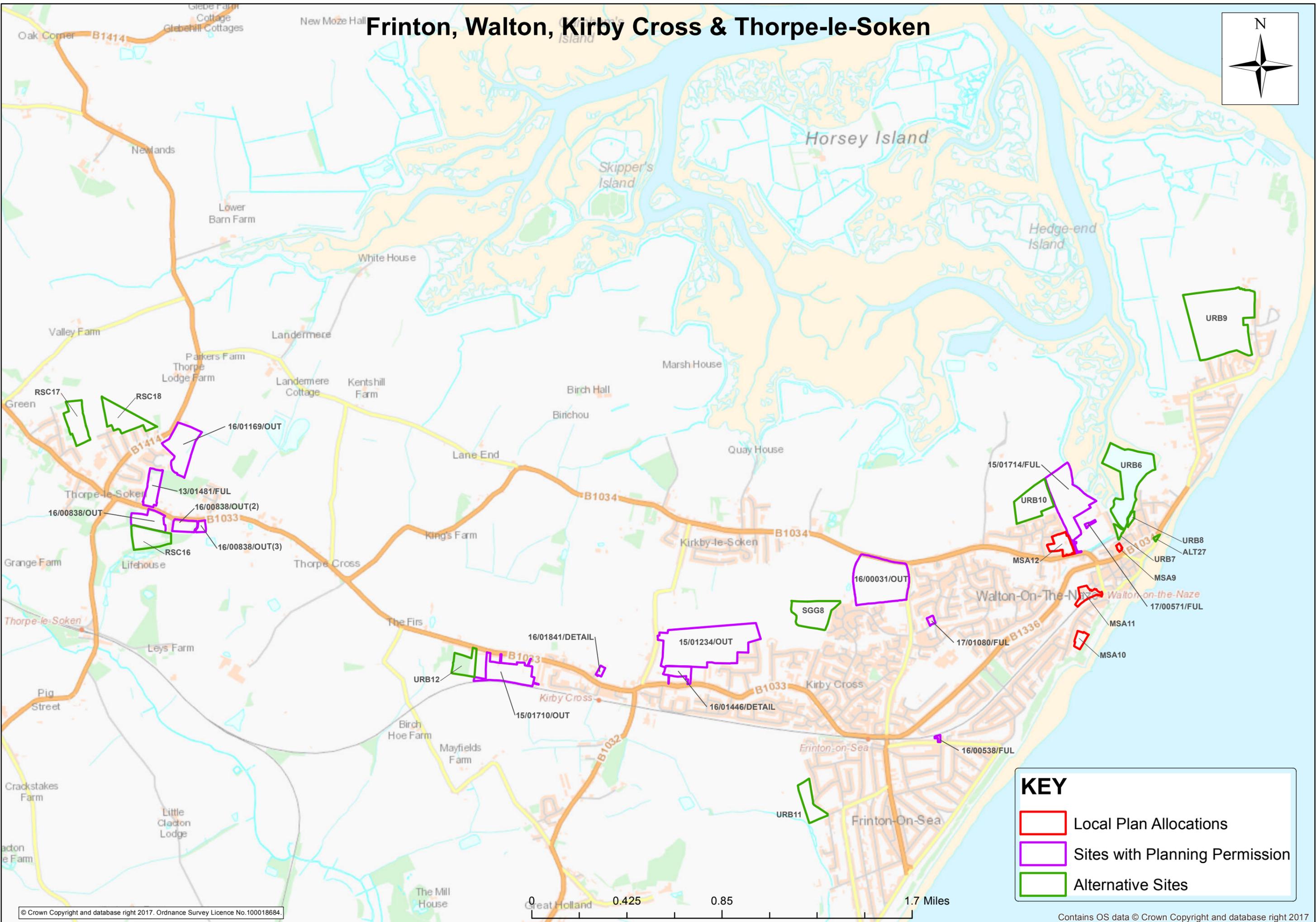
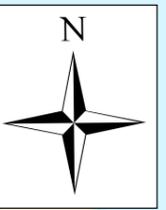


**KEY**

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



# Frinton, Walton, Kirby Cross & Thorpe-le-Soken

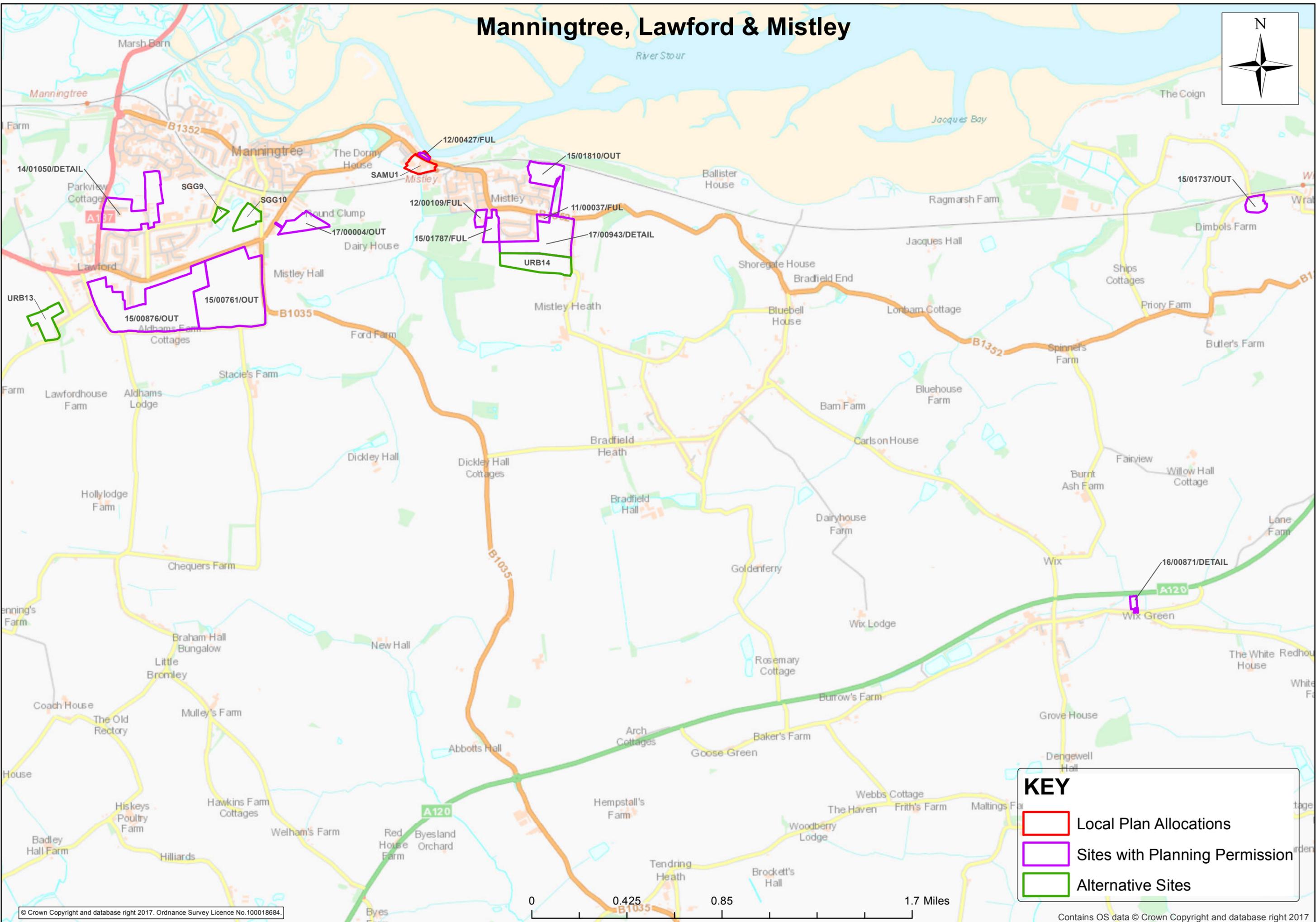


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- Local Plan Allocations
- Sites with Planning Permission
- Alternative Sites

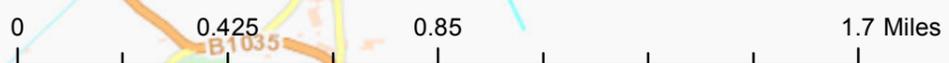


# Manningtree, Lawford & Mistley

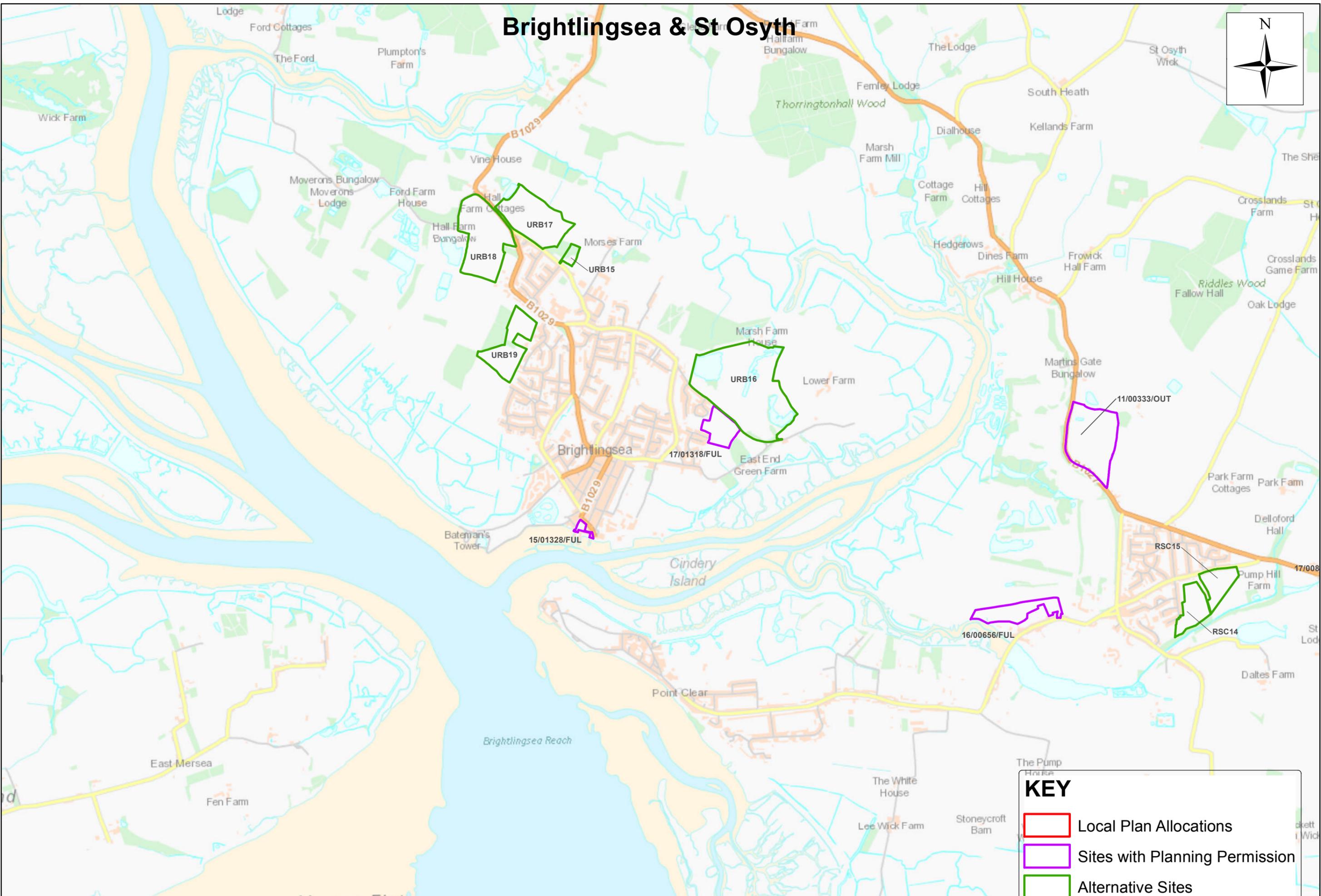


**KEY**

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



# Brightlingsea & St Osyth

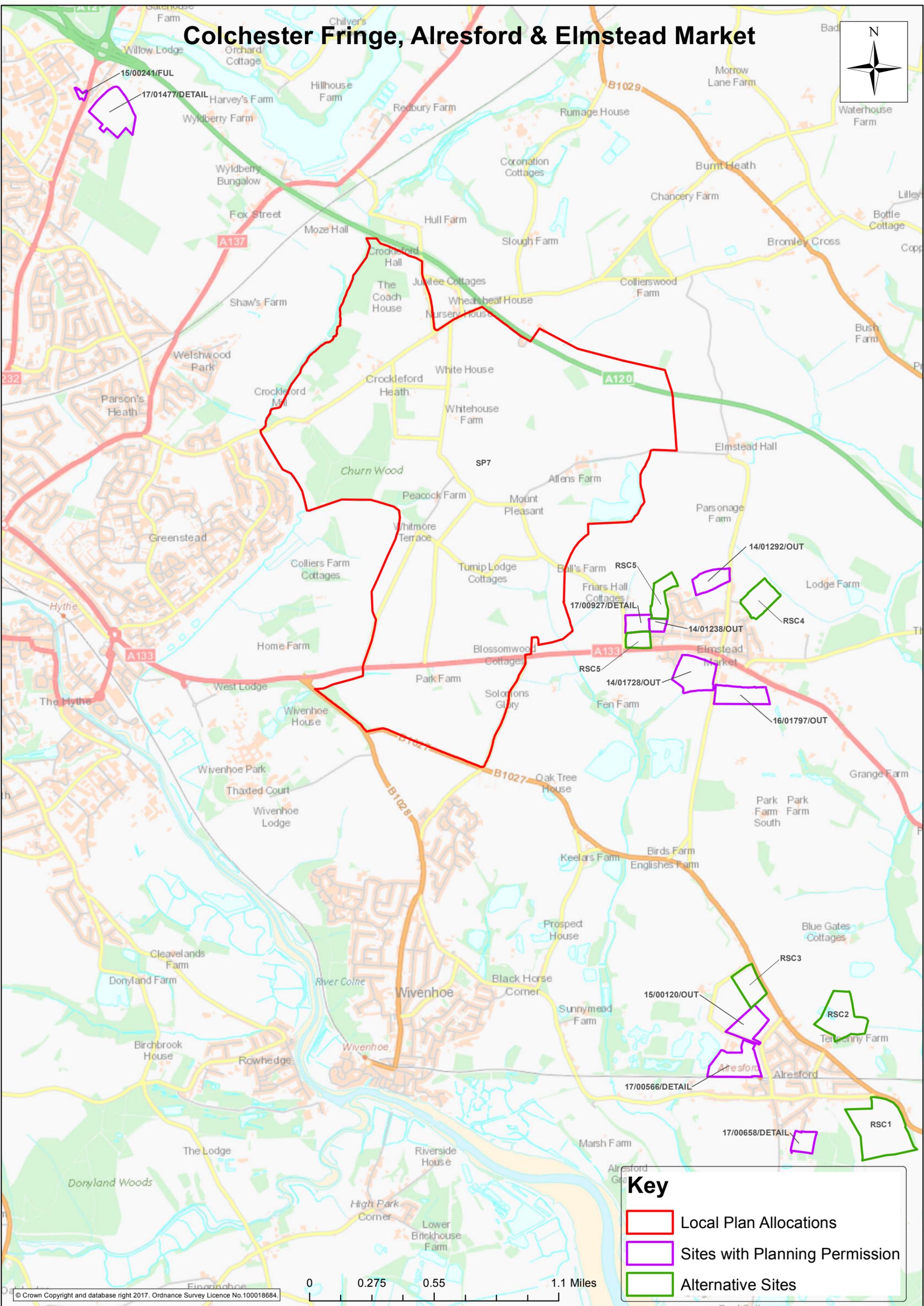
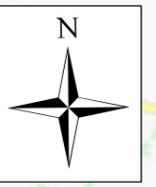


**KEY**

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



# Colchester Fringe, Alresford & Elmstead Market

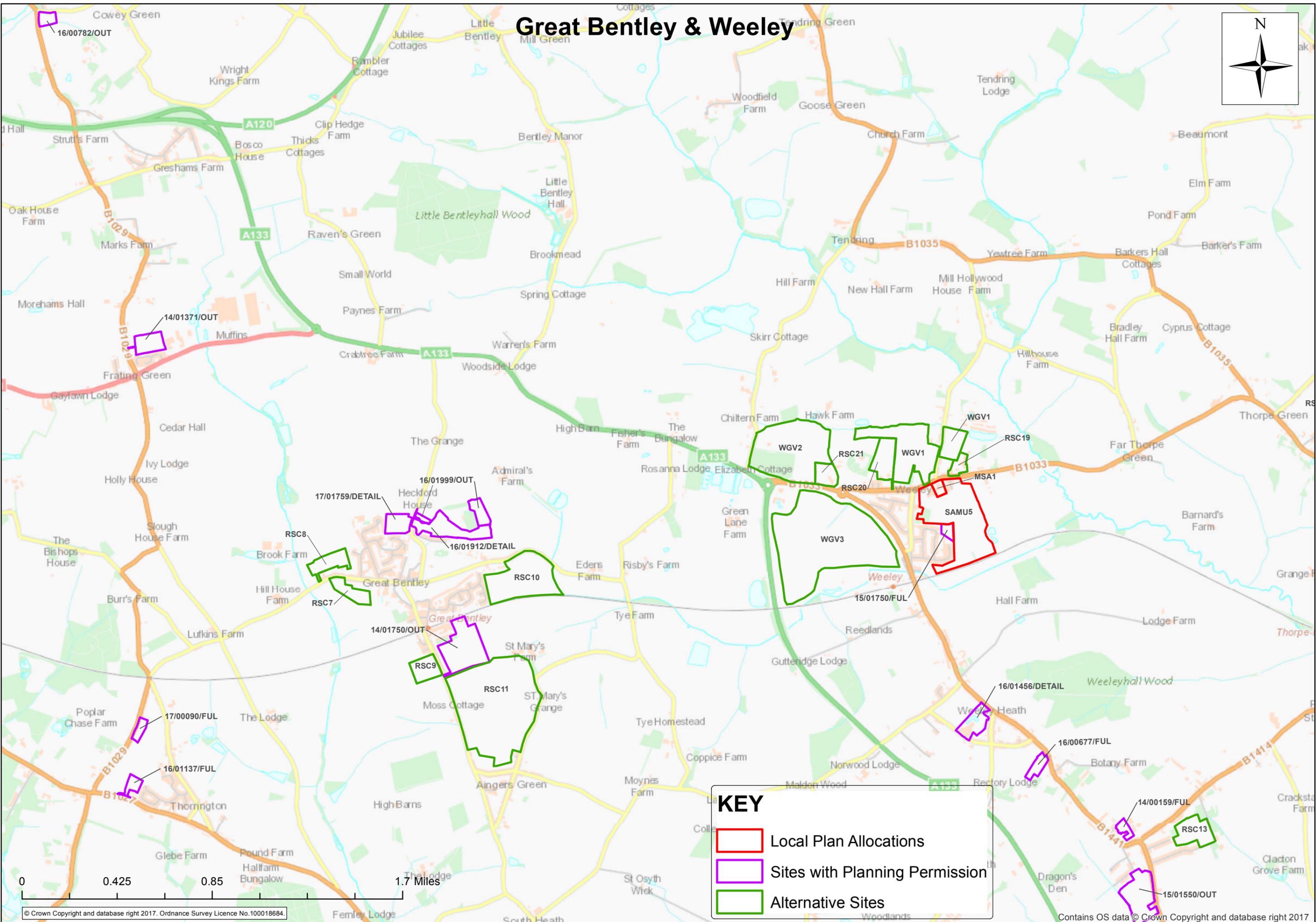


## Key

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

0 0.275 0.55 1.1 Miles

# Great Bentley & Weeley



**KEY**

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