

Tendring
District Council



**TENDRING DISTRICT COUNCIL
LOCAL DEVELOPMENT FRAMEWORK**

Planning Services

**Strategic Housing Land Availability Assessment
(SHLAA)**

**CONSULTATION DRAFT WITH
HOUSING MARKET PARTNERSHIP AND
TECHNICAL STAKEHOLDERS**

October 2010

Contents

Executive Summary

1 Introduction

2 Background

3 Characteristics of the Tendring District

4 Summary of the Methodology

5 Housing Market Assessment

6 Site Surveys and Results

7 Housing Trajectory

8 Statement on 5-year Housing Supply

Appendix 1 – Site Assessments

Executive Summary

Tendring District Council has prepared a Strategic Housing Land Availability Assessment (SHLAA) as required by Planning Policy Statement 3 'Housing' (PPS3) (June 2010). The SHLAA process has been undertaken in accordance with Government Practice Guidance (July 2007).

The Assessment will form a key part of the evidence base for the Council's Local Development Framework (LDF). In particular it is relevant to the Core Strategy Development Plan Document (DPD) and any future Site Allocations DPD. It will be used to help inform judgements on the future development and allocation of land for housing.

This version of the assessment is the draft to allow consultation with the development industry and other relevant stakeholders and will be updated to take on board any comments before it is published as a final report.

Housing Requirement

New housing will be required to meet the needs of a growing population within the district and to accommodate a sustainable level of in-migration from elsewhere in Eastern England and London. Following the abolition of regionally-set targets, the Council has set a locally-derived target for new housing growth that takes the following factors into account:

- Stakeholder Opinion
- Previous Rates of Housing Development
- Market Demand
- Affordable Housing Need
- Housing Land Supply
- Housing density
- Socio-Economic
- Local Constraints

The Council considers that the target of 6,300 new homes will benefit the district economically and will help to address some of the shortages of housing in certain parts of the district, particularly affordable housing. However, the Council does not consider that this level of new housing is deliverable within a 15-year period as previously suggested given the currently depressed housing market conditions. Therefore the Council will plan for 6,300 new homes to be built over a 20 year period 2011-2031 – an annualised rate of approximately 315 dwellings per annum, around 100 dwellings per annum less than originally suggested in the now revoked East of England Plan.

Because the delivery of new housing is vulnerable to fluctuations in the economy, government planning policy on housing requires local authorities to have a flexible approach to the supply of land for new housing. Accordingly, the Council will ensure there is a flexible supply of housing land available for development in the Site Allocations Document for the delivery of 6,300 new homes between 2011 and 2031.

The Council will also produce an annual updated Strategic Housing Land Availability Assessment (SHLAA) that will monitor the supply of new housing. It is estimated that approximately 20% of the district's total housing development over the period 2011 to 2031 can be accommodated on previously developed 'brownfield' land within existing built up areas. The remaining 80% of the new housing must therefore be in the form of major neighbourhood developments or sustainable urban extensions on greenfield land in the locations identified on the Spatial Strategy Key Diagram, and through the 'Key Projects' within those locations. Core Strategy **Technical Paper 7: 'Spatial**

Strategy' provides more detail on how the new housing target was calculated and how the Council will ensure a flexible supply of housing land over the course of the plan period informed by the key findings of the Council's Strategic Housing Market Assessment (SHMA) and Strategic Housing Land Availability Assessment (SHLAA).

Assessment Objectives

The key objective of the SHLAA is to identify potential opportunities to meet the district's housing requirements. This objective is achieved by identifying specific sites with potential for housing, assessing their housing potential or yield and estimating when they are likely to be developed.

The Assessment has used a base date of 1st April 2010. PPS3 requires the Council to identify specific, deliverable sites for the first five years of the plan (2011-2016) that are suitable and available for development and to keep this up to date in response to market information. It must also identify specific, developable sites for years 6-10, and ideally years 11-15, to enable the five year supply to be topped up. Identified sites are assessed for their housing potential and grouped into these five-year* time periods, based on their expected delivery rate.

*The first time period is in fact 6 years; taking into account the final year covered by the Council's current adopted Local Plan.
 *The third time period is in fact 10 years, taking into account the extended 20 year period 2011- 2031.

Key Findings of the Assessment

The Assessment has identified a potential housing supply of 2,773 dwellings over the plan period as reported in Section 6.0 and reproduced here:

Time Period	Period 1 2010-16	Period 2 2016-21	Period 3 2021-31	Total 2010-31
Total Housing Potential	1100	1338	117	2555

The total figure of potential dwellings for the plan period is based on an assessment of sites within existing Settlement Development Boundaries or that already carry some endorsement through the planning process either as a Local Plan allocation or through other Master Plans or development briefs.

The amount of housing that can be delivered on these sites is significantly short of what is needed to meet the district's housing requirement and it is clear that, to deliver the correct amount of housing, the Council will have to consider making allocations on greenfield sites on the edge of sustainable settlements in the form of new neighbourhood developments or sustainable urban extensions.

It should be emphasised that the SHLAA is an evidence-based document which does not allocate land for housing nor pre-empt or prejudice any future Council decisions about particular sites. It is an aid to plan making and not a statement of Council policy. A positive assessment of individual sites does not indicate these sites will definitely be developed and does not outweigh or alter any existing policies or land use designations. However, the SHLAA does provide evidence that will be kept up-to-date and used to inform the preparation of the LDF.

Format of Report

Section 1.0 of this Report details the purpose and objectives of the SHLAA. Section 2.0 sets out the background to the study with reference to the government guidance, the local plan and the emerging Local Development Framework.

A summary of the Methodology is set out in Section 3.0 and forms the basis on which the Assessment took place. The SHLAA process closely followed the recommended stages of the Practice Guidance which are reflected in headings throughout the Report. The Methodology in full is set out in a separate document.

Section 5.0 contains a Market Assessment. This is used to determine the housing market context of the local and sub-regional area and provide a market perspective to the assessment of sites.

The detailed findings of the Assessment are produced in Section 6.0 in a series of Tables (2 to 6). The full Results are shown in Table 8 of the Summary, Section 6.0. The Appendices include a summary of each site assessment and justification for each conclusion reached. Specific location/boundary plans accompany each of the site assessments.

1. Introduction

- 1.1 The need to develop more housing to meet the needs of a growing population is one of the big planning issues, if not the biggest issue, facing most Local Planning Authorities in the United Kingdom today and Tendring is no exception. More than ever before, there is an onus on Local Authorities not only to identify the most appropriate sites for housing development but also to ensure that those sites will realistically deliver the number of homes required within a set period.
- 1.2 The vehicle for delivering housing growth is the Local Development Framework (LDF) and as part of the evidence base in support of the housing elements of the LDF, particularly the Core Strategy and Site Allocations Document, government guidance contained in PPS3: 'Housing' (published November 2006) requires the Council to undertake a "Strategic Housing Land Availability Assessment" (SHLAA).
- 1.3 The Strategic Housing Land Availability Assessment, hereafter 'the assessment', will help to ensure that in the future, land availability is not a constraint on the delivery of more homes. With this in mind, the primary role of the assessment is to:
 - identify sites with potential for housing development;
 - assess their housing potential; and
 - assess the timescales in which they are likely to be developed.
- 1.4 Whilst this assessment does not constitute a Development Plan Document (DPD) (part of the LDF) in its own right, the technical information obtained through this assessment will be an important material consideration in determining both which parts of the district could accommodate and deliver growth (if required), and in turn which individual sites could realistically be allocated for housing and mixed-use development in the period post 2011 through the LDF to ensure the delivery of the districts housing requirements set out in the Core Strategy or any alternative target that the Council chooses to implement following the abolition of regional strategies.

- 1.5 It is important to stress that the Assessment is a piece of evidence and forms part of the Local Development Framework evidence base (alongside other technical studies such as employment land reviews and strategic flood risk assessments). The SHLAA is a technical document; it is not a policy document. The sites identified in the SHLAA represent potential unrefined land supply, not policy allocations.
- 1.6 This assessment was undertaken by officers of the Council throughout 2008, 2009 and early 2010 and has been subject to considerable scrutiny and input from technical stakeholders to ensure its robustness and to verify its assumptions. The assessment has a statistical base date of 31st March 2010.
- 1.7 The assessment methodology that has been used is generally compliant with the government's "Housing Land Availability Assessments: Practice Guidance" which was published in July 2007 in support of PPS3 hereafter 'the practice guidance'.
- 1.8 In line with Fig 1 of the practice guidance, the assessment is required, as a minimum, to achieve the following core outputs:
- A list of sites, cross-referenced to maps showing locations and boundaries of specific sites (and showing broad locations where necessary);
 - Assessment of the deliverability/developability of each identified site (i.e. in terms of its suitability and achievability) to determine when an identified site is realistically expected to be developed;
 - Potential quantity of housing that could be delivered on each identified site or within each identified broad location (where necessary) or on windfall sites (where justified);
 - Constraints on the delivery of identified sites; and
 - Recommendations on how these constraints could be overcome, and when.
- 1.9 The Council considers that this assessment meets all of the above core requirements and that, in this regard, it will form a sound and robust element of the LDF evidence base. In terms of the process, Fig 2 of the practice guidance requires the assessment, as a minimum, to meet these requirements:
- The survey and assessment should involve key stakeholders including house builders, social landlords, local property agents and local communities; and
 - should include an explanation as to why particular sites or areas have been excluded from the assessment.
- 1.10 Again, having produced the assessment in close liaison with key technical stakeholders and having provided an explanation for including and excluding particular sites or areas from the assessment, the Council considers that it has met these requirements.
- 1.11 The availability of land for housing can change very quickly for a variety of circumstances and as part of the 'plan, monitor and manage' approach that is key to ensuring LDFs are flexible and responsive to change, it is the Council's intention to produce an annual review of the assessment to coincide with the financial year to ensure that the data is always as up-to-date as possible. The findings of the annual update will be reported as part of the

Council's Annual Monitoring Report and will feed into the Council's response to key national indicators on housing land supply.

- 1.12 The annual update of the assessment will inform the allocation of sites in the Council's Site Allocations Document and, in monitoring the PPS3 requirement for an on-going five-year supply of available housing land, could justify the release of additional sites where housing trajectories demonstrate that housing delivery is falling behind schedule. It could also trigger a review of the LDF if there any fundamental changes to housing land supply that might jeopardise achieving minimum housing growth requirements.

2. Background

PPS3

- 2.1 PPS3, the government's planning policy statement on Housing, requires local authorities to underpin their housing strategy and allocations with the robust findings of a Strategic Housing Land Availability Assessment having regard to housing market factors identified in a Strategic Housing Market Assessment (SHMA), an assessment that was undertaken for the Tendring District in 2008 and updated in 2009.
- 2.2 PPS3 places a greater emphasis than ever before on the need to deliver housing requirements and on identifying locations and specific sites that are available, suitable, achievable and therefore deliverable within the first five years of an LDF period but also looking to the future. There is also a requirement to maximise the use of suitable previously developed land to minimise the impact of growth on the undeveloped countryside.
- 2.3 In addition, PPS3 is very much supportive of housing in both urban and rural areas provided it reflects sustainability considerations such as accessibility and the consideration of housing demand and need. For this reason, unlike the 2001 Urban Capacity Study that was prepared under the previous government guidance in PPG3 that looked only at the district's five urban areas, this assessment looks at housing land availability throughout the district, including certain key rural villages.

Tendring District Core Strategy – New homes.

- 2.4 The requirement for housing in the Tendring is set out in the Core Strategy (Reg. 27 document). The Council is planning for 6300 net dwelling stock between 2011 and 2031 for the reasons outlined in Core Strategy **Technical Paper 7: 'Spatial Strategy'** .

Implications of the Government's intention to abolish Regional Spatial Strategies

- 2.5 On 27 May 2010, the Right Honourable Eric Pickles MP – Secretary of State for Communities and Local Government wrote to all chief planning officers in the country regarding the new Coalition Government's position on the abolition of regional strategies. The letter reads as follows:

“I am writing to you today to highlight our commitment in the coalition agreements where we very clearly set out our intention to rapidly abolish Regional Strategies and return decision making powers on housing and planning to local councils. Consequently, decisions on housing supply (including the provision of traveller sites) will rest with Local Planning Authorities without the framework of regional numbers and plans.

I will make a formal announcement on this matter soon. However, I expect Local Planning Authorities and the Planning Inspectorate to have regard to this letter as a material planning consideration in any decisions they are currently taking.”

- 2.6 The Secretary of State’s letter makes clear the intention to return decision making powers on housing and planning to local councils, including targets for housing growth and gypsy and traveller site provision. In the absence of any firm guidance from the new Government, it is assumed that any locally-derived planning targets will still need to be based on robust evidence and will, themselves, be the subject of scrutiny at LDF Examinations. This is the current advice of the Government Office for the East of England (Go-East).
- 2.7 The Council is currently considering the implications of this change in approach and whether there is any need to revise the housing targets for the district to reflect more local considerations. Until any decision is made, this assessment assumes a housing target in line with the East of England Plan as set out above.

Emerging Tendring LDF

- 2.8 At the base-date of this assessment, the Council was in the process of preparing to undertake formal consultation on its Core Strategy and Development Policies Document (Regulation 27) having already undertaken consultation on Issues and Possible Options (Regulation 25) in March to May 2009. That consultation exercise invited stakeholders to consider a variety of planning issues and potential policy areas including options for the distribution of housing development to meet the above regional requirements.
- 2.9 The four ‘suggested’ options all focussed growth on the main urban areas within the district i.e. Clacton, Harwich, Frinton & Walton, Manningtree & Lawford, Brightlingsea and the eastern fringe of Colchester. Some options suggested smaller-scale growth in ‘Key Rural Service Centres’ related to local needs and sympathetic to local character (reflecting policies in the East of England Plan. The formulation of these options was informed by technical evidence available at that time, including emerging findings of this assessment.
- 2.10 The four options suggested involved the following distributions of growth for the period 2011 to 2026 assuming a requirement for around 6,500 new homes in that period (excluding any assumption for the growth in 2010/11 in accordance with the current adopted Local Plan):

Table 2.2: Possible Options for Distributing Housing Development in Tendring (taken from the Council's Core Strategy Discussion Document on Issues and Possible Options)

	Option 1 – Priority Areas for Regeneration	Option 2 – Incremental Growth	Option 3 – Economic Potential	Option 4 – Hybrid Approach
Clacton	3,500	3,500	2,500	3,500
Harwich	3,000	1,000	2,000	1,000
Frinton/Walton	0	1,000	600	1,000
Manningtree/Lawford	0	500	300	500
Brightlingsea	0	500	300	500
Colchester Fringe	0	0	800	0
Key Rural Service Centres	0	Small-scale growth to be determined by local considerations.	Small-scale growth to be determined by local considerations.	Small-scale growth to be determined by local considerations.

- 2.11 The Tendring District Local Plan (adopted in December 2007), which runs until 2011, sought to maximise the use of previously developed 'brownfield' sites within built up areas however, to meet the relatively modest requirement for new housing for a 4-year period 2007-2011 (just under 1,800 dwellings) it was necessary to identify greenfield land on the edge of Clacton to achieve this target. Therefore it is certain that to deliver any of the above options, a large amount of greenfield land will be required in the form of either major neighbourhood developments or urban extensions.
- 2.12 Having considered comments received during consultation on the above options and taken on board newly available technical evidence, the officers' recommended option which has been considered by the Council's Cabinet (10th March 2010) and Community Leadership and Partnership Committee (17th May 2010) is affectively a variation on Option 2.
- 2.13 The preferred strategy was approved on the 29th September 2010 by Cabinet for it to be published for formal public consultation in line with Reg 27 of the planning regulations and is subject to change in light of the Coalition Government's change in approach explained above.
- 2.14 The emerging preferred option as set out in the draft Core Strategy and Development Policies Document promotes the following distribution of growth:

Table 2.3: The Council’s preferred option for the distribution of housing growth as set out in the Core Strategy and Development Policies (Reg 27) Document.

Location	New Homes (2011-2031)
Clacton	4,100
Harwich	900
Frinton/Walton	800
Manningtree/Lawford	150
Brightlingsea	150
Colchester Fringe	0
Key Rural Service Centres	200

3. Characteristics of the Tendring District

- 3.1 The following profile of the district comes from the emerging Core Strategy and Development Policies Document.

Spatial Portrait – The Tendring District

The district is located on the north-eastern tip of the east coast within the county of Essex, forms part of the Haven Gateway. Tendring is a coastal district and a peninsula bordered by the Stour Estuary to the north, the North Sea to the south and east and the Colne estuary to the south-west. The western inland boundary of our district abuts the large town of Colchester.

The settlement pattern is dispersed rather than centred on one principal town. The largest settlements are located on the extensive coastline and estuaries with the inland area comprising of a rural heartland containing more than 27 individual villages as well as a variety of hamlets of varying size. The district's largest settlement is Clacton-on-Sea with a population nearly three times the size of any other settlement.

People

The population of Tendring is expected to grow significantly between now and 2031 by around 13%. (need to check) As the district is a popular area for retirement, particularly in the coastal towns of Clacton and Frinton, it has a higher proportion of over 65s than any other part of the country and the average age of a Tendring resident is higher than the regional average.

Related to this, there is a much higher than average proportion of residents that suffer with a long-term illnesses – mainly concentrated in parts of Clacton and Walton. Whilst there are issues with lower than average educational achievement and concentrated areas of deprivation, crime levels in Tendring are relatively low.

Total population (2008): 147,600

Projected population (2026): 170,000

Average Age: 45 years (Regional average = 38)

Percentage of residents who are 65 years or older: 27% (Higher than anywhere else in the UK; Regional average = 17%)

Percentage of residents who are 15 years or younger: 17% (Regional Average = 19%)

Percentage of residents suffering with long-term illness: 24% (Regional Average = 16%)

Average Life Expectancy: 79 years

Percentage of students leaving school with no qualifications: 25% (Regional Average = 14%)

Recorded Crime (2006-2008): 66 offences per 1,000 people per year (Regional Average = 75)

Percentage of residents living in the most deprived areas in England: 14% (Regional Average = 5%)

Housing

The majority of housing in the district is owner occupied and, partly as a result, there is an undersupply of social housing for those on lower incomes. Average house prices are lower than

elsewhere in Essex but so are average household incomes. House prices in the rural west of the district are significantly higher than those in the coastal towns with the exception of Frinton-on-Sea where there are a high number of larger properties.

The Council's Strategic Housing Market Assessment identifies that, in a strong housing market, demand for new housing can be as high as 1,000 new homes per annum of which around half is for affordable housing for those on lower incomes that cannot afford to buy or rent on the open market. The area of the district with by far the highest demand for new housing is Clacton followed by the Frinton and Walton area. Housing demand in Harwich, in contrast, is relatively low. Approximately half of all housing demand is from people seeking to move into the district from other parts of the country including Colchester and East London, many of whom are seeking to retire.

In recent years, housing completions have averaged around 417 dwellings (net) per annum and the majority of this development has been in Clacton and Harwich.

Total households (2007): 67,000

Percentage of homes that owner-occupied: 78% (Regional Average = 71%)

Percentage of social housing: 10% (Regional Average = 17%)

Percentage of private rented housing: 8%

Average house price (2009): £170,000 (Essex average = £222,000)

Estimated Demand for Housing (in strong market conditions): 1,000 dwellings per annum

Rate of House Building 2001-2010: 417 dwellings per annum

Economy

The main sectors of employment in the district are in service sector industries of which jobs in Health and Education form an important element. It is estimated that around 10% jobs are related to tourism either directly or indirectly which reflects the district's historic role as a popular holiday destination, particularly in the main coastal resorts. Most of the working age people that live in Tendring also work in the district but a large number of people do commute out of the district each day for work, mainly to Colchester and London. Unemployment is higher than the regional average and is mainly concentrated in parts of Clacton, Harwich and Walton.

Total Jobs: 41,000

Largest employment sectors: Health and education (28%); Retail (18%); Hotel and restaurant (9%); and Manufacturing (9%)

Tourism related jobs (2007): 10% (Regional Average = 7.6%)

Percentage of working-age residents unemployed (2007): 6.3% (Regional average = 4.5%)

Percentage of working-age residents claiming unemployment benefits (2007): 2.8% (Regional average = 1.9%)

People that live and work in the district each day: 36,000

People commuting out of the district for work each day: 17,500

People travelling into the district for work each day: 5,000

Main destinations of Tendring's workers: Tendring (67%); Colchester (16%); and London (9%)

Percentage of households with one or more car(s): 74%

Average household income (2007): £22,000 (Regional average = £26,000)

Environment

Mainly due to its coastal location, Tendring has a wealth of wildlife areas and attractive landscapes however large areas of the coast are affected by flood risk including some built up areas. There is also a wealth of built heritage reflecting the historic role of some of the district's older towns and villages.

Habitats of International Importance: Hamford Water; Stour and Orwell Estuary; and Colne Estuary Special Protections Areas (SPA), Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR) and 'Ramsar' Sites. Colne Estuary is also designated a 'Special Area of Conservation' (SAC).

Local Wildlife Sites: More than 100 smaller sites throughout the district are designated as Local Wildlife Sites in recognition of their biodiversity value that include over 50 individual areas of ancient woodland.

Landscape Sensitivity: Approximately 25% of district is classed as high landscape sensitivity. Notable examples include part of the Dedham Vale Area of Outstanding Natural Beauty (AONB), the southern shores of the Stour Estuary (recognised locally as an area with the potential for inclusion in the Suffolk Coast and Heaths AONB) and the undeveloped portions of our coastline which offer long-distance views to and from the coast.

Built Heritage: 1,100 individual listed buildings, 27 Scheduled Ancient Monuments and 3 registered Historic Parks and Gardens. Also 20 individual Conservation Areas designated in recognition of their special architectural and historic character.

Flooding: Being a coastal district, significant parts of our area are at risk of tidal and, to a lesser extent, river flooding. Notably, many of our built-up areas are at risk of flooding and, over the years, there has been significant investment in coastal defences in these areas.

Infrastructure

The infrastructure of the district, including its transport links, is generally sufficient to serve the existing population however, with a growing population, it will be important that there is more investment in infrastructure in the coming years. Generally, the main towns in the district have greater capacity to accommodate growth than the more rural areas.

Railway stations: There are 14 stations in total served by three main train service patterns- Clacton to London Liverpool Street, Harwich to London Liverpool Street and Walton-on-the-Naze to Colchester.

Bus Routes: There are numerous routes which serve the Tendring district including frequent inter-urban routes such as 3/4 Village Link Clacton to Harwich; 74/76 Clacton to Colchester; 7/8/8a Clacton to Walton; 103/104 Harwich to Colchester; and 78/78a/78x Brightlingsea to Colchester.

Main roads: A120 Harwich to Colchester; A133 Clacton to Colchester; and A137 Colchester to Ipswich (via Ardleigh and Lawford). B-roads of importance include B1027 Clacton to Colchester; B1029 Brightlingsea to Stratford St Mary; and B1035 Manningtree to Thorpe-le-Soken. Several areas are prone to congestion during peak travel times and the highway network connecting Clacton and Harwich is weak.

District Hospitals: 2 (Clacton and Harwich)

Nearest General Hospital: Colchester

Number of Doctors Surgeries: 30

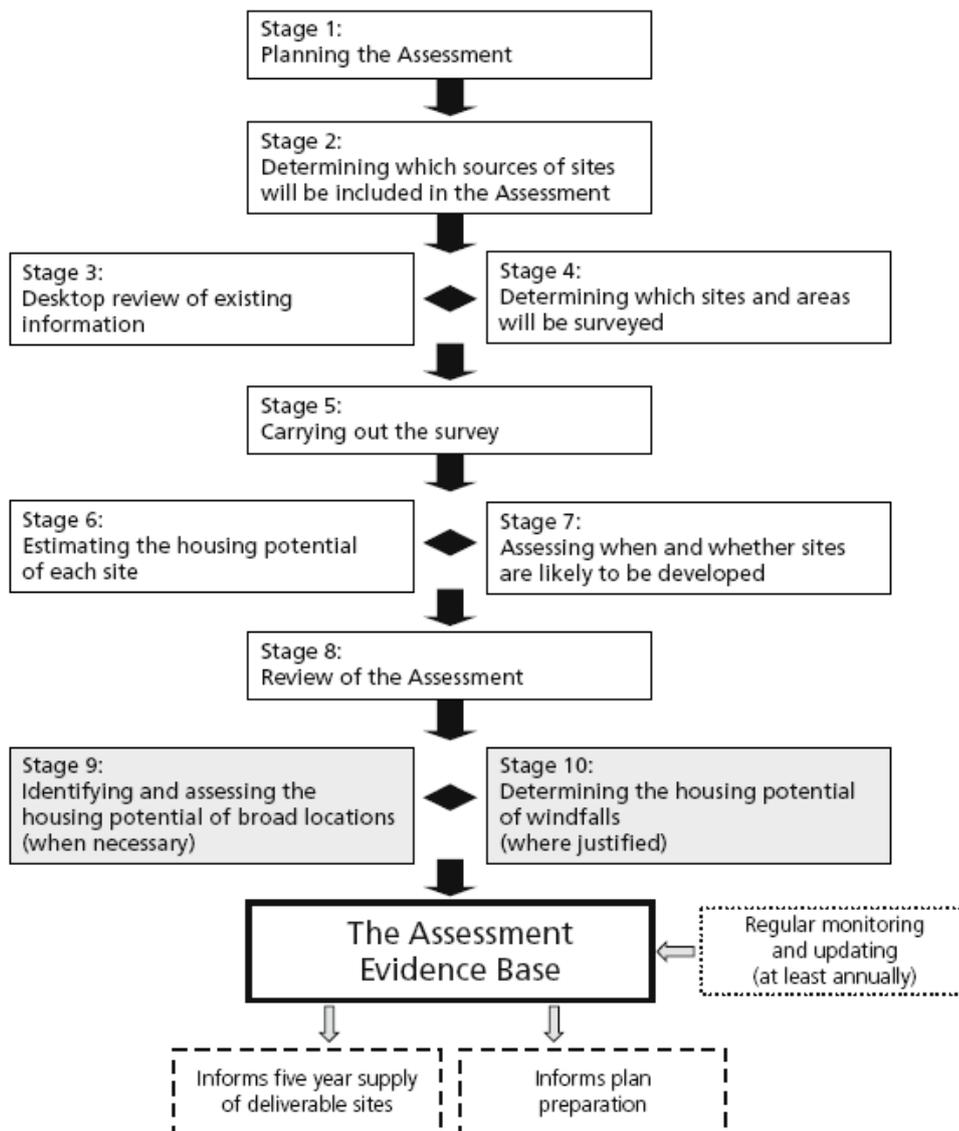
People per GP: 1,590

Schools: 40 Main stream Infant, Junior and Primary Schools and 7 Secondary Schools

Open Space: 276 hectares (57 hectares short of the National Playing Field Association standard of 2.4 hectares per 1,000 head of population).

4. Summary of the Methodology

- 4.1 Government Guidance makes it clear that if the standard methodology is followed to provide the required core outputs and meet the process requirements, “a local planning authority should not need to justify the methodology used in preparing its Assessment, including at independent examination”. The methodology as set out in brief below is considered consistent with the standard methodology as set out in the Guidance. Annex B to this document sets out the Methodology in more detail.
- 4.2 The assessment has followed the methodology as illustrated in the practice guidance as follows:-



Stage 1: Planning the Assessment

- 4.3 In planning the assessment, the Council had to consider a number of management and resource issues before progressing on the technical elements of the assessment. The rural nature of the Tendring district and its dispersed geography meant that the assessment had to be planned carefully and in accordance with a consistent and sound methodology. Further details are available in the Annex B.

Stage 2: Determining which sources of sites to include

- 4.4 The second stage of the assessment was to determine which sources of sites to investigate.
- 4.5 Having scoped the various sources of supply listed in the practice guidance and decided which ones could be incorporated into the assessment for Tendring, the categories were consolidated into the following a)-g):
- a) Allocated, safeguarded or with permission for non-residential uses no longer required;
 - b) Housing allocations yet to receive planning permission;
 - c) Sites with outstanding planning permission for housing;
 - d) Sites under construction for housing;
 - e) Other vacant derelict land;
 - f) Vacant derelict buildings; and
 - g) Surplus public sector land.

Areas of land excluded from the assessment due to safeguards/designations

- 4.6 Having identified the sources of site to be included in the assessment, the Council also identified particular areas which should be excluded from the search for potential housing sites as a matter of principle due to a recognised physical or environmental constraint or designation. These areas were:
- Dedham Vale Area of Outstanding Natural Beauty (AONB)
 - Proposed Extension to the Suffolk Coast and Heaths AONB
 - Sites of Special Scientific Interest (SSSI)
 - Ramsar Sites
 - Special Protection Areas
 - Ancient Woodlands
 - Existing or proposed County Wildlife Sites
- 4.7 Of these designations, most were found only in the open countryside. However, there are some that are found within the built up area and it made logical sense to ensure these were not included in the assessment.
- 4.8 In addition to the physical and environmental constraints, there were areas that were excluded from the search for potential housing sites due to their historic value:

- Scheduled Ancient Monuments (SAM); and
- Historic Parks and Gardens

4.9 Flooding is also a constraint that, in accordance with the government’s policy contained in PPS25 would normally justify the exclusion of a site from the assessment. Generally, any site in Flood Zone 3b – the functional floodplain (identified in the Council’s Strategic Flood Risk Assessment – SFRA) was excluded from the assessment unless it was already an established development area, for example, within a regeneration area where the agreement of the Environment Agency, in principle, has been secured.

Stage 3: Desktop review of existing information

4.10 To make the assessment cost-effective and minimise the need for survey work, the use of secondary ‘desk-top’ information was valuable in identifying sites to be assessed and informing their detailed assessment. Figure 5 of the practice guidance sets out some of the data sources that can be used to identify sites with potential for housing development; of which a number have informed this assessment. The sources of desktop information that were reviewed were:

- 2001 Urban Capacity Study
- 2004 Housing Comparative Site Assessment Study (Updated in 2005)
- 2006 Local Plan ‘Omission Sites’ document
- 2007 Tendring District Local Plan
- 2008 Strategic Housing Market Assessment (Updated in 2009)
- 2009 Wildlife Habitat Survey
- 2009 Walton Regeneration Framework
- 2009 Infrastructure Study
- 2009 Strategic Flood Risk Assessment
- 2009 Open Spaces Strategy
- 2010 Housing Viability Study
- 2010 Housing Position Statement
- Ordnance Survey Maps
- Aerial photography

Recording the site information

4.11 Each site included in the assessment was given a unique four-figure reference number that reflected its source of supply and its location within the district in the following way:

Source of Supply	District Sub-Area	Sequential number
A	1	001

4.12 In this example (**A1001**), the site in question would:

- fall within category a) of the sources of supply;
- fall within the District Sub-Area 1: Clacton (see Stage 4 below); and
- be the first site included in the assessment.

Source of Supply	District Sub-Area	Sequential number
C	4	005

4.13 In this example (**C4005**), the site in question would:

- fall within category c) of the sources of supply;
- fall within the District Sub-Area 4: Manningtree; and
- be the fifth site included in the assessment.

4.14 For each site included in the assessment, a standard form has been completed (included within the appendices to this document) with a site map, site observations and the assessment of suitability, availability and achievability.

4.15 In addition, the sites were also identified on a series of base-maps with their unique reference numbers; one base-map for each of the district sub-area (included within the appendices of this document) and a more detailed site map.

Stage 4: Determining which sites and areas will be surveyed

4.16 The practice guidance requires local authorities to come to a view on how comprehensive the survey should be in terms of geographic coverage and how intensive the survey should be in terms of minimum size of site to survey.

Geographic coverage

4.17 In a district as geographically diverse and dispersed as Tendring, it is important to set out clear parameters within which the search for sites should be limited to ensure that the survey is cost-effective, manageable and minimises unnecessary speculation from landowners, developers and the general public.

4.18 The 2001 Urban Capacity Study looked only at sites within built up area boundaries of the district's five urban areas. However, paragraph 16 of the practice guidance states that Strategic Housing Land Availability Assessments are different from 'old-style' Urban Capacity Studies and one of the differences is that these assessments should:

"identify additional sites with potential for housing which were not required to be investigated by Urban Capacity Studies, such as sites in rural settlements, brownfield sites outside settlement boundaries and suitable greenfield sites, as well as broad locations (where necessary)"

4.19 In this regard, for a site to be considered in the assessment, it had to be:

- Within the settlement development boundary of an 'Urban Settlement' or 'Key Rural Service Centre'*;
- A brownfield site immediately adjoining the settlement development boundary of an 'Urban Settlement' or 'Key Rural Service Centre*'; or
- A greenfield site on the periphery of a Key Rural Service Centre with an extant planning permission for a rural exception scheme.

* Settlement Development Boundaries defined in the 2007 Local Plan; Urban Settlements and Key Rural Service Centres defined in the Council's emerging Core Strategy and Development Policies Document.

4.20 It also had to be:

- within at least one of the sources of supply a)-g) listed under paragraph 3.26 above; and

- unaffected by any of the ‘overriding’ designations or constraints.

4.21 The ‘Urban Settlements’ and ‘Key Rural Service Centres’ are defined in the ‘emerging’ Core Strategy and Development Policies Document. These are:

Urban Settlements:

- Clacton (including Great Clacton, Jaywick and Holland-on-Sea)
- Harwich (including Dovercourt, Parkeston, Little Oakley and part of Ramsey)
- Frinton & Walton (including Kirby Cross)
- Manningtree & Lawford (including western part of Mistley)
- Brightlingsea

Key Rural Service Centres:

- Alresford
- Elmstead Market
- Great Bentley
- Little Clacton
- Mistley
- St. Osyth
- Thorpe-le-Soken
- Weeley

4.22 The ‘Other Rural Settlements’ proposed for inclusion within the LDF settlement hierarchy but **not included** in the Strategic Housing Land Availability Assessment are as follows:

- | | |
|---------------------|------------------|
| • Aingers Green | • Little Bromley |
| • Ardleigh | • Little Bentley |
| • Beaumont-Cum-Moze | • Point Clear |
| • Bradfield | • Ramsey |
| • Frating | • Tendring |
| • Great Bromley | • Tendring Green |
| • Great Holland | • Thorrington |
| • Great Oakley | • Weeley Heath |
| • Hare Green | • Wix |
| • Kirby-le-Soken | • Wrabness |

4.23 These settlements are much smaller with a lesser range of local services and facilities, are less sustainable locations for new housing development and, as a result are excluded from the assessment. However, these settlements will still have the potential to yield new housing through windfall sites within their settlement development boundaries (which will be carefully reviewed for the LDF) and through rural exception schemes.

4.24 In terms of ‘suitable greenfield sites’, the only greenfield sites considered for inclusion were sites already within the Local Plan’s development boundaries, sites with permission for rural exception scheme and sites that might have received planning permission as a departure from Local Plan settlement policy.

Minimum site size

- 4.25 As part of the assessment, local authorities are required to determine how intense the survey should be (i.e. what should the minimum site size be) and whether the intensity of the survey should vary from one part of the district to another.
- 4.26 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 through the LDF and to therefore contribute towards achieving the regional requirement. With PPS3 not allowing for windfalls (see Stage 10) it would mean that the site-size threshold is therefore important.
- 4.27 Following very careful consideration it was considered that:
- the overwhelming shortage of affordable housing was the single greatest housing challenge facing the district and therefore a higher site-size threshold would identify a larger number of sites that can contribute, meaningfully, towards on-site affordable housing;
 - the housing market may take some time to recover from the current downturn and therefore, through the LDF, the Council might need to play 'catch-up' to achieve regional housing requirements (if relevant). A higher site-size threshold may therefore provide flexibility within the housing land supply and provide a better chance of overturning a shortfall of housing early on in the LDF plan period;
 - the nature of the district means that in rural areas, the majority of potential housing sites will be small and therefore a high site-size threshold may lead to very few sites being allocated in villages;
 - a large number of dwellings tend to be built on smaller brownfield sites but, because this represents a finite source of supply which is already beginning to show signs of decreasing, the long-term contribution of housing from these smaller sites is questionable. Therefore if a high site-size threshold was adopted, the potential oversupply of housing is not likely to be overwhelming; and
 - given limited resources, a higher site-size threshold would mean fewer sites, in total, would need to be assessed in detail thus making the SHLAA more cost effective.
- 4.28 Consequently, it is considered that the site size thresholds be set at the same level as affordable housing policy thresholds to ensure that every site allocated for housing has the potential to contribute towards affordable housing and thus help to address the district's acute shortage. In the emerging LDF, the Council is suggesting an affordable housing policy threshold of 10 or more dwellings (net) or 0.3 hectares or more in both urban and rural areas.
- 4.29 This a relatively neutral threshold that will identify numerous sites for assessment but will not result in overwhelming numbers of small sites not being considered.

Stage 5: Carrying out the survey

The Survey Team

- 4.30 The survey team consisted of officers from the Council's Planning Service, 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 continuity the survey was carried out in accordance with a standard site assessment form. Site surveys were undertaken by Planning Policy Officers with a site survey template to ensure a consistent approach to recording information.
- 4.31 Findings from the surveys were entered into a database, which forms the basis for reporting. This database was created to offer a clear, structured and consistent method of assessment for all sites and to limit the application of irregular, subjective assumptions. It was designed as a first-stage tool to inform how the site could be developed, what would need to be done to achieve a successful development and when it might come forward. It can also be used as part of the qualitative consideration of all the available evidence. For instance a site may be acceptable in planning terms but the market or other site-specific constraints may impede delivery.
- 4.32 Sites where Assessment parameters are not met (as detailed in Stages 2 and 4), such as falling within designations or greenfield sites falling outside of defined settlement boundaries have not been considered in this assessment. However, on the assumption that some greenfield sites on the edge of settlements will be needed to meet any residual housing requirements, a separate assessment of those sites is being prepared and informed by intelligence gathered through a 'call for sites' exercise undertaken in 2009.

Recording Site Characteristics

- 4.33 The survey involved physically visiting all of the sites identified in the desk-top review as a Development Control Officer would when dealing with a planning application to record the characteristics of the site and checking potential constraints that were identified in the desk-top review.
- 4.34 The survey team considered the following points in accordance with the practice guidance:
- site size;
 - site boundaries
 - current use(s);
 - surrounding land use(s)
 - character of surrounding area;
 - physical constraints, e.g. access, steep slopes, potential for flooding, natural features of significance and location of pylons;
 - development progress, e.g. ground works completed, number of homes started and number of homes completed; and

- initial assessment of whether the site is suitable for housing or housing as part of a mixed-use development.

Stage 6: Estimating the housing potential of each site

4.35 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, the second element of quantifying the supply is to generate indicative capacities for each of the identified sites. To do this, a combination of methods were used:

- Existing intelligence;
- Density multiplier; and
- Design-based approach.

Stage 7: Assessing when and whether sites are likely to be developed

4.36 One of the main outputs of this assessment is to provide a judgement on the ‘deliverability’ and ‘developability’ of the sites being assessed. The practice guidance states that for a site to be ‘deliverable’, it must be:

- Available now;
- Offer a suitable location for housing now; and
- Have a reasonable prospect that housing will be delivered within five years of the adoption of the plan (in the case of Tendring’s LDF, 2011).

4.37 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 for and could be developed at a specific point in time.

4.38 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

4.39 A site is deemed suitable if it offers a suitable location for development and would contribute towards the creation of sustainable, mixed communities. The suitability of a site is assessed by considering a number of policy restrictions, physical problems or limitations, potential impacts and environmental conditions. In this assessment, the following factors were considered for each site with the exception of those in categories b), c) & d) where suitability has already been established either through the plan making process (i.e. the 2007 Local Plan) or the development control process through the grant of planning permission:

- Policy constraints

- Ground conditions
- Flood Risk
- Contamination
- Landscape Impact
- Ecological Impact
- Historic Environment
- Archaeology
- Infrastructure Capacity
- Accessibility
- Vehicular Access
- Residential Environment

b) Availability

4.40 A site is considered available where the Council is confident that there are no legal or ownership problems that are likely to hinder or delay development. Under this section, the assessment looks at the following factors for all identified sites:

- Ownership
- Ransom Strips
- Operational Requirements
- Restrictive Covenants
- Development Options

c) Achievability

4.41 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. Under this section, the assessment looks at the following factors for all identified sites:

- The Housing Market
- Development Costs
- Economic Viability
- Delivery Factors

d) Overcoming Constraints

4.42 Where the assessment has identified particular constraints to development through sections 7a, b and c above, a judgement has been made as to what action would be needed to remove them. 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.

4.43 For each site, the Council's observations have been recorded, listing the measures required to overcome identified constraints.

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

4.44 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 was made.

- 4.45 In terms of assessing the potential timing of development, this assessment recognises four time periods:
- 2010-2016 – the remaining year of the Local Plan period along with the first five years of the LDF period, post adoption of the Core Strategy;
 - 2016-2021 – the second five years of the LDF period;
 - Post 2021 – the last ten years of the LDF period or beyond.
- 4.46 For each site, a judgement was made as to which of these time periods was likely to be realistic in terms of completed dwellings. Where more detailed knowledge exists, a specific time period was recorded in the assessment summaries.

Step 8: Review of the Assessment

- 4.47 Following detailed assessment of each of the sites, the results are summarised in Chapter 6. The housing potential from all identified sites is shown with delivery timescales and categorised into categories a)-g) in accordance with the assessment methodology. The Assessment identifies a total housing potential of ? dwellings for the whole plan period. It is clear therefore that even if all of these sites are allocated for housing or mixed-use development in the LDF, there will still need to be considerable greenfield releases to deliver the required number of homes between now and 2026.
- 4.48 The information contained in the appendices will also be used to inform the district-wide housing trajectory and the annual statement on a 5-year housing supply in accordance with PPS3 which form chapters 5 and 6 of this document and will feed into the Council's Annual Monitoring Report.
- 4.49 The Assessment will be updated on an annual basis, enabling careful monitoring of housing supply and delivery within each part of the district in order to monitor the delivery and the effectiveness of the Spatial Strategy and help to inform, in the event of an under-supply, which areas could be considered for additional land releases through a review of the LDF. In this instance the practice guidance advises that authorities should look to the identification of broad locations for future housing growth.
- 4.50 A review of all elements of the Strategic Housing Land Availability Assessment will be undertaken to coincide with the beginning of each financial year.

Stage 9: Identifying and assessing the housing potential of broad locations

- 4.51 This assessment has concentrated on sites that could potentially come forward for housing development within the built-up areas of key settlements in the district or peripheral sites already endorsed by the Council through the Local Plan, through the grant of planning permission or through identification in a Council-backed Master Plan or regeneration framework. However, it is clear from the results of this assessment that the potential of such sites is not sufficient to deliver the quantum of housing required to the targets set out in the East of England Plan (or a locally derived equivalent) and therefore settlement expansion will be required on greenfield land to deliver the residual.
- 4.52 Broad locations on the periphery of key settlements have been identified in the Council's emerging Core Strategy and Development Policies Document. The main locations are:
- North-western edge of Clacton in the Bockings Elm area;

- Eastern side of Clacton near Valley Farm Holiday Park;
- Western edge of Harwich in the Ramsey area;
- South of the A120 in the Dovercourt area;
- Northern edge of Frinton in the Hamford area;
- Dale Hall area of Lawford;
- Eastern edge of Brightlingsea; and
- Unspecified locations on the edge of certain 'Key Rural Service Centres'.

4.53 This assessment only contains a rough appraisal of the housing potential in these broad areas based on information provided as part of a 'call for sites' exercise undertaken in 2009 and other technical evidence. These proposals will be worked up in more detail in readiness for the later Site Allocations Document and a more detailed assessment will be included in future years' SHLAA.

Stage 10: Determining the housing potential of windfall (where justified)

4.54 Because of the greater emphasis placed on delivery in PPS3, local authorities are advised not to include a 'windfall allowance' in the first 10 years of the LDF period; i.e. an estimate of how many dwellings could come forward on unidentified sites through the Development Management process. This is primarily because such allowances are considered somewhat unreliable in that they effectively constitute an 'educated guess' about delivery that cannot be guaranteed. Consequently, the government would rather see a slight 'over-provision' of housing within districts in the first ten years of an LDF period given the national housing shortage to ensure delivery than an under-provision that may occur because of an over-reliance on windfall sites.

4.55 The consequences for Tendring of the government's advice on windfalls are expected to be significant. In recent years, large and small windfall sites have delivered a significant proportion of all dwellings built in the district and have consequently enabled the Council to minimise the amount of development required on greenfield sites. However, through the 'plan, monitor, manage' process, housing allocations can potentially be scaled back if appropriate later on in the plan period if delivery has been at a significantly higher rate than required through the Regional Spatial Strategy (or an equivalent locally-derived target) because the residual requirement would have decreased as the plan period has progressed.

4.56 As explained previously, PPS3 advises local authorities not to include a windfall allowance in their LDFs unless sufficient land cannot be specifically identified (which in a sparsely developed district like Tendring where the RSS requirement is relatively modest compared with some neighbouring authorities, is not unachievable, even if it means greenfield settlement expansion). However, notwithstanding the government advice, such sites should still be taken into account, particularly for monitoring purposes as in Tendring they could continue to deliver a significant number of dwellings over and above the amount planned for which will, in turn, have consequences for the provision of public services and infrastructure.

4.57 The Practice Guidance states that future windfall housing can be estimated by calculating the average annual completion rates on windfall land, taking care to avoid double counting sites which are already included in the Assessment, and coming to an informed view as to:

- whether the annual rate is likely to increase or decrease;
- whether the pattern of redevelopment is likely to remain the same, grow or decline; and

- the impact of future market conditions.

5. Housing Market Assessment

- 5.1 Alongside the SHLAA assessment, Local Authorities are required in PPS3 to undertake a Strategic Housing Market Assessment (SHMA) to enable a better understanding of the achievability of potential housing sites as detailed in the Guidance.

Housing Market Demand

- 5.2 The demand for new housing is an important factor when considering the appropriate target for inclusion in the LDF. If there is not enough demand, or unlikely to be enough demand in the future, it is unlikely that too high a target will be achieved. In contrast, if demand is very high and the proposed supply of new housing is too low, house prices are likely to increase to a level that excludes many local people, on lower incomes, from the market.
- 5.3 The main source of evidence that the Council has is the Strategic Housing Market Assessment (SHMA) that was undertaken in 2007 and published in 2008 along with a 2009 update. The 2008 SHMA was undertaken throughout 2007 when the housing market was at its peak. In contrast, the 2009 Update to that Assessment was undertaken (deliberately) during the economic recession when the housing market had crashed.
- 5.4 The evidence suggests that, in a strong housing market, as was in 2007, there was an estimated demand for around 1,000 dwellings per annum (50% market housing and 50% affordable). In a weak housing market, as was the case in 2009, the demand for new housing was virtually wiped out. People have chosen not to sell their properties while prices are low, mortgage companies have made lending stricter, immigration into the district has slowed and, as a result, the pressure to build more houses to meet demand has slumped – most of the demand is being met through vacancies in the existing housing stock.
- 5.5 However, this drop in demand does not mean that new homes will not be needed in the future. It means that people that would normally seek to enter the housing market are temporarily lowering their expectations, delaying their move, making do in less than ideal accommodation and generally holding tight whilst economic conditions recover. When stability returns to the housing market and mortgages become more available, it is highly likely that there will be a pent-up backlog of demand that will bring about the need for new development.
- 5.6 It is very difficult for anyone to predict, with any confidence, how long it will take for this resurgence to happen and when (if at all) the housing market might return to 2007 levels. In this respect it is assumed that the market will recover over the first 5-year period of the LDF to 2016 and, certainly in the early part of that period, it is likely that house building rates will remain low.
- 5.7 It is estimated that around half of the demand will be driven by the formation of new households within the district. This will be the result of population growth, people living longer and changes in household trends e.g. more people are choosing to live alone. The other half of the demand for new housing will be driven by in-migration i.e. people moving into the district from other parts of the country. Many of these people move to Tendring to enjoy a quieter, more rural lifestyle and to retire.

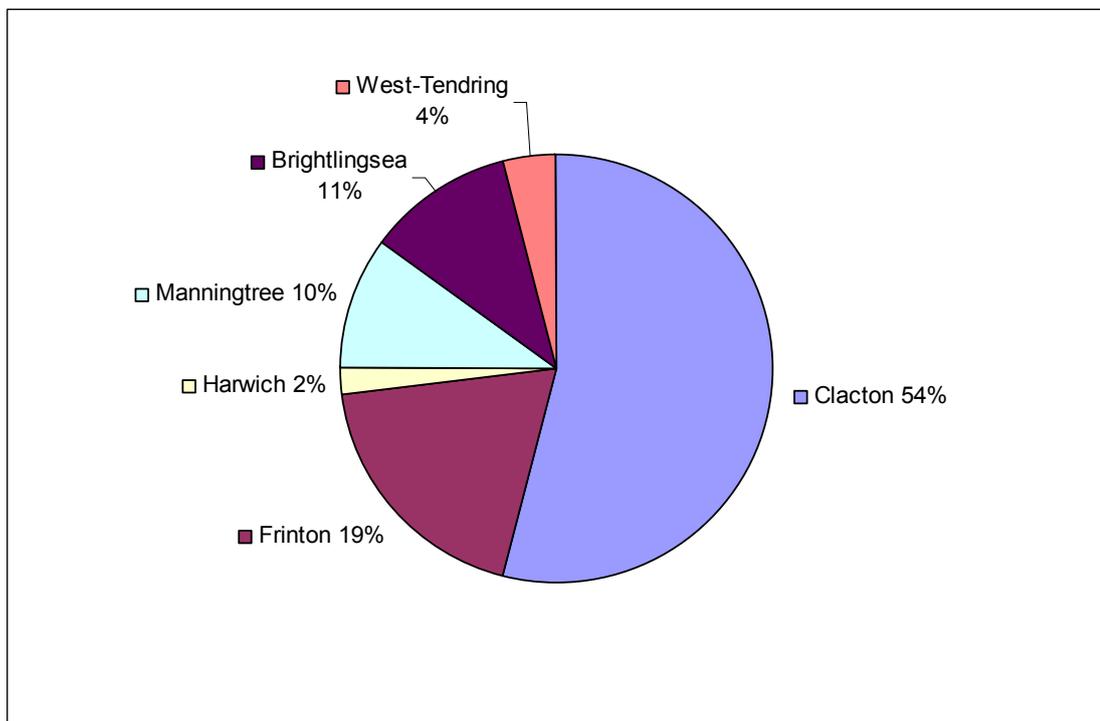
Variation in the Housing Market across the District

- 5.8 As Tendring contains a number of areas with varying characteristics, the nature of housing demand also varies and it is important to understand some of these variations in carrying out this assessment.
- 5.9 Based on a sub-area approach, the evidence in the different SHMA assessments is summarised in the following sections:

Location of demand for new housing in a strong market

- 5.10 The figures for housing demand are derived from the 'Balancing Housing Markets' model in the Strategic Housing Market Assessment of 2008. The BHM models themselves do not make any distinction between the Manningtree, Brightlingsea and West-Tendring sub-areas instead grouping them into one area. This is because for the smaller areas it was not possible to come up with robust figures based on the limited data sample available. For this reason the figures provided in the BHM-based pie-charts make general assumptions about the demand in Brightlingsea and Manningtree being broadly similar and West-Tendring having a much smaller demand, less than half that of Brightlingsea or Manningtree (similar, proportion wise to the distribution of existing population). This approach does introduce an element of error but for the purposes of this macro-level analysis it is considered to be adequate.

Fig 5.1: Distribution of demand for new housing between the district sub-areas in a strong housing market (2007 levels)



- 5.11 This calculation was based on 2007 statistics, which is useful because it identified the housing market characteristics when economic conditions were at their peak and the housing market is strong, just before the downturn. That calculation identified a demand of just over 1,000 dwellings per annum of which approximately half is for market housing to buy or rent and half is for affordable housing (social rented or intermediate. Also

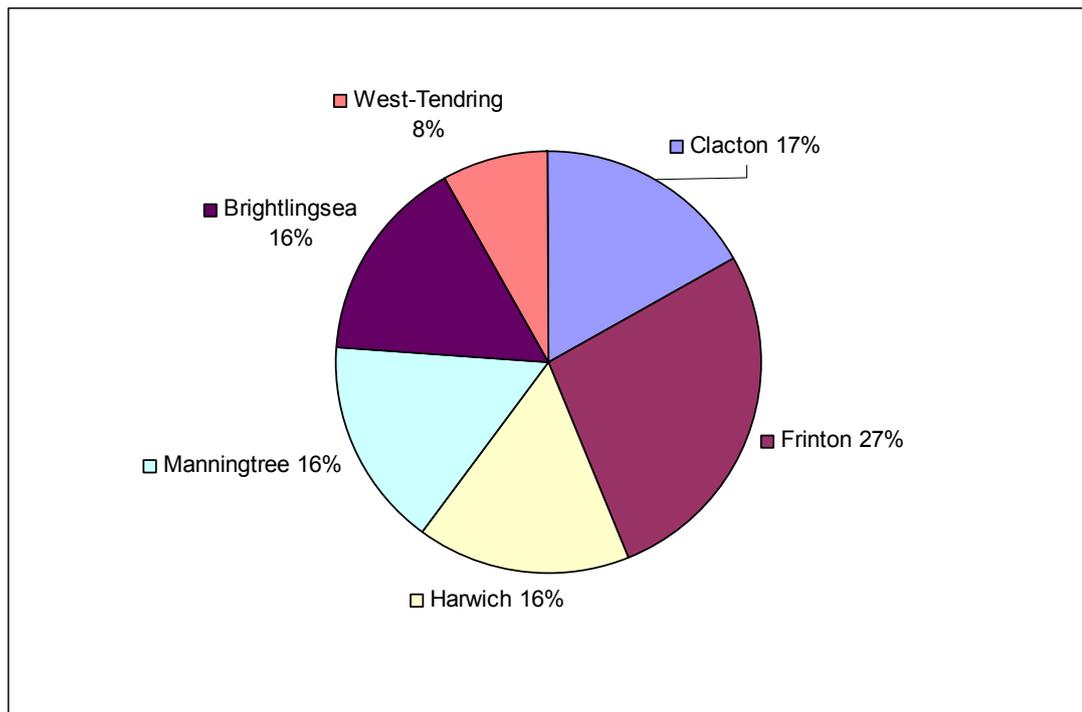
approximately half of the demand was being generated from outside of the district, particularly East London.

- 5.12 Fig 5.1 shows that, in a strong housing market, Clacton generates the majority of the district's demand for new housing (54%) with the Frinton area second with 19%. It is no real surprise that these two areas generate significant demand for housing because they are both well known outside of the district for their seaside location, clean beaches and pleasant environment which particularly attracts people wishing to retire. Also, with large existing populations, there is a significant amount of locally generated demand that cannot always be met by vacancies in the existing housing stock.
- 5.13 Notably however, the Harwich area has a very low demand for new housing. This is partly because it does not have the appeal outside the district that Clacton and Frinton/Walton have, being associated mainly with its port activities. Also high unemployment means that many people chose to move away from Harwich for work than stay in the town.

Location of demand for new housing in a weak market

- 5.14 Fig 5.2 below provides an indication of the share of net demand for new housing as it stood in 2009, in the depths of recession, according to the 2009 SHMA update. Here we see a much less-biased share and consequently a much more even spread throughout the district.
- 5.15 The main reason for this is that the demand for new housing, particularly in the coastal towns, has plummeted as fewer people are buying (in Tendring) and selling property (outside of Tendring) in an uncertain economy. Housing requirements are therefore currently being met by the supply of housing becoming available within the existing stock. Demand is a bit higher in the west of the district however because it is more sparsely developed and the supply of housing becoming available within the existing stock is much more limited to meet existing demands.
- 5.16 The demand for Harwich for example, at 16%, gives a real indication of how low demand has dropped. In the 2008 SHMA, an assessment of the market when the economy was strong, Harwich had just 2% of the demand for new housing which equated to just some 22 dwellings per annum. If we were to assume that, at best, there is still a demand for 22 units per annum in Harwich based on the 2009 update, it would imply that housing demand in the district is was down as low as 140 dwellings per annum in 2009.

Fig 5.2: Distribution of demand for new housing between the district sub-areas in a strong housing market (2009 levels)



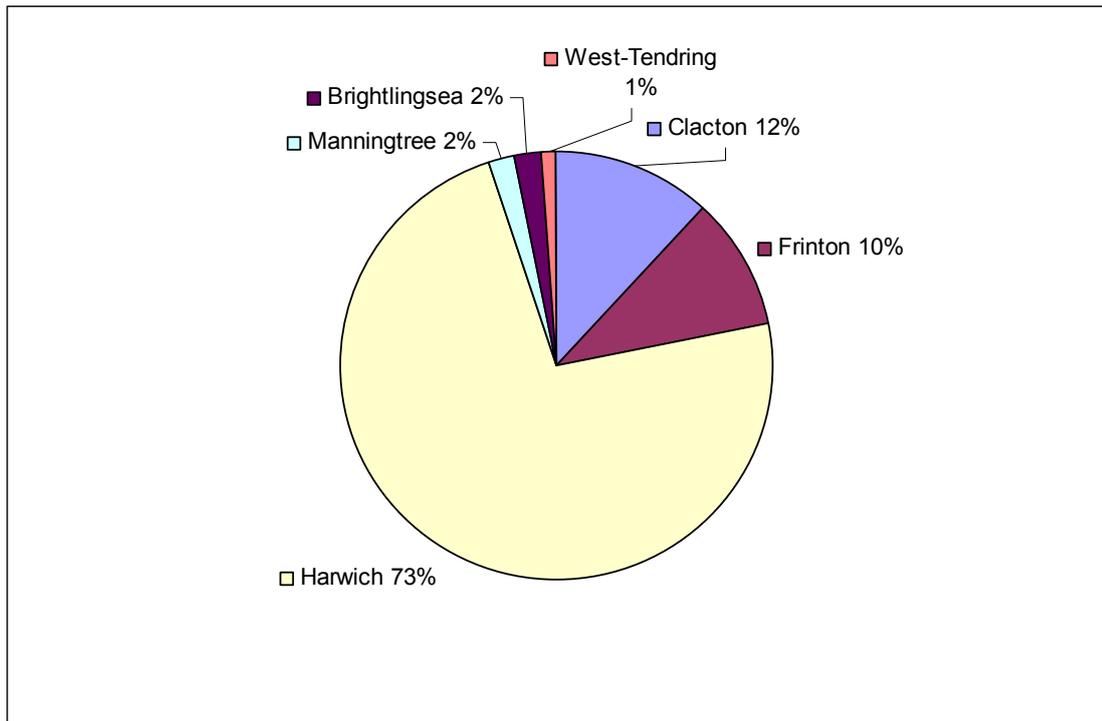
5.17 Despite this radical change in the space of just one year, Fordham Research have indicated in the 2009 update that when the economy recovers from its current recession, hopefully over the course of a few years, the levels of demand identified in the 2008 SHMA should return. This suggests that the figures in Fig 4 are the results of a temporary downturn and that, for the purposes of using housing demand figures as a 'driving factor' behind the distribution of growth, the proportions shown in Fig 5.1 are likely to be more robust, assuming that we do see an economic recovery in the early part of the LDF period.

Location of demand for new housing with 'Bathside Bay' development

5.18 The following BHM calculation assumes that job growth in the district is achieved in accordance with the 'Bathside Bay' job growth scenario from the Council's Employment Study which involves that major port expansion at Bathside Bay in Harwich takes place at around 2016. As part of the 2009 SHMA update, Fordham Research were asked to forecast how the demand for housing might be affected by the different job-growth scenarios.

5.19 It must be emphasised that these forecasts assume that the fragile economic conditions continue into the future with recovery driven by the interventions suggested in the Employment Study rather than a 'natural' economic recover (which, in reality, we would expect to see in the early part of the LDF period).

Fig 5.3: Distribution of demand for new housing between the district sub-areas in with economic growth in line with the ‘Bathside Bay’ job growth scenario

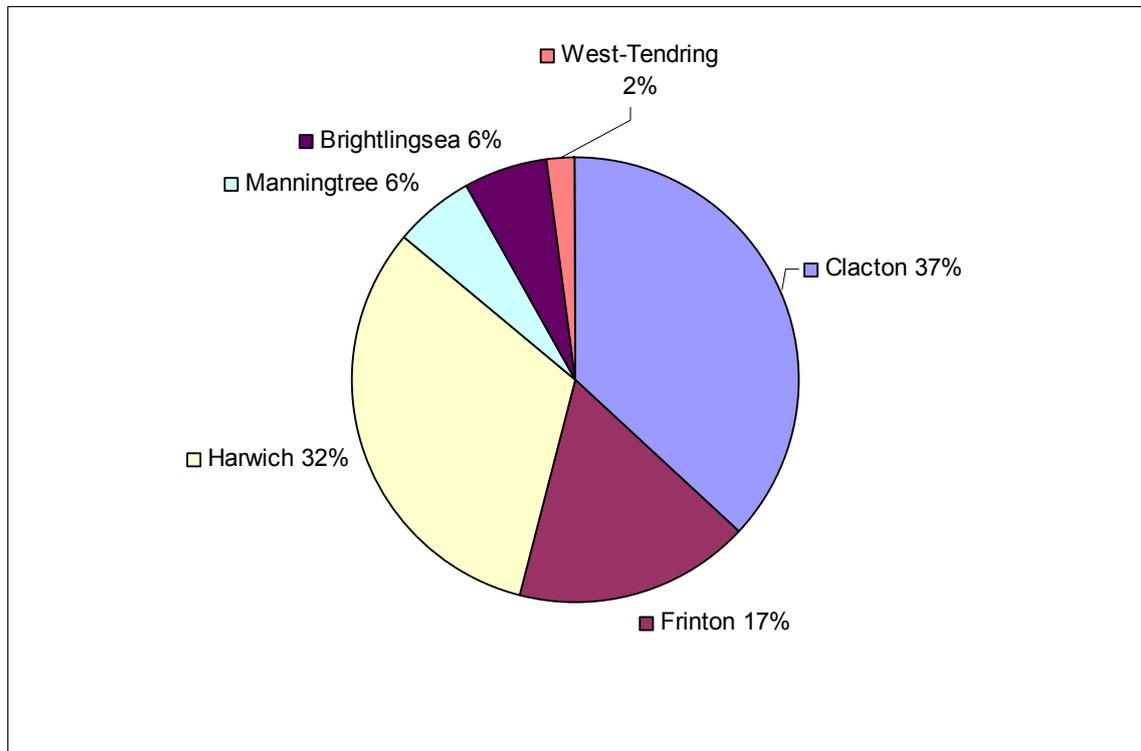


- 5.20 Fig 5.3 shows that the container port development at Harwich could affectively turn the housing market on its head with Harwich becoming the most popular area to live due to the sudden injection of new employment opportunities. Elsewhere, the Clacton and Frinton areas still generate a fair proportion of the demand. However, in the western part of the district, the demand for new housing, as a proportion of all demand, is insignificant compared to Harwich.
- 5.21 We do not believe the Bathside Bay development is going to happen in the early part of the LDF period so the above would not provide a sound basis for the distribution of growth, particularly given the uncertainties surrounding the timing of development. However, in theory, if this forecast were to be used as the basis for the pro-rata distribution of growth, Harwich could expect to accommodate nearly 5,000 new dwellings, which is not likely to be achievable in Harwich given its physical and environmental constraints and the time required to physically built such a large volume of housing in one area.

Location of demand for new housing with ‘Aspirational’ job growth

- 5.22 The following BHM calculation assumes that job growth in the district is achieved in accordance with the ‘Aspirational’ job growth scenario from the Council’s Employment Study which involves ambitious programmes of economic development throughout the district.

Fig 5.4: Distribution of demand for new housing between the district sub-areas in with economic growth in line with the ‘Aspirational’ job growth scenario



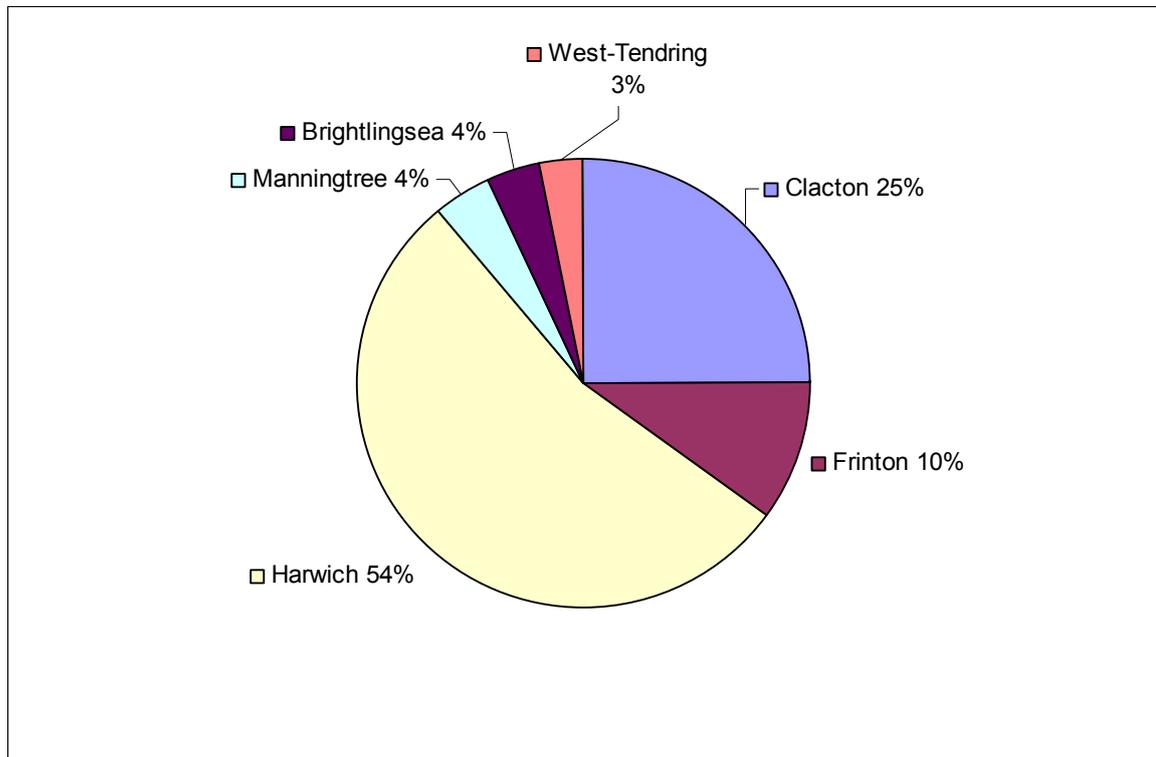
5.23 Fig 5.4 shows that the ambitious programme of development will bring strength to the Harwich housing market and bring it closer in line with the Clacton market with around 32% and 37% respectively. The Frinton area would be third with 17% which, pro-rate, is broadly consistent with its share of the district’s existing population and households. To the west of the district, the proportion of the demand would be much smaller as the potential for employment growth in the Brightlingsea and Manningtree area is more limited than for Clacton, Harwich and even Frinton.

5.24 A lot of the demand for new housing in the rural west of the district generated by any employment related development on the periphery of Colchester (suggested in the ‘Aspirational’ scenario) will probably best be met by the new housing coming forward in Colchester to meet the Borough’s targets the other side of the administrative boundary. However, this is immaterial as the emerging Core Strategy does not support such growth.

Location of demand for new housing with ‘Hybrid’ job growth scenario

5.25 The following BHM calculation assumes that job growth in the district is achieved in accordance with the ‘Hybrid’ job growth scenario from the Council’s Employment Study, the consultant’s recommendation which involves a more realistic programme of economic development throughout the district and which forms the basis of the Council’s recommended job creation target in the emerging Core Strategy and Development Policies Document.

Fig 5.5: Distribution of demand for new housing between the district sub-areas in with economic growth in line with the 'Hybrid' job growth scenario



5.26 Fig 5.5 shows that with a slightly less ambitious programme of economic development than suggested in Fig 5.4, the impact of the Bathside Bay development on the district housing market is more prominent with lesser amounts of job growth happening elsewhere.

5.27 As explained under Fig 5.5 above, we consider that the Bathside Bay development, if it commences, is unlikely to have any significant effect on the housing market of the district until the latter part of the LDF period and therefore figures such as these do not provide a sound basis for the distribution of growth, particularly in the short to medium term.

5.28 If this scenario was the basis for a pro-rate distribution of growth around the district, Harwich would need to accommodate around 3,500 new homes with Clacton on 1,600, Frinton/Walton on 650 and the western parts of the district delivering around 700.

Conclusions on the location of housing demand

5.29 The models considered above can be interpreted a number of ways in providing a basis for the distribution of growth throughout the district. Accordingly we identified the following trends from the above analysis:

- Baseline statistics on where growth has occurred in the past and where the greatest demand for new housing is likely to be in the short-medium term future strongly suggest that Clacton, as an urban area, is best placed strategically to accommodate the largest proportion of new housing growth;
- Harwich and Frinton/Walton would be the next most acceptable locations for growth based on historic development trends. However, the projected demand for housing suggest that short to medium term growth is more achievable in Frinton/Walton with growth in Harwich more viable in the medium to long term;

- The western parts of the district which include Manningtree/Lawford and Brightlingsea have received smaller amounts of growth historically and the projected demands for new housing going into the future suggest that this is unlikely to change significantly. Based on the analysis above, it would be reasonable to suggest that Manningtree/Lawford and Brightlingsea might each accommodate more modest levels of growth.

5.30 These principles are reflected in the distribution of growth being promoted in the emerging Core Strategy and Development Policies Document.

Housing Size, Type and Tenure

5.31 Within the housing growth proposed for the district, the Council will work with the development industry, registered social landlords (RSLs) and other partners to deliver a mix of housing type, size and tenure. This will provide a choice of accommodation for a variety of household needs and therefore bring about the creation of inclusive, mixed and balanced communities.

Housing Tenure

5.32 According to the SHMA, approximately 60% of the total demand for new housing will be for 'market housing' either to buy or rent. About a third of this demand is generated by multi-adult households with no children, just one quarter by households with children, one quarter from pensioner households and about one fifth from single people (non-pensioners).

5.33 The remaining 40% of the total housing demand will be for 'affordable housing'; for people with lower incomes who cannot afford to buy or rent property on the open market. The Council has a statutory duty to provide for the housing needs of households on lower incomes and, to do this, maintains a stock of Council Housing, provides housing benefit to those who need it and works closely with developers and RSLs to deliver additional affordable housing.

5.34 Whilst the 2009 SHMA update suggests the Council would be justified in trying to secure 40% affordable housing within residential developments, this has to be carefully weighed up with issues of economic viability which, in Tendring, is particularly relevant due to lower house prices and land values compared to neighbouring authorities.

5.35 The vast majority of demand for affordable housing comes from households already living within the district who are in accommodation that is either too expensive to afford, overcrowded or, in some cases, unsafe.

5.36 In Tendring, there is a significant shortage of affordable housing compared with neighbouring authorities. To overcome this, there would need to be around 1,500 new affordable homes built every year between now and 2026. This could not be delivered without major negative impact on infrastructure and the environment, but it more than justifies the Council securing as much affordable housing as possible within the proposed housing growth.

5.37 Four-fifths of the requirement for affordable housing will be for 'social rented housing' which is ideal for those households on very low incomes. One fifth of the requirement will be for 'intermediate housing' which can provide for those households with incomes just below that required to access open market housing. Intermediate housing will mainly comprise

intermediate rented accommodation but, where shown to be required, could include other intermediate housing products such as shared ownership.

Housing Size

- 5.38 It is estimated that over two thirds of the market housing demand will be for two and three bedroom properties, with about 18% of the demand for larger 4+ bed dwellings and around 12% of the demand being for one-bed units.
- 5.39 Nearly 40% of the social rented housing demand will be for three bedroom properties with broadly 20% one bed, two bed and four bed+ respectively.
- 5.40 Within the intermediate housing bracket, around 60% of the demand will be for two and three bedroom properties with approximately one fifth of the demand for larger properties and similarly one fifth for one bed units.

Housing Type

- 5.41 The type of housing that will be required will largely reflect the size profile of accommodation being provided, the location and context of the development and any defined density requirements.

Short, medium and long-term housing market predictions

- 5.42 Based on the analysis contained in the SHMA assessments and the commentary above, this assessment makes the following assumptions about housing market demand over the three phases 2010-2016 (short-term), 2016-2021 (medium-term) and post 2021 (long-term). These assumptions will be the subject of annual review as the SHLAA is updated and re-issued each financial year.

Short term (2010-16)

- 5.43 Due to the recent economic downturn and the sustained period of low house-building rates, it is assumed that demand will remain frustrated for at least the first half of this period with stronger signs of recover, as stability returns, around 2014/15. The level of demand may return to around the 'mid-point' between weak and strong housing market conditions to enable the delivery of around 400 dwellings per annum, the pre-recession rate of growth.

Medium term (2016-2021)

- 5.44 Assuming there are no further economic downturns in this period, it is assumed that at this stage of the LDF plan period, some of regeneration projects in Clacton, Harwich and Walton would now be delivering job growth which will, in turn, stimulate housing market demand. All being well, the strong levels of demand witnessed in 2007 may return to the market within this period.

Long term (post 2021)

- 5.45 If all goes to plan, this period may see a significant upturn in housing demand for the Harwich area as a result of some progress on the Bathside Bay development. Subject to there being no further economic downturn, there could be the potential for high rates of housing growth in this period across the district.

6. Site Surveys and Results

- 6.1 This chapter sets out the main findings of the assessment firstly setting out the potential yield of housing from each of the sources of supply a)-g) identified in the assessment methodology. Secondly, these findings are combined and presented within the different time periods i.e. 2010-2016 2016-2021 and post 2021.

Table 6.1: Potential Yield from source a): sites allocated, safeguarded or with permission for non-residential uses no longer required

- 6.2 In the first source of supply a) (sites allocated, safeguarded or with permission for non-residential uses no longer required), very few sites were identified for inclusion in the assessment as most evidence suggests most non-residential sites should be retained for their current use.
- 6.3 The main sites included in the assessment comprise sites in Walton-on-the-Naze recommended, through the Walton Regeneration Framework, for potential mixed-use development (including residential) to stimulate regeneration in and around the town centre.

Site Ref & Address	Indicative Capacity	2010-2016	2016-2021	Post 2021
Clacton				
A102: Warwick Castle and Car Park site, Old Road/Pier Avenue, Clacton	58	16	42	0
Harwich				
No sites	100	0	0	0
Frinton/Walton				
A301: Martello Caravan Park, Kirby Road	250	100	150	0
A302: Walton Mere, Mill Street	200	0	200	0
A303: Former Town Hall Site, Walton	14	0	14	0
Manningtree/Lawford				
No sites	0	0	0	0
Brightlingsea				
No sites	0	0	0	0
Key Rural Service Centres				
No sites	0	0	0	0
TOTAL	522	116	406	0

- 6.4 This source of supply is unlikely to yield significant levels of housing growth until the second 5-year period of the LDF 2016-2021 because development costs on these sites are likely to be relatively high but, if the Council is mindful of allocating these sites, they could contribute a significant 8.5% of the total 6,300 dwellings likely to be required in the period 2011-2031.

Table 6.2: Potential Yield from source b): housing allocations yet to receive planning permission

- 6.5 Under this source of supply, a number of sites were identified that were allocated for housing in the Local Plan or the Harwich Master Plan (which is endorsed through the Local Plan) but that, at April 2010, had yet to receive planning permission. This is mainly due to the economic downturn and the associated housing market crash. Notable sites include the largest allocation in the Local Plan for around 435 dwellings on the edge of Clacton (which has now been granted permission on appeal after the April 2010 base date) and the proposed redevelopment of Navyard Wharf in Harwich.

Site Ref & Address	Indicative Capacity	2010-2016	2016-2021	Post 2021
Clacton				
B101: Orchard Works r/o 110 London Road	15	0	0	15
B102: Clacton Garden Centre, St. John's Road	26	0	26	0
B103: Land off Waterworks Drive	77	77	0	0
B104: Land off Little Clacton Road/St. John's Road	435	250	142	43
Harwich				
B201: Navyard Wharf, Kings Quay Street	375	0	375	0
B202: Land opposite Public Gardens, Barrack Lane	28	0	0	28
B203: Car Park/Former Isolation Hospital Site, Main Road	48	0	48	0
B204: Land adj 360 Main Road	25	0	25	0
B205: Land r/o Pound Farm, Main Road	37	37	0	0
Frinton/Walton				
B301: Water Supply Reservoir, Witton Wood Road	50	50	0	0
B302: Station Yard Car Park, Church Road	43	43	0	0
B303: Southcliffe Trailer Park, Woodberry Way	31	0	0	31
Manningtree/Lawford				
No sites	0	0	0	0
Brightlingsea				
B501: Brightlingsea Shipyard, Copperas Road	100	0	0	0
B502: Water Tower Site, Church Road	12	12	0	0
Key Rural Service Centres				
B601: Mistley Quay and EDME Site, High Street, Mistley	100	0	0	0
TOTAL	1402	469	616	117

- 6.6 Some sites in this schedule are likely to yield dwellings within the first period of the LDF 2011-2016 however most sites are expected to deliver in the second phase as the market, particularly in the Harwich area begins to gain strength. Two sites (in Mistley and Brightlingsea) are considered unlikely to be delivered within the LDF plan period for a variety of reasons. If it is assumed that 1202 of the total 1402 dwellings assumed for this source of supply are deliverable, it could deliver around 18% of what is likely to be required in the LDF.

Table 6.3: Potential Yield from source c): sites with outstanding planning permissions for housing

- 6.7 Under this source of supply, there were a number of sites above the site-size threshold with outstanding planning permission for housing that, at the April 2010 base date, had yet to commence.

Site Ref & Address	Indicative Capacity	2010-2016	2016-2021	Post 2021
Clacton				
C101: 109 Oxford Road	12	0	12	0
C102: 62-64 Oxford Road	12	12	0	0
C103: Land r/o Cann Hall, Constable Avenue	26	26	0	0
Harwich				
C201: Bernard Uniforms, Main Road	34	0	34	0
C202: Former Harwich Primary School, Main Road	39	0	39	0
C203: 121-123 High Street	10	0	10	0
C204: 407 Main Road	24	0	24	0
C205: Land r/o Una Road/Edward Road	30	0	30	0
Frinton/Walton				
C301: 21 Harold Road	10	0	10	0
C302: Frinton Park Court, Central Avenue	13	0	13	0
Manningtree/Lawford				
No sites	0	0	0	0
Brightlingsea				
C501: Land r/o 121-127 Sydney Street	37	37	0	0
Key Rural Service Centres				
No sites	0	0	0	0
TOTAL	247	75	172	0

- 6.8 It is considered that some of these sites have the potential to be delivered in the period 2010 to 2016 with most coming forward in the second phase (2016-21) as stability begins to return to the housing market. This source of supply could deliver around 4% of what is likely to be required in the LDF plan period.

Table 6.4: Potential Yield from source d): sites under construction for housing

- 6.9 In the district, there are a number of housing developments under construction, some of which are progressing well and others of which are progressing slowly or have stalled as a result of the economic downturn.

Site Ref & Address	Indicative Capacity	2010-2016	2016-2021	Post 2021
Clacton				
D101: Former Highlands Chalet Park, Thorpe Road	40	40	0	0
D102: Land rear of Abigail Gardens	12	12	0	0
D103: Royal Hotel and adjoining sites, Colne Road	71	57	14	0
Harwich				
D201: Capital House, Main Road	57	57	0	0
D202: Stanton Euro Park, A120	214	133	81	0
Frinton/Walton				
No sites	0	0	0	0
Manningtree/Lawford				
No sites	0	0	0	0
Brightlingsea				
D501: Former James & Stone Shipyard, Copperas Road	61	61	0	0
Key Rural Service Centres				
No sites	0	0	0	0
TOTAL	455	360	95	0

- 6.10 It is expected that all of these sites will be fully built out over the six-year period 2010 to 2016 and this source of supply could realistically deliver around 7% of the likely requirement for the district in the LDF.

Table 6.5: Potential Yield from source e): other vacant derelict land

- 6.11 Many of the sites included in this assessment are historic allocations from previous Local Plans, sites that once had a planning permission that has now expired or other sites that are vacant but where no applications for housing have been submitted.

Site Ref & Address	Indicative Capacity	2010-2016	2016-2021	Post 2021
Clacton				
E101: Land at Cross House, Jaywick Lane	20	20	0	0
E102: Clacton Fuit Farm, Valley Road	30	0	0	0
Harwich				
E201: Land adjacent Fryatt Hospital, Main Road	65	0	0	0
E202: Site of former Anchor Hotel, Stour Road, Harwich	15	0	15	0
Frinton/Walton				
E301: Land at 'The Farm', Kirby Road/Warde Chase	60	60	0	0
Manningtree/Lawford				
No sites	0	0	0	0
Brightlingsea				
No sites	0	0	0	0
Key Rural Service Centres				
No sites	0	0	0	0
TOTAL	190	80	15	0

- 6.12 It is considered that around 95 of the identified capacity of 190 could be delivered in the LDF plan period across the first two phases constituting around 1.5% of what is likely to be required for the district.

Table 6.6: Potential Yield from source f): vacant derelict buildings

- 6.13 Both of the sites included under this category once had a planning permission that has now expired and both are in Harwich.

Site Ref & Address	Indicative Capacity	2010-2016	2016-2021	Post 2021
Clacton				
No sites	0	0	0	0
Harwich				
F201: 109-117 High Street, Dovercourt	17	0	17	0
F202: Homemaker Store, 60 Kingsway	17	0	17	0
Frinton/Walton				
No sites	0	0	0	0
Manningtree/Lawford				
No sites	0	0	0	0
Brightlingsea				
No sites	0	0	0	0
Key Rural Service Centres				
No sites	0	0	0	0
TOTAL	34	0	34	0

- 6.14 It is considered that 34 dwellings could be delivered in the second phase of the LDF plan period (2016-21).

Table 6.7: Potential Yield from source g): surplus public sector land

- 6.15 No sites have been included in the assessment under this category.

Site Ref & Address	Indicative Capacity	2010-2016	2016-2021	Post 2021
Clacton				
No sites	0	0	0	0
Harwich				
No sites	0	0	0	0
Frinton/Walton				
No sites	0	0	0	0
Manningtree/Lawford				
No sites	0	0	0	0
Brightlingsea				
No sites	0	0	0	0
Key Rural Service Centres				
No sites	0	0	0	0
TOTAL	0	0	0	0

Table 6.8 Potential Yield from all sources of supply a)-g)

6.16 With all the potential dwellings from all sources of supply added together, the following table indicates the total levels of housing that could theoretically be delivered on these sites within the different time periods.

Site Ref & Address	Total predicted yield	2010 - 2016	2016 - 2021	Post 2021
Clacton	804	510	236	58
Harwich	970	227	715	28
Frinton/Walton	671	253	387	31
Manningtree/Lawford	0	0	0	0
Brightlingsea	110	110	0	0
Key Rural Service Centres	0	0	0	0
TOTAL	2555	1100	1338	117

6.17 This suggests a capacity of approximately 2,500 dwellings which could constitute just over 39% of what is likely to be required through the LDF between now and 2026 to deliver the Core Strategy requirement of 6,300 dwellings (of which 227 are likely to be delivered in 2010/11).

Potential Contribution from Small ‘Windfall’ Sites

6.18 Whilst identified windfall sites cannot be included in the housing figures for the LDF because they represent an unreliable source of supply, it is highly probable that they will make a significant contribution towards housing delivery in the district over the LDF plan period. It is worthwhile attempting to estimate the likely scale of their contribution in the interest of ensuring correct levels of infrastructure provision. Through the ‘plan, monitor and manage’ process, it will be possible to review housing provision in the LDF if windfall sites begin to make a higher-than-expected contribution.

6.19 To estimate the likely contribution of small windfall sites (with a capacity of 9 or fewer dwellings), we have looked at previous rates of development on such sites over the last 9 years along with the supply sites being approved through the Development Management process.

Completions on small sites

6.20 In the period 2001-2010, there were 1,965 new dwellings completed in the district on sites with a capacity of 9 or fewer dwellings; an average rate of 218 dwellings per annum and around half of all new housing development. However, it cannot be assumed that a similar rate of completions on small sites will be achieved indefinitely or even over the 15-year LDF period because these sites are a finite resource. By looking at trends in the data it is possible to identify whether completions on small sites are likely to continue at a similar rate or whether there are signs drying up.

6.21 Table 6.9 below records the number of dwelling completions on smaller sites, by area, over the last 9 years with the peak in 2007/08 of 354 dwellings. Prior to that, the number of completions steadily rose from around the 150 per annum mark between 2001 and 2004 to around 250 per annum in the period 2004 to 2007. However, in the last two years completions have dropped back down to around the 250 and 150 mark again which most likely reflects the impact of the economic downturn but might also be linked to a drying up of housing land supply.

Table 6.9 Dwelling Completions on ‘small sites’ (9 dwellings or fewer) 2001-2009

Area	2001/ 02	2002/ 03	2003/ 04	2004/ 05	2005/ 06	2006/ 07	2007/ 08	2008/ 09	2009 /10	Average
Clacton	46	57	59	101	124	100	150	95	47	87
Harwich	16	10	16	19	28	27	51	44	8	24
Frinton/ Walton	25	36	28	31	31	30	64	59	42	38
Manningtree/ Lawford	0	0	3	4	0	0	8	4	8	3
Brightlingsea	3	39	4	11	10	22	15	16	0	13
Key Rural Service Centres	27	28	32	39	52	41	51	22	18	34
Other areas	24	17	17	30	8	21	15	22	10	18
Total	141	187	159	235	253	241	354	262	133	218

Supply of small sites

6.22 To use the above data on completions to effectively determine how much of a contribution small sites are likely to make going into the future, it needs to be set within the context of land supply being granted planning permission through the Development Management process.

Table 6.10 Number of outstanding (yet to be implemented) consents on ‘small sites’ (9 dwellings or fewer) 2001-2009

Area	2001/ 02	2002/ 03	2003/ 04	2004/ 05	2005/ 06	2006/ 07	2007/ 08	2008/ 09	2009 /10	Average
Clacton	144	169	244	300	303	297	228	157	143	221
Harwich	76	112	106	149	162	146	125	87	99	118
Frinton/ Walton	87	104	129	134	125	143	126	95	85	114
Manningtree/ Lawford	13	10	4	5	14	19	18	8	9	11
Brightlingsea	48	18	30	53	53	42	31	12	8	32
Key Rural Service Centres	109	108	144	172	121	116	99	78	81	114
Other areas	81	61	56	84	90	58	51	34	44	62
Total	558	582	713	897	868	821	678	471	469	673

6.23 In the period 2001-2010, each year there tended to be (on average) around 673 dwelling on sites with planning permission yet to be completed. This peaked in 2004/05 with nearly 900 which might explain the later peak in completions in 2007/08. In 2009/10 there are only 469 dwellings expected from small sites with extant planning permission, around half of what it was 5 years ago and it is fair to say that the supply has seen a gradual decline over that five-year period which does point to a drying up sites. This steady rate of decline since

2005 (notably beginning some time before the economic downturn) potentially provides a useful curve to predict the rate of decline into the future.

6.24 Since 2005, on average, the number of dwellings with outstanding permission appears to drop by around 80 dwellings each year. Projecting this rate of decline to the future, table 6.11 below suggests that around 2016/17, the supply of small sites may have dried up completely.

Table 6.11 predicted number of outstanding (yet to be implemented) consents on 'small sites' (9 dwellings or fewer) 2010-2016

	2010/ 11	2011/ 12	2013/ 14	2014/ 15	2015/ 16	2016/ 17
Dwellings	388	309	229	149	69	0

6.25 Looking at the average rates of completions compared with the levels of unimplemented consents, for every one dwelling complete there appears to be approximately 3 with permission yet to be implemented. Applying that crude 'conversion rate' to completions over the next few years (see table 6.12 below) it would be reasonable to expect that small sites will make a contribution of around 381 dwellings within the early part of the LDF plan period.

Table 6.12 predicted number of outstanding (yet to be implemented) consents on 'small sites' (9 dwellings or fewer) 2010-2016

Area	2010/ 11	2011/ 12	2013/ 14	2014/ 15	2015/ 16	2016/ 17	Total
Dwellings	129	103	76	50	23	0	381

6.26 This scale of development phased over the next 5-years is not, in itself, likely to cause any major infrastructure concerns in the context of wider planned development proposals coming forward and would only constitute around 6% of total growth going into the future compared with around half of all growth over the last 9 years. If distributed around the district broadly in line with previous levels of growth we might expect to see the following:

- Clacton: 153
- Harwich: 43
- Frinton/Walton: 66
- Manningtree/Lawford: 5
- Brightlingsea: 23
- Key Rural Service Centres: 61
- Other areas: 30

6.27 It is recommended that this predicted level of development ought not to be included in the housing figures for the LDF but, by taking this approach, it provides a degree of flexibility that could come into play if (for a variety of reasons) specific site allocations fail to deliver the expected number of new homes.

Taking a flexible approach

- 6.28 Taken in its rawest form, the above conclusions suggest that it might be possible to deliver a large proportion of the district's total housing requirement on the sites identified in the assessment. However, these assumptions need to be treated with an element of caution when it comes to reflecting them in the LDF both as broad numbers (for the Core Strategy) and as specific site allocations (for the Site Allocations Document).
- 6.29 There are a number of sites where assumptions are based on the best evidence available at the time but where, for a variety of reasons (not least the currently fragile economy), it is difficult to say with confidence that development will be delivered in the way envisaged. These assumptions carry an element of risk which could include:
- Site proposals do not receive community endorsement and are omitted from the Site Allocations Document;
 - Landowners chose for sites to remain in their existing use;
 - Fluctuations in the economy lead to a longer-than-expected period of building; and
 - Developments are reliant on other schemes coming forward that might not.
- 6.30 For this reason, it is considered that applying a 10% flexibility allowance to the findings might provide an appropriate level of flexibility, i.e. making an assumption that only 90% of the potential homes are actually delivered in reality. Naturally, if monitoring suggests that house building is taking place at an unexpectedly high level, housing allocations can be scaled down in a future review of the LDF.
- 6.31 The following table looks at the housing targets contained in the emerging Core Strategy and Development Policies Document and estimates how much of that can be delivered on the sites contained in the assessment with a 10% flexibility allowance incorporated.

Table 6.13 Residual greenfield housing requirements (Optimistic Scenario)

Location	New Homes planned for in the Core Strategy and Development Policies Document (2011-2031)	Possible supply from assessed sites	Possible supply from assessed sites (with 10% deducted)	Residual requirement
Clacton	4,100	804	724	3,376
Harwich	900	970	873	127
Frinton/Walton	800	671	604	296
Manningtree/Lawford	1500	0	0	200
Brightlingsea	1500	110	99	81
Key Rural Service Centres	200	0	0	200
TOTAL	6300	2555	2300	4280

- 6.32 These findings suggest that all areas will require a ‘top up’ of housing on greenfield sites to make up the residual requirement.

Housing Potential of Broad Locations

- 6.33 The emerging Core Strategy and Development Policies Document was informed by emerging work on the SHLAA assessment and identifies the following broad locations for potential growth on the edge of key settlements:

- North-western edge of Clacton in the Bockings Elm area;
- Eastern side of Clacton near Valley Farm Holiday Park;
- Western edge of Harwich in the Ramsey area;
- South of the A120 in the Dovercourt area;
- Northern edge of Frinton in the Hamford area;
- Dale Hall area of Lawford;
- Eastern edge of Brightlingsea; and
- Unspecified locations on the edge of certain ‘Key Rural Service Centres’.

- 6.34 The detailed assessment of these locations and their comparison with other alternatives will be the subject of a separate report however it is interesting to see how well the assumptions reflect the findings of this assessment.

Clacton

- 6.35 The assessment suggests that, to deliver the 4,100 new homes target in Clacton, a residual of 3,376 dwellings needs to be delivered on greenfield urban extensions or neighbourhood developments.

- 6.36 The emerging Core Strategy and Development Policies Document identifies two main locations for urban expansion:

- North-western edge of Clacton in the Bockings Elm area – 3,100 homes; and
- Eastern side of Clacton near Valley Farm Holiday Park – 700 homes.

- 6.37 Added to the estimated capacity of the sites assessed in the SHLAA (with 10% flexibility allowance), the town could deliver around 4,500 dwellings which appears to be 400 more than is required by the former target. However, around 400 of the homes planned for north-west Clacton actually comprises site B104: Land off Little Clacton Road/St. John’s Road. Therefore the assumptions for Clacton appear to be robust.

Harwich

- 6.38 The assessment suggests that, to deliver the 900 new homes target in Harwich, a residual of 127 dwellings needs to be delivered on greenfield urban extensions or neighbourhood developments.

- 6.39 The two locations identified for urban expansion are:

- Western edge of Harwich in the Ramsey area – 300 homes; and
- South of the A120 in the Dovercourt area – 200 homes.

- 6.40 There could be case for deleting these allocations from the Core Strategy on the basis of the numbers, however with such a fragile housing market, a modest injection of housing on

greenfield land still be prudent in order to deliver affordable housing in the area and, for the latter of the two proposals, help to facilitate the a mixed-use development including a strategic employment site on the A120.

Frinton/Walton

- 6.41 To deliver the 800 new homes target in Frinton and Walton the assessment suggests that there is likely to be a residual requirement of around 300 dwellings that needs to be met through greenfield urban extension. The one urban extension proposed for this area in the Hamford area of Frinton is for 350?? homes. This a reasonably good fit.

Manningtree/Lawford

- 6.42 The assessment identifies no dwelling potential from within the existing urban area of Manningtree and Lawford so the 150 dwelling target will need to be met from greenfield urban extensions. The proposal for the Dale Hall area will deliver this target.

Brightlingsea

- 6.43 To deliver the 150 new homes target in Brightlingsea the assessment suggests that there is likely to be a residual requirement of around 81 dwellings that needs to be met through greenfield urban extension. The one urban extension proposed for the eastern edge of the town is for 90 homes and is therefore a reasonably good fit.

Key Rural Service Centres

- 6.44 The assessment identifies no dwelling potential from Key Rural Service Centres. The modest-scale proposals suggested for Alresford, Elmstead Market, Little Clacton, Mistley, Thorpe-le-Soken and Weeley should be capable of delivering the 200 dwelling target between them.

Conclusion

- 6.45 The assessment suggests that the distribution of growth being promoted in the emerging Core Strategy and Development Policies Document is broadly sound.

7. Housing Trajectory

7.1 The housing trajectory provides a detailed assessment of how much housing is likely to be delivered throughout the LDF period with a particular focus on the first 5-year phase. Based on the intelligence available, the following table gives a rough indication of how many dwellings are expected to be delivered within the six-year period 2010-2016.

Table 7.1: Phase 1 Trajectory Assumptions 2010-2016

Site Ref & Address	Phase 1 (2010- 2016)	2010/ 2011	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016
Allocated, safeguarded or with permission for non-residential uses no longer required							
A102: Warwick Castle and Car Park site, Old Road/Pier Avenue	16	0	0	16	0	0	0
A301: Martello Caravan Park, Kirby Road	100	0	0	0	0	50	50
Housing allocations yet to receive planning permission							
B103: Land off Waterworks Drive	77	0	0	47	30	0	0
B104: Land off Little Clacton Road/St. John's Road	250	40	40	40	40	40	50
B205: Land r/o Pound Farm, Main Road	37	0	0	0	12	12	13
B301: Water Supply Reservoir, Witton Wood Road	50	0	0	25	25	0	0
B302: Station Yard Car Park, Church Road	43	0	0	23	20	0	0
B502: Water Tower Site, Church Road	12	0	0	12	0	0	0
Sites with outstanding planning permission for housing							
C102: 62-64 Oxford Road	12	0	12	0	0	0	0
C103: Land r/o Cann Hall, Constable Avenue	26	0	13	13	0	0	0
C501: Land r/o 121-127 Sydney Street	37	0	0	0	20	17	0
Sites under construction for housing							
D101: Former Highlands Chalet Park, Thorpe Road	40	0	20	20	0	0	0
D102: Land rear of Abigail Gardens	12	6	6	0	0	0	0
D103: Royal Hotel and adjoining sites, Colne Road	57	0	0	14	14	14	15
D201: Capital House, Main Road	57	20	20	17	0	0	0
D202: Stanton Euro Park, A120	133	22	22	22	22	22	23
D501: Former James & Stone Shipyard, Copperas Road	61	10	10	10	10	10	11
Other vacant derelict land							
E101: Land at Cross House, Jaywick Lane	20	0	0	10	10	0	0
E301: Land at 'The Farm', Kirby Road/Warde Chase	60	0	0	0	0	30	30
Contribution of Small Site Windfalls							
See table 6.12 above.	381	129	103	76	50	23	0
Broad locations for growth (emerging Core Strategy)							
North-western edge of Clacton in the Bockings Elm area	450	0	0	0	150	150	150
Eastern side of Clacton near Valley Farm Holiday Park	150	0	0	0	50	50	50
South of the A120 in the Dovercourt area	150	0	0	0	50	50	50
Northern edge of Frinton in the Hamford area	150	0	0	0	50	50	50
Dale Hall area of Lawford	150	0	0	0	50	50	50
Eastern edge of Brightlingsea	90	0	0	0	50	40	0
Locations on the edge of certain 'Key Rural Service Centres'	60	0	0	0	20	20	20
TOTAL	2681	227	246	345	673	628	562

7.2 The trajectory predicts a downturn in housing completions over the next two financial years 2010/11 and 2011/12 with a slight improvement in 2012/13. However, subject to a strengthening of the economy and the successful adoption of the LDF Core Strategy and Development Policies Document and Site Allocations Document with an anticipated housing target of 6,300 (2011-2031), new land releases on greenfield sites may begin to yield dwellings in 2013/14 and deliver much higher rates of growth.

7.3 In total, it is predicted that the six year period 2010-2016 could yield a net dwelling stock increase of approximately 2700.

- 7.4 The following table provides assumptions for the following 5-years where intelligence is more limited but where, if the economy does pick up as hoped, there could a significant improvement in the rate of housing development.

Table 7.2: Phase 2 Trajectory Assumptions 2016-2031

Site Ref & Address	Indicative Capacity	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021
Allocated, safeguarded or with permission for non-residential uses no longer required						
A102: Warwick Castle and Car Park site, Old Road/Pier Avenue	42	0	10	10	10	12
A301: Martello Caravan Park, Kirby Road	150	50	50	50	0	0
A302: Walton Mere, Mill Street	200	50	50	50	50	0
A303: Former Town Hall Site, Walton	14	14	0	0	0	0
Housing allocations yet to receive planning permission						
B102: Clacton Garden Centre, St. John's Road	26	0	13	13	0	0
B104: Land off Little Clacton Road/St. John's Road	142	40	40	40	22	0
B201: Navyard Wharf, Kings Quay Street	375	75	75	75	75	75
B203: Car Park/Formal Isolation Hospital Site, Main Road	48	0	12	12	12	12
B204: Land adj 360 Main Road	25	15	10	0	0	0
Sites with outstanding planning permission for housing						
C101: 109 Oxford Road	12	12	0	0	0	0
C201: Bernard Uniforms, Main Road	34	0	10	10	14	0
C202: Former Harwich Primary School, Main Road	39	0	13	13	13	0
C203: 121-123 High Street	10	10	0	0	0	0
C204: 407 Main Road	24	0	12	12	0	0
C205: Land r/o Una Road/Edward Road	30	0	10	10	10	0
Sites under construction for housing						
D103: Royal Hotel and adjoining sites, Colne Road	14	0	0	14	0	0
D202: Stanton Euro Park, A120	81	20	20	20	21	0
Other vacant derelict land						
F201: 109-117 High Street, Dovercourt	17	0	17	0	0	0
F202: Homemaker Store, 60 Kingsway	17	0	17	0	0	0
Broad locations for growth (emerging Core Strategy)						
North-western edge of Clacton in the Bockings Elm area	750	150	150	150	150	150
Eastern side of Clacton near Valley Farm Holiday Park	250	50	50	50	50	50
South of the A120 in the Dovercourt area	50	50	0	0	0	0
Northern edge of Frinton in the Hamford area	200	50	50	50	50	0
Dale Hall area of Lawford	50	50	0	0	0	0
Locations on the edge of certain 'Key Rural Service Centres'	100	20	20	20	20	20
TOTAL	2700	656	629	599	497	319

- 7.5 The first three years of the phase are predicted to see very high rates of development with the final two years beginning to see a decline as many of the major schemes come to their completion.
- 7.6 In total, it is predicted that the five year period 2016-2021 could yield a further net dwelling stock increase of approximately 2700.

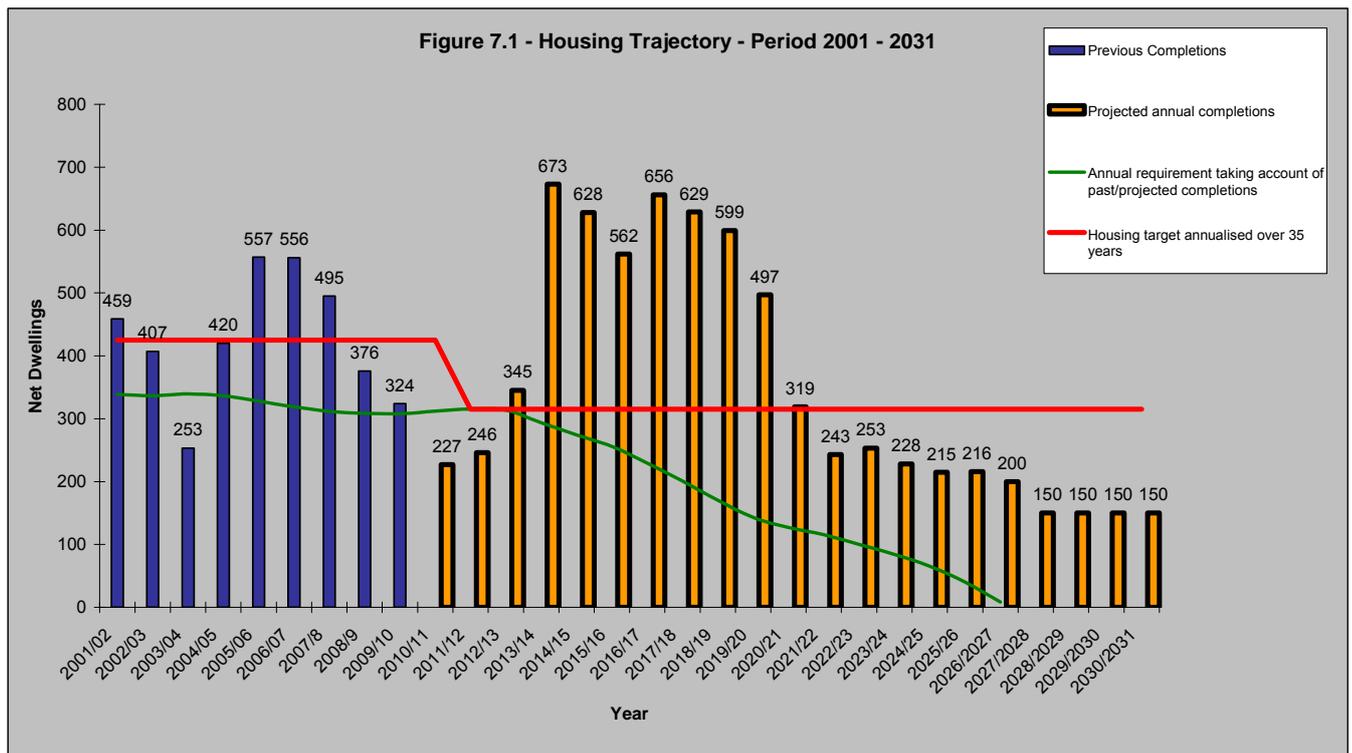
- 7.7 The final table looks at the post 2021 period where intelligence is highly speculative and by which time the LDF would have undergone a total review and there may have been more fluctuations in the economy.

Table 7.3: Phase 3 Trajectory Assumptions 2021-2031

Site Ref & Address	Indicative Capacity	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026
Housing allocations yet to receive planning permission						
B101: Orchard Works r/o 110 London Road	15	0	0	5	5	5
B102: Clacton Garden Centre, St. John's Road	26	0	13	13	0	0
B104: Land off Little Clacton Road/St. John's Road	43	23	20	0	0	0
B303: Southcliffe Trailer Park, Woodberry Way	31	0	0	10	10	11
Broad locations for growth (emerging Core Strategy)						
North-western edge of Clacton in the Bockings Elm area	750	150	150	150	150	150
Eastern side of Clacton near Valley Farm Holiday Park	250	50	50	50	50	50
Locations on the edge of certain 'Key Rural Service Centres'	40	20	20	0	0	0
TOTAL	1125	243	253	228	215	216

Site Ref & Address	Indicative Capacity	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031
Housing allocations yet to receive planning permission						
B101: Orchard Works r/o 110 London Road	0	0	0	0	0	0
B102: Clacton Garden Centre, St. John's Road	0	0	0	0	0	0
B104: Land off Little Clacton Road/St. John's Road	0	0	0	0	0	0
B303: Southcliffe Trailer Park, Woodberry Way	0	0	0	0	0	0
Broad locations for growth (emerging Core Strategy)						
North-western edge of Clacton in the Bockings Elm area	750	150	150	150	150	150
Eastern side of Clacton near Valley Farm Holiday Park	50	50	0	0	0	0
Locations on the edge of certain 'Key Rural Service Centres'	0	0	0	0	0	0
TOTAL	800	200	150	150	150	150

- 7.8 The trajectory does suggest a significant drop in house building as only the major schemes around the periphery of Clacton are still under construction following the boom of 2016-2021. In total, it is predicted that the ten year period 2021-2031 could yield a net dwelling stock increase of around 2,000.
- 7.9 Over the period between now and 2031, the trajectory suggests a net dwelling stock increase of approximately 6,400. The main reasons are that the urban extensions to Clacton are unlikely to be fully completed by 2026 unless work commences earlier than predicted or there is a higher-than-expected upturn in the economy.
- 7.10 Fig 7.1 on the next page presents the housing trajectory in graphical form.



8. Statement on 5-years housing supply

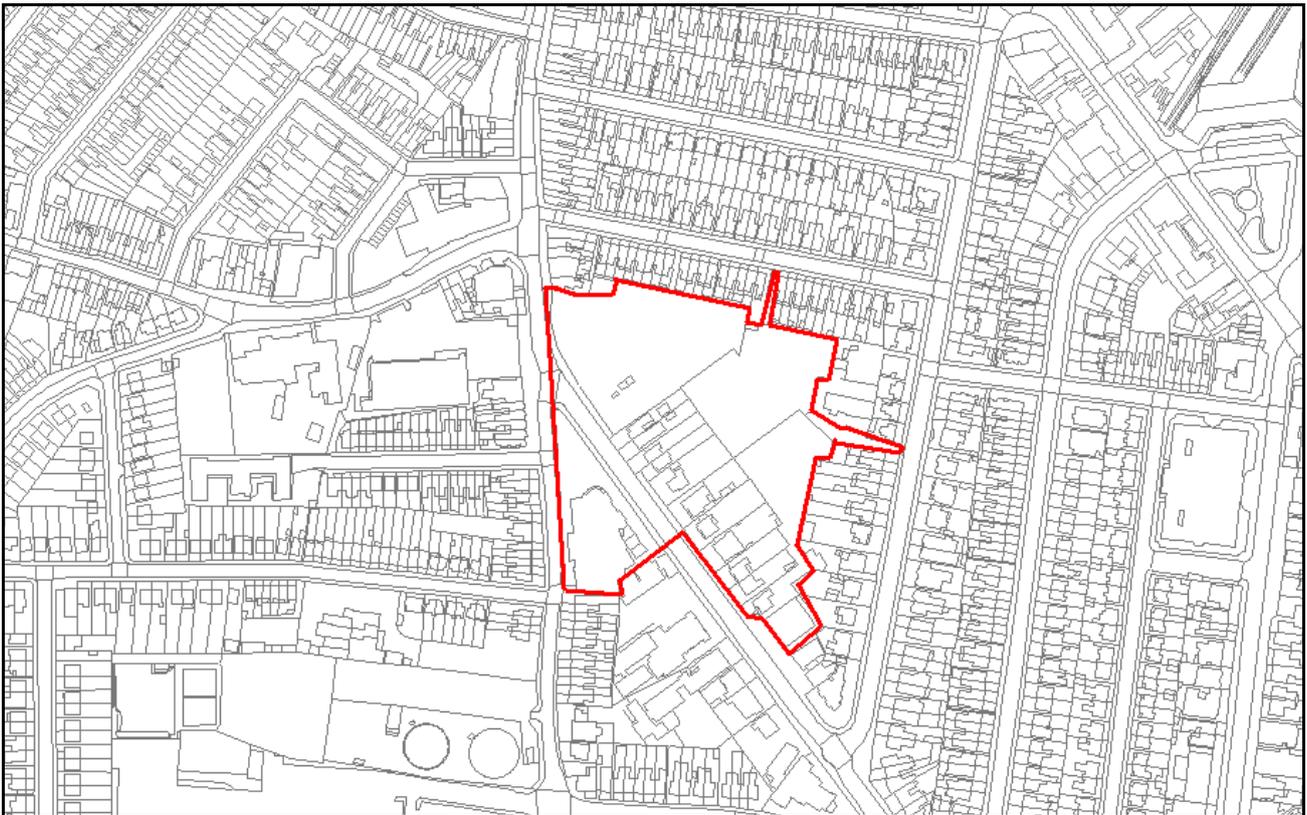
- 8.1 In accordance with PSS3, the Government’s planning policy statement on Housing, Local Authorities are required to identify a continuous supply of housing land to deliver 5-years worth of housing (i.e. to deliver local housing targets). Authorities are required to continuously monitor the supply of housing land and report it each year within in its Annual Monitoring Report (AMR).
- 8.2 Where an authority falls significantly short of 5-years deliverable housing land at any time, it needs to consider mechanisms for bringing additional land forward either through a review of its Local Development Framework (LDF) or by considering the release of suitable sites through the Development Control process as a departure from extant planning policy.
- 8.3 This statement provides the Council’s assessment of housing land supply at 31 March 2010 which concludes that five-years of housing land can be identified. Based on a target of 6,527 dwellings between 2010 and 2031, five-years worth of housing land would need to deliver 2,125 dwellings ($6527/21 = 310$; $310 \times 5 = 1554$). The SHLAA assessment identifies a capacity for 2,733 dwellings on the sites assessed (excluding any assumptions on windfalls or urban extensions in the emerging LDF). This exceeds the 2,125 requirement.
- 8.4 In making a realistic assessment of what actually might be deliverable within the next 5-years, Table 7.1 above suggests that, subject to assumptions in the emerging LDF Core Strategy being accepted, 2,132 dwellings could be delivered (2010-2015).
- 8.5 The calculation of 5-years housing supply is set out in Table 8.2 below:

Table 8.1: 5-years housing supply 2010-2015

	Number of homes (net)	Notes
Housing requirement 2010-2031	6,537	Derived from former East of England Plan target
Five-years housing requirement	1554	$6537/21=310 \times 5 = 1554$
Table capacity of identified deliverable sites in the SHLAA.	2,555	See Table 6.13.
Anticipated number of homes expected from the housing trajectory 2010-2015.	2,119	See Table 7.1

APPENDIX 1 – SITE ASSESSMENTS

Site A102: Warwick Castle and Car Park site, Old Road/Pier Avenue, Clacton



Tendring District Council. Licence No: 100018684

SITE DETAILS			
Site Postcode	CO15 1HN	Site Area	3ha (of which 1.22ha comprises open developable land).
Grid Reference	617224 (E) 215169 (N)	Site Status	Identified as an 'Opportunity Site' in the emerging Clacton Town Centre Area Action Plan.
Site Description	Town Centre site in a prominent gateway location incorporating an open-air market, a Council car park with the wider area comprising a Cinema/Bingo Hall, Council offices and a number of commercial premises with flats above.		
Capacity	56 dwellings based on the findings of a Design Brief prepared by consultants Knight Frank to provide guidance for the comprehensive development of the site.		
Comments	Important gateway site in the town centre where a mixed-use development of retail, leisure and housing is recommended along with public realm improvements.		

SUITABILITY			
Policy Constraints	Rear part of site currently protected as a public car park in the Local Plan.	Ground Conditions	No issues.
Flood Risk	No issues.	Contamination	No issues.
Landscape Impact	No issues.	Ecological Impact	No issues.
Historic Environment	No issues.	Infrastructure Capacity	No irresolvable issues.
Accessibility	Good – edge of town centre location.	Vehicular Access	Major engineering works required to achieve access via Pier Avenue.
Residential Environment	No issues.	Other Issues	None.
Comments	The site is suitable to accommodate residential development as long as it forms one element of a comprehensive mixed-use development in accordance with the future Clacton Town Centre Area Action Plan. Car park will need to be declared surplus to requirements as part of a comprehensive parking strategy for the town centre to allow redevelopment on this part of the site.		

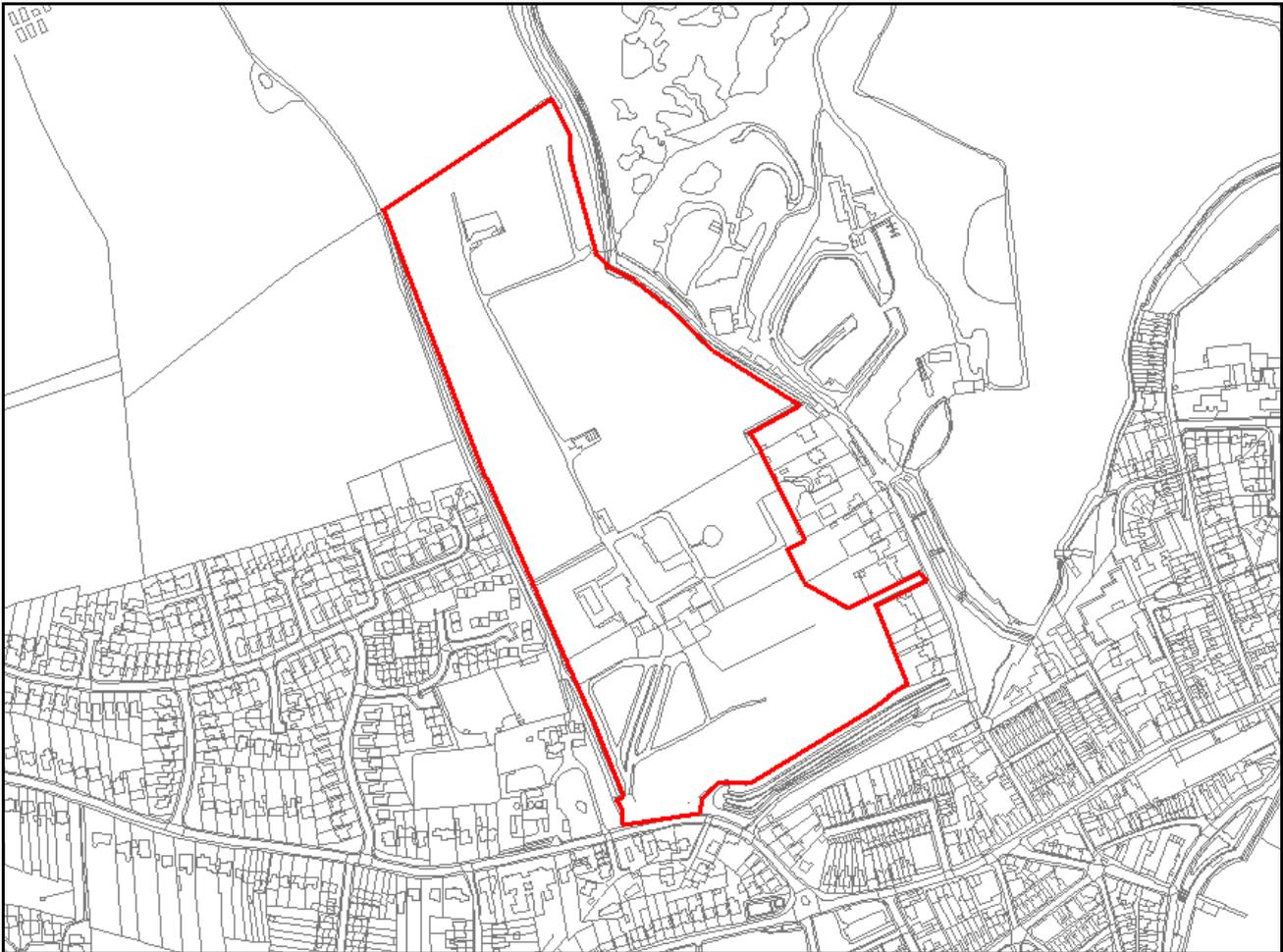
AVAILABILITY			
Ownership	Mixed: Primarily a food retailer and the Council. Other buildings privately owned.		
Ransom Strips	No issues.	Operational Requirements	No issues.
Restrictive Covenants	No issues.	Development Options	Not applicable.
Comments	Part of the undeveloped site is available – the market site. The remainder will be available if the Council declares the car park surplus to requirements as part of a comprehensive parking strategy for the town centre.		

ACHIEVABILITY			
Housing Market	Sufficient demand for new housing in Clacton subject to full economic recovery.	Development Costs	Highway works and public realm improvements.
Economic Viability	Marginally viable in currently depressed economic conditions.	Delivery Factors	Car park needs to be declared surplus to requirements to enable the wider development.
Comments	A comprehensive approach to the development of this site, in line with the emerging Clacton Town Centre AAP, is required. However, it is highly likely that the first phase of development would be the market site which would be a retail/residential development providing around 16 residential units. The car park would most likely come forward as a later phase following it being declared surplus to requirement and with greater stability returning to the economy.		

OVERCOMING CONSTRAINTS	
Comments	No issues over and above general economic considerations.

CONCLUSION			
Suitable?	Yes	Available?	In part
Achievable?	Yes – short to medium term.	Phase?	Phase 1: 2010-2016 – 16 units Phase 2: 2016-2021 – 42 units Phase 3: Post 2021 – 0 units
Comments	The first phase of development on the market site, with an indicative capacity of 16 residential units, has the potential to come forward in the first five years of the LDF plan period. However, on the assumption that it may take a number of years for the housing market to full strength and for the comprehensive car parking strategy for the town centre to confirm (or otherwise) the opportunity to release the Council car park for development, it would be safer to conclude that the delivery of 42 units on this site is more likely to occur in the second 5-year period 2016-2021.		

Site A301: Martello Caravan Park, Kirby Road, Walton-on-the-Naze



Tending District Council. Licence No: 100018684

SITE DETAILS			
Site Postcode	CO14 8QP	Site Area	13.4ha
Grid Reference	625045 (E) 221948 (N)	Site Status	Identified as an 'Opportunity Site' in the Walton-on-the-Naze Regeneration Framework.
Site Description	Holiday park containing 500 static caravans and associated leisure facilities which lies close to Walton Town Centre between residential areas of Walton and the backwaters. The southern part of the site contains an undeveloped but low-lying area of grassland and there is a Scheduled Ancient Monument in the centre of the site.		
Capacity	250 dwellings as part of a wider mixed-use development as recommended in the Walton Regeneration Framework.		
Comments	Important site close to the town centre with the potential for a major mixed-use development of retail, leisure, holiday homes, hotel and housing is recommended along with new town centre car park provision.		

SUITABILITY			
Policy Constraints	Site protected as a caravan park in the Local Plan.	Ground Conditions	Land raising required to address flood risk issues.
Flood Risk	Southern and north eastern parts of site fall within the flood zone.	Contamination	No issues.
Landscape Impact	No issues – particularly as the site is already dominated by static caravans.	Ecological Impact	No issues.
Historic Environment	Scheduled Martello Tower would need to be sympathetically incorporated into any scheme.	Infrastructure Capacity	No irresolvable issues.
Accessibility	Good – edge of town centre location.	Vehicular Access	No irresolvable issues.
Residential Environment	No issues.	Other Issues	None.
Comments	The site is suitable to accommodate residential development as part of a wider mixed-use scheme as long as it is demonstrated that the benefits for regeneration of the town outweigh the loss of the existing caravan park and flood risk issues can be resolved in liaison with the Environment Agency.		

AVAILABILITY			
Ownership	One private land owner – a family of local farmers. Site currently leased to the holiday park owners.		
Ransom Strips	No issues – however access might require the use of Council-owned land.	Operational Requirements	No issues.
Restrictive Covenants	No issues.	Development Options	Understood to be an option to purchase the site for development.
Comments	The site is not currently available as it continues to operate as a caravan park however it is likely to become available on expiry of the current lease, within the first five-year phase of the LDF plan period.		

ACHIEVABILITY			
Housing Market	Sufficient demand for new housing in the Frinton/Walton area subject to full economic recovery.	Development Costs	Removal of existing caravans and land-raising required to eliminate flood risk issues.
Economic Viability	Viable subject to wider economic recovery.	Delivery Factors	Land-raising required for early phases of development, removal of caravans required for later phases.
Comments	A comprehensive approach to the development of this site, in line with the Walton Regeneration Framework, is required. However, it is highly likely that the first phase of development would be the retail/car park elements of the scheme with housing and holiday accommodation coming forward later as economic conditions improve.		

OVERCOMING CONSTRAINTS	
Comments	Major land-raising required to allow early phases to come forward.

CONCLUSION			
Suitable?	Yes	Available?	Yes
Achievable?	Yes – short to medium term.	Phase?	Phase 1: 2010-2016 – 100 units Phase 2: 2016-2021 – 150 units Phase 3: Post 2021 – 0 units
Comments	<p>On the assumption that it will take some time to phase out the existing caravan park and undertake the necessary land-raising and flood protection measures required, it would be prudent to suggest that housing development is likely to commence during the latter part of the first 5-years of the LDF period, say 2014-2016 with the remainder coming forward in the early part of the second phase 2016-2021.</p> <p>It is assumed that two years worth of housing development at a rate of 50 dwellings per annum (100 dwellings in total) could conceivably come forward in the first phase of the LDF plan period 2010-2016 with the remaining 150 coming forward in the early part of 2016-2021.</p>		

Site A302: Land at Walton Mere, Mill Lane, Walton-on-the-Naze



Tendring District Council. Licence No: 100018684

SITE DETAILS			
Site Postcode	CO14 8PH	Site Area	4.16ha
Grid Reference	625397 (E) 221987 (N)	Site Status	Identified as an 'Opportunity Site' in the Walton-on-the-Naze Regeneration Framework.
Site Description	Site forms part of the now silted-up Walton Mere and includes ground to the east of Mill Lane including land both sites of the existing coastal defences. The site lies close to Walton Town Centre.		
Capacity	200 dwellings as part of an enabling scheme to bring the Mere back into use for a boating lake as recommended in the Walton Regeneration Framework.		
Comments	Important site close to the town centre with the potential for a major mixed-use development of leisure and housing that will enable the restoration of the Mere, one of Walton's biggest leisure/tourism assets.		

SUITABILITY			
Policy Constraints	Site allocated for leisure use in the Local Plan.	Ground Conditions	Major land reclamation required.
Flood Risk	Totally within the flood risk area and therefore major land-raising and defence works needed.	Contamination	No issues.
Landscape Impact	Highly sensitive visually as it will introduce new development into an undeveloped coastal location.	Ecological Impact	Site has significant ecological value as a habitat for birds.
Historic Environment	No issues.	Infrastructure Capacity	No irresolvable issues.
Accessibility	Good – edge of town centre location.	Vehicular Access	No irresolvable issues – access via the adjoining Martello development required.
Residential Environment	No issues.	Other Issues	None.
Comments	There is a strong regeneration argument in favour of developing the site without which it would be considered entirely unsuitable for housing, particularly on flood risk and ecological grounds. However, if it is demonstrated in accordance with the Walton Regeneration Framework that it will enable the restoration of the Mere and, in accordance with national planning policy in PPS25 brings about a regeneration benefit to the town that outweighs the risk of flooding, then an exceptional case can be made. It is suggested that the flood defence works required will actually bring added protection to the wider town. Equally, to overcome concerns about the impact on the ecological value of the site, mitigation measures will need to be put in place and agreed with Natural England.		

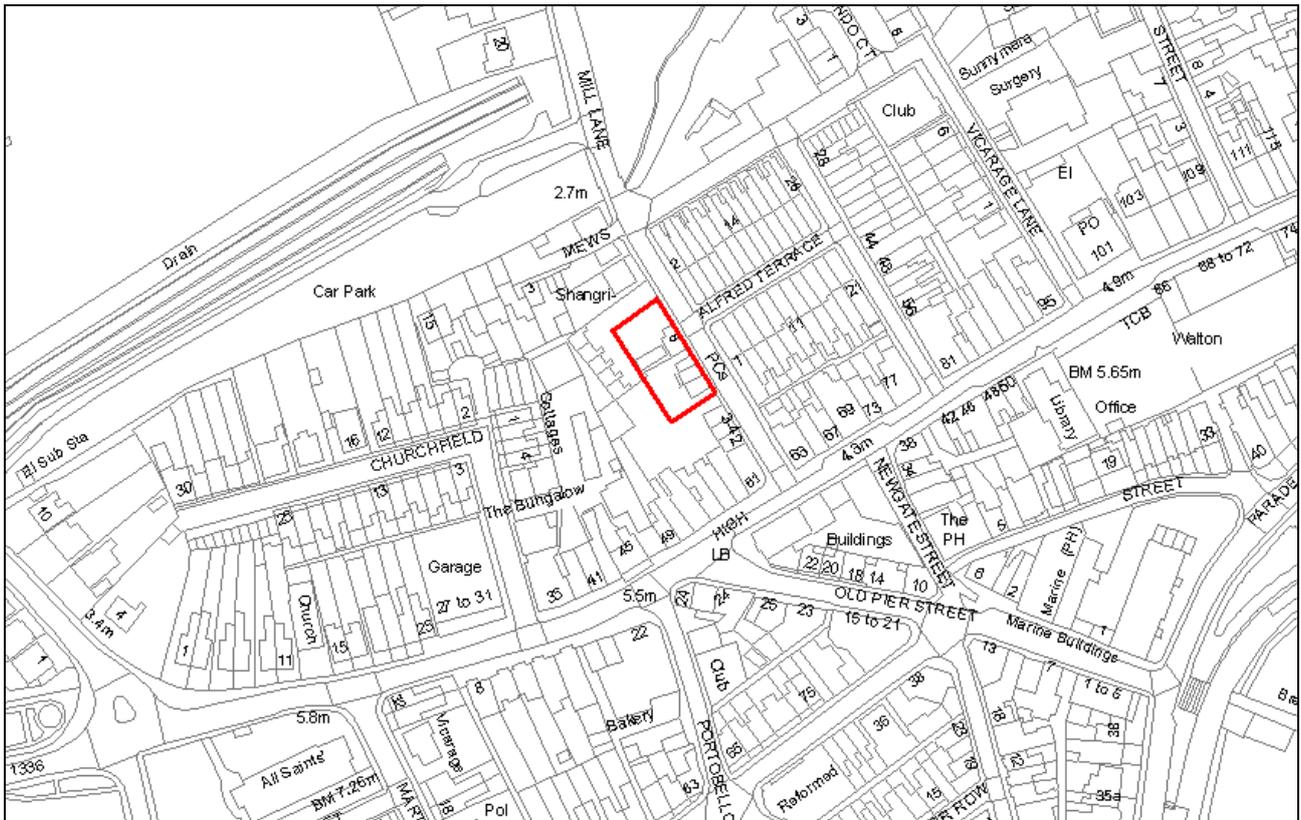
AVAILABILITY			
Ownership	One private land owner – a local Marina operator.		
Ransom Strips	No issues – however access might require the use of Council-owned land.	Operational Requirements	Existing waste-water discharge will need to be incorporated into the scheme.
Restrictive Covenants	No issues.	Development Options	Not applicable.
Comments	Subject to addressing the stringent planning requirements of this exceptional development, the site is potentially available.		

ACHIEVABILITY			
Housing Market	Sufficient demand for new housing in the Frinton/Walton area subject to full economic recovery.	Development Costs	Restoring the Mere, major land reclamation and major coastal defence works.
Economic Viability	Viable subject to wider economic recovery and concessions on affordable housing to enable the major engineering works required.	Delivery Factors	Time taken to undertake reclamation and sea defence works.
Comments	This is likely to be an expensive project where higher value housing is required to cover the costs of major reclamation and sea defence works. The Walton Regeneration Framework suggests this is viable however a full housing market recovery is likely to be needed.		

OVERCOMING CONSTRAINTS	
Comments	Major land-raising, reclamation and defence works required.

CONCLUSION			
Suitable?	Yes	Available?	Yes
Achievable?	Yes – medium term.	Phase?	Phase 1: 2010-2016 – 0 units Phase 2: 2016-2021 – 200 units Phase 3: Post 2021 – 0 units
Comments	On the assumption that it will take some time to agree a development package between the landowners, the Council, the Environment Agency, Natural England and other relevant partners and (thereafter) deliver the necessary reclamation, land raising and sea defence works, delivery of dwellings within the first five years of the LDF plan period is considered unlikely. It is however considered that 200 dwellings could be delivered in the second phase of the LDF plan period 2016-2021.		

Site A303: Former Town Hall Site, Walton



Tending District Council. Licence No: 100018684

SITE DETAILS			
Site Postcode	CO14 8PE	Site Area	0.15 hectares
Grid Reference	625320 (E) 221781 (N)	Site Status	Identified as an 'Opportunity Site' in the Walton-on-the-Naze Regeneration Framework.
Site Description	Edge of town centre site comprising public toilets, the former Town Hall site and some redundant workshops close to the Town Centre.		
Capacity	14 dwellings as part of a mixed-use development including retail units on the ground floor.		
Comments	Could form a key redevelopment on the Mill Lane, the main link between the Town Centre and the Martello and Mere developments.		

SUITABILITY			
Policy Constraints	Part of site within defined Town Centre, whole site within the flood zone and partly in the Conservation Area. Industrial units to the rear of the site protected by the Local Plan's employment policy.	Ground Conditions	No issues.
Flood Risk	Totally within the flood risk area and therefore development would have to demonstrate a strong regeneration benefit and safety issues be resolved (although the Mere development, when implemented would bring extra protection to the area).	Contamination	No known issues.
Landscape Impact	No issues.	Ecological Impact	No issues.
Historic Environment	Part of the site lies within the Frinton and Walton Conservation Area.	Infrastructure Capacity	No issues.
Accessibility	Good – edge of town centre location.	Vehicular Access	No issues.
Residential Environment	No issues.	Other Issues	None
Comments	The site is suitable to accommodate residential development as part of a wider mixed-use scheme as long as it is demonstrated that the benefits for regeneration of the town outweigh the flood risk issues and, in liaison with the Environment Agency, can be accepted under the PPS25 'exceptions' test. Development will also have to respect the character and setting of the Conservation Area.		

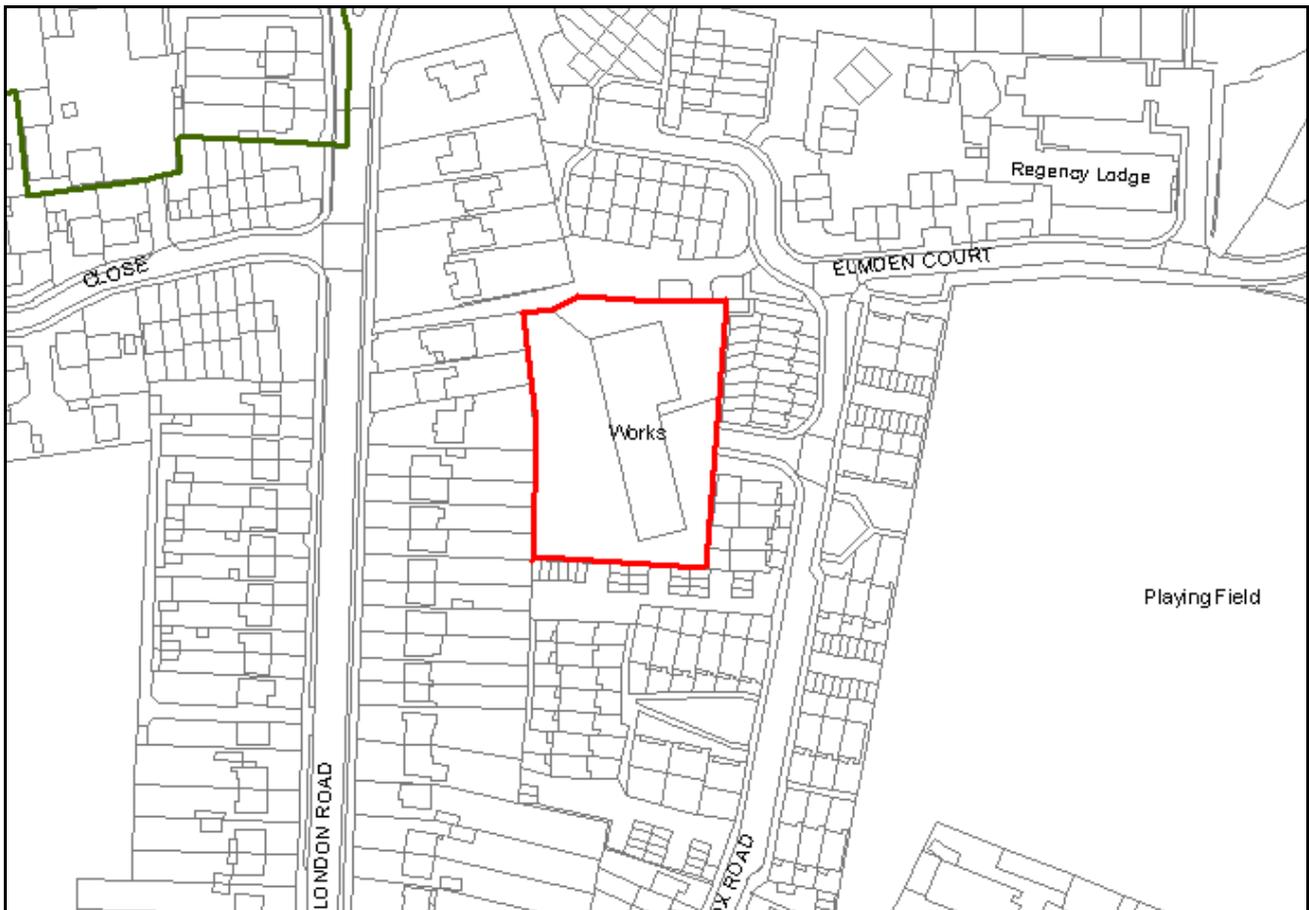
AVAILABILITY			
Ownership	Multiple – private and Council owned land.		
Ransom Strips	No issues.	Operational Requirements	No issues.
Restrictive Covenants	No issues.	Development Options	None.
Comments	The site is not in the possession of a developer and is not considered to be available.		

ACHIEVABILITY			
Housing Market	Sufficient demand for new housing in the Frinton/Walton area subject to full economic recovery.	Development Costs	Flood risk mitigation and demolition of any unusable buildings.
Economic Viability	Viable subject to wider economic recovery.	Delivery Factors	Commitment to deliver flood defence works at the Mere will strengthen the case for this development.
Comments	Because this development is much smaller than the other residential projects proposed for the area, the regeneration benefits of the development in isolation are limited. However, once there is a commitment for the other developments to happen, it will strengthen the regeneration case for this development and help mitigate some of the flood risk issues.		

OVERCOMING CONSTRAINTS	
Comments	The Mere development on nearby land will introduce improved sea defences which will provide additional protection for this site and others in Walton.

CONCLUSION			
Suitable?	Yes.	Available?	No.
Achievable?	Yes – medium term.	Phase?	Phase 1: 2010-2016 – 0 units Phase 2: 2016-2021 – 14 units Phase 3: Post 2021 – 0 units
Comments	Development is more likely to take place once the economy has recovered from the current downturn and when other regeneration projects in the area come to fruition.		

Site B101: Orchard Works, rear of London Road, Clacton-on-Sea



Tendring District Council. Licence No: 100018684

SITE DETAILS			
Site Postcode	CO15 3SY	Site Area	0.38ha
Grid Reference	617230 (E) 216296 (N)	Site Status	Allocated for housing in the Local Plan.
Site Description	Small industrial site containing workshops within the middle of an established residential area.		
Capacity	15 dwellings based on the indicative capacity set out in the Local Plan.		
Comments	None.		

SUITABILITY	
Comments	The site offers a suitable location for development and would contribute towards the creation of sustainable, mixed communities. The site's suitability is established through its allocation for housing in the current Local Plan.

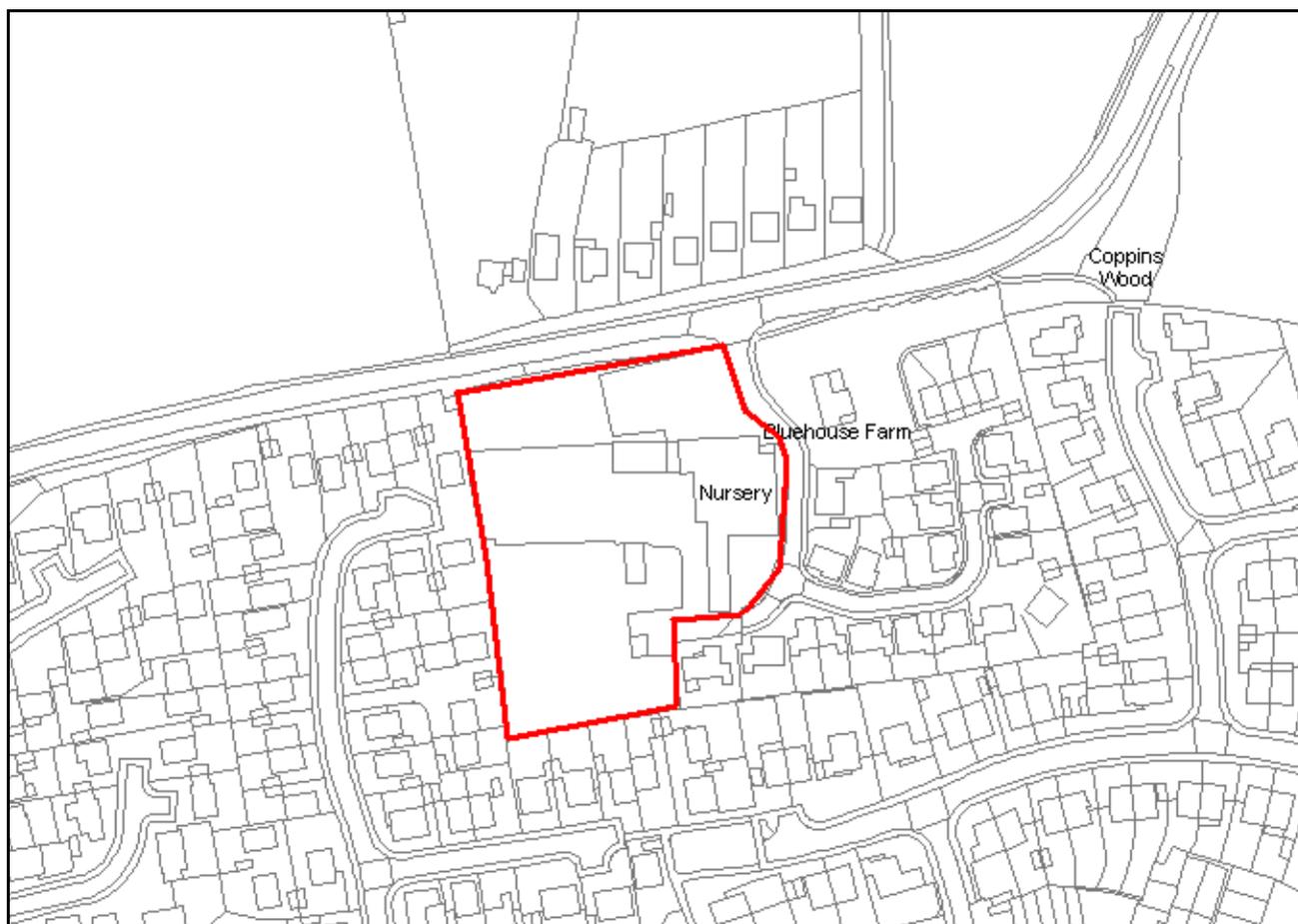
AVAILABILITY			
Ownership	Private ownership – unknown.		
Ransom Strips	Access to the site from Knox Road is affected by a ransom strip.	Operational Requirements	No issues.
Restrictive Covenants	No issues.	Development Options	Unknown.
Comments	The site is in use for business purposes and is not available.		

ACHIEVABILITY			
Housing Market	Sufficient demand for new housing in Clacton subject to full economic recovery.	Development Costs	Demolition of existing buildings.
Economic Viability	Marginally viable in currently depressed economic conditions.	Delivery Factors	No issues.
Comments	Development is achievable if there was any appetite from the land owners to deliver a scheme.		

OVERCOMING CONSTRAINTS	
Comments	No issues over and above general economic considerations.

CONCLUSION			
Suitable?	Yes	Available?	No
Achievable?	Yes – long term.	Phase?	Phase 1: 2010-2016 – 0 units Phase 2: 2016-2021 – 0 units Phase 3: Post 2021 – 15 units
Comments	With no intelligence to suggest the landowner is interested in redeveloping the site for housing, it is best to assume that if the development does come forward, it will do so towards the end of the LDF plan period post 2021.		

Site B102: Clacton Garden Centre, St. Johns Road, Clacton-on-Sea



Tendring District Council. Licence No: 100018684

SITE DETAILS			
Site Postcode	CO16 8DY	Site Area	0.82ha
Grid Reference	615357 (E) 216059 (N)	Site Status	Allocated for housing in the Local Plan.
Site Description	Garden centre site with adjoining open grassland adjacent to recent development of housing and a listed farm house on the fringe of the existing urban area. The site is surrounded by residential development.		
Capacity	26 dwellings based on the indicative capacity set out in the Local Plan minus one dwelling that was built in 2004 prior to adoption of the Local Plan.		
Comments	None.		

SUITABILITY	
Comments	The site offers a suitable location for development and would contribute towards the creation of sustainable, mixed communities. The site's suitability is established through its allocation for housing in the current Local Plan.

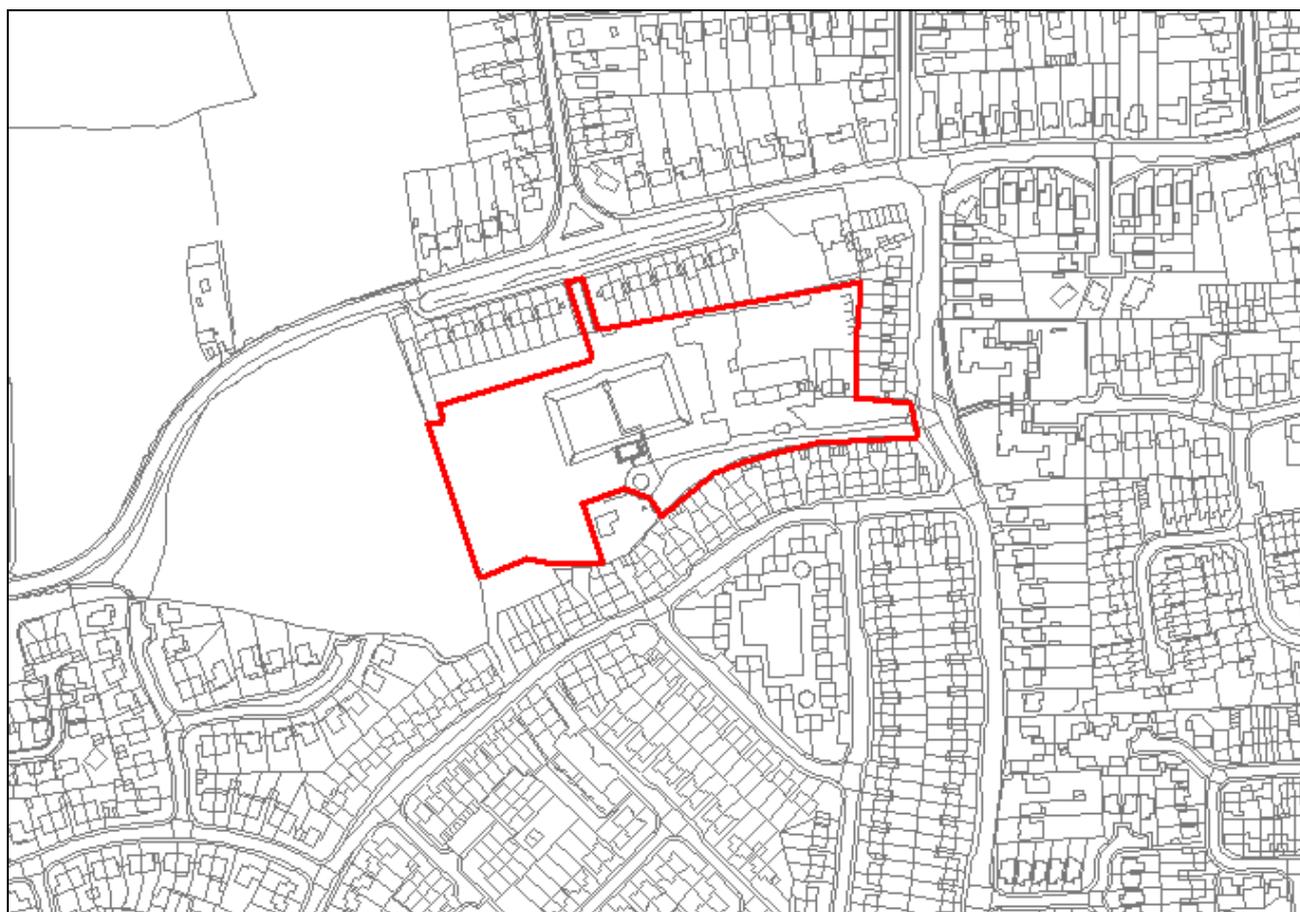
AVAILABILITY			
Ownership	One private land owner – a family of local farmers. Site currently leased to the Garden Centre operators.		
Ransom Strips	No issues.	Operational Requirements	Need to secure alternative premises for the Garden Centre business elsewhere in Clacton.
Restrictive Covenants	No issues.	Development Options	Unknown.
Comments	The site is still in use as a Garden Centre and is not currently available. If alternative premises elsewhere in Clacton can be secured through the Local Development Framework, the site may then become available.		

ACHIEVABILITY			
Housing Market	Sufficient demand for new housing in Clacton subject to full economic recovery.	Development Costs	Demolition of existing buildings.
Economic Viability	Marginally viable in currently depressed economic conditions.	Delivery Factors	No issues.
Comments	Development is achievable albeit a recovery in the housing market would make it more viable, particularly given that the current land use already has a significant commercial value.		

OVERCOMING CONSTRAINTS	
Comments	No issues over and above general economic considerations.

CONCLUSION			
Suitable?	Yes	Available?	No
Achievable?	Yes – medium term.	Phase?	Phase 1: 2010-2016 – 0 units Phase 2: 2016-2021 – 26 units Phase 3: Post 2021 – 0 units
Comments	Whilst suitable for residential development, this site is not available for development or achievable within the short term until alternative premises can be secured elsewhere in Clacton and there has been sufficient recover in the housing market to make development viable. Development in the second 5-year phase of the LDF plan period is considered feasible.		

Site B103: Land off Waterworks Drive, Clacton



Tendring District Council. Licence No: 100018684

SITE DETAILS			
Site Postcode	CO16 8AW	Site Area	2.19ha
Grid Reference	615759 (E) 216187 (N)	Site Status	Allocated for housing in the Local Plan.
Site Description	Waterworks site comprising a single-storey brick-built depot building, hard standing open storage for water pipes and other materials, a covered reservoir with associated pump house and an area of open grassland. The site is located close to the north-western periphery of Clacton and is bordered by existing residential properties, a pub and Pudney Woods, an area of ancient woodland.		
Capacity	77 dwellings based on the indicative capacity set out in the Local Plan.		
Comments	None.		

SUITABILITY	
Comments	The site offers a suitable location for development and would contribute towards the creation of sustainable, mixed communities. The site's suitability is established through its allocation for housing in the current Local Plan.

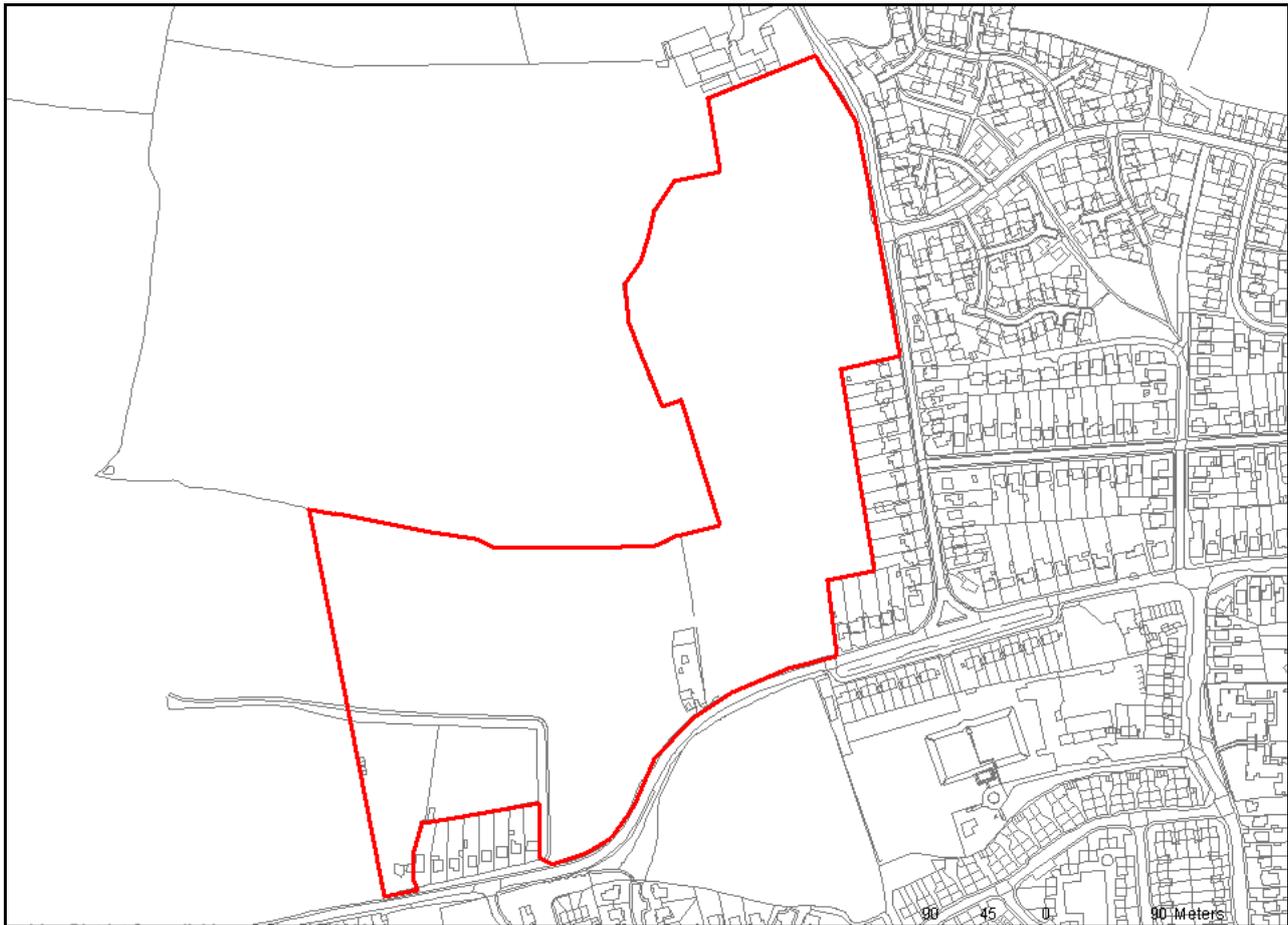
AVAILABILITY			
Ownership	Owned by Veolia Water.		
Ransom Strips	No issues.	Operational Requirements	No issues.
Restrictive Covenants	No issues.	Development Options	Unknown.
Comments	New works have been provided at Great Holland making this site surplus to requirements in the short term. The site has been marketed and there has been significant developer interest. Whilst the site has not yet been purchased by a developer, it is considered available with a sale potentially imminent.		

ACHIEVABILITY			
Housing Market	Sufficient demand for new housing in Clacton subject to full economic recovery.	Development Costs	Removal of existing buildings and covered reservoir and highways works.
Economic Viability	Marginally viable in currently depressed economic conditions.	Delivery Factors	No issues.
Comments	Housing is achievable albeit a recovery in the housing market would make it more viable given the development costs associated with the preparation of the site.		

OVERCOMING CONSTRAINTS	
Comments	No issues over and above general economic considerations.

CONCLUSION			
Suitable?	Yes	Available?	Yes
Achievable?	Yes – short term.	Phase?	Phase 1: 2010-2016 – 77 units Phase 2: 2016-2021 – 0 units Phase 3: Post 2021 – 0 units
Comments	With developer interest in the site, subject to a recovery in the housing market, this site has the potential to come forward for development within the first 5-years of the LDF plan period.		

Site B104: Land at St. Johns Road/Little Clacton Road, Clacton



Tendring District Council. Licence No: 100018684

SITE DETAILS			
Site Postcode	CO16 8EB	Site Area	13 hectares (of which 11.4ha are expected to be developed for housing)
Grid Reference	615569 (E) 216436 (N)	Site Status	Allocated for housing in the Local Plan. (Note: Planning permission for housing allowed on appeal after 1 April 2010)
Site Description	Large greenfield site on the north-western periphery of Clacton north of Pudney Woods and adjoining St. Johns Road and Little Clacton Road. Also comprises two large rear gardens of preproperties 522-524 St. John's Road.		
Capacity	435 dwellings based on the planning permission granted, on appeal, for 157 affordable homes (detailed permission) and a further 235 market dwellings (outline permission). A further 43 dwellings on land at 522-524 St. Johns Road based on indicative capacities in the Local Plan.		
Comments	Largest single housing allocation in the Local Plan.		

SUITABILITY	
Comments	The site offers a suitable location for development and would contribute towards the creation of sustainable, mixed communities. The site's suitability is established through its allocation for housing in the current Local Plan and more recently through the grant, on appeal, of planning permission for housing.

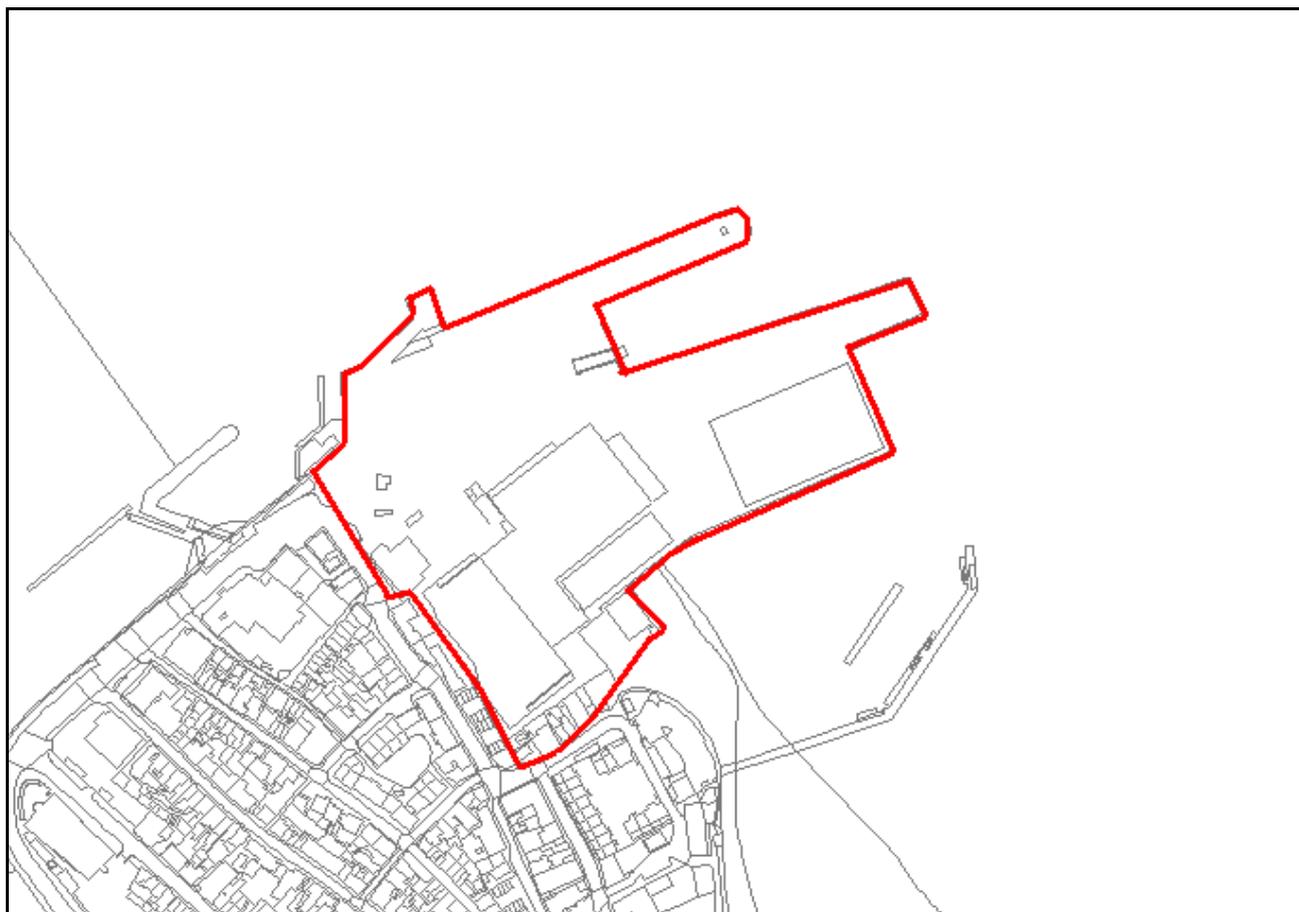
AVAILABILITY			
Ownership	Part owned by one private land owner – a family of local farmers and part by a national housebuilder. 522-524 St. John's Road privately owned.		
Ransom Strips	No issues.	Operational Requirements	No issues.
Restrictive Covenants	No issues.	Development Options	Not applicable.
Comments	The majority of the site now has planning permission, is partly owned by a house builder and the first phase of development is 257 affordable homes funded through HCA and RSL funding. 522-524 St. Johns Road does not form part of the approved scheme. The majority of the site is available for development.		

ACHIEVABILITY			
Housing Market	Sufficient demand for new housing in Clacton subject to full economic recovery. Affordable housing in first phase unaffected by market conditions but needed to relieve housing needs.	Development Costs	Highways works in early phase, later phase requires the construction of a community hall, health centre and commercial units.
Economic Viability	Affordable housing is viable. Market housing marginally viable in currently depressed economic conditions.	Delivery Factors	Development likely to happen in three distinct phases with 522-524 St. John's Road coming forward last.
Comments	Affordable housing is achievable in the short-term. Market housing is achievable albeit a recovery in the housing market would make it more viable.		

OVERCOMING CONSTRAINTS	
Comments	No issues over and above general economic considerations.

CONCLUSION			
Suitable?	Yes	Available?	Yes
Achievable?	Yes – short, medium and long term.	Phase?	Phase 1: 2010-2016 – 250 units Phase 2: 2016-2021 – 142 units Phase 3: Post 2021 – 43 units
Comments	At a rate of 50 dwellings per annum (roughly one a week), it is estimated that 250 dwellings are likely to be completed in the first 5-years of the LDF plan period with 142 over the first 3 years of the second 5-year phase. The 43 dwellings expected for 522-524 St. John's Road are anticipated post 2021 as they do not form part of the approved development.		

Site B201: Navyard Wharf, Kings Quay Street, Harwich



Tendring District Council. Licence No: 100018684

SITE DETAILS			
Site Postcode	CO12 3JJ	Site Area	4.38 hectares.
Grid Reference	626044 (E) 232808 (N)	Site Status	Opportunity site identified in the Harwich Master Plan which is, in turn, endorsed through the Local Plan.
Site Description	Operational port at the northern tip of Harwich adjoining the Conservation Area and the Old Town. The site comprises jetties, hard standing open storage areas and warehouses.		
Capacity	375 dwellings based on intelligence provided by the Council's regeneration company INTend which has been working on the implementation of the Harwich Master Plan.		
Comments	The site is identified in the Harwich Master Plan for a mixed-use development including housing, retail, leisure and a marina.		

SUITABILITY	
Comments	The site offers a suitable location for development and would contribute towards the creation of sustainable, mixed communities. The site's suitability is established through its identification for mixed-use development in the Harwich Master Plan and is subsequent endorsement through the current Local Plan.

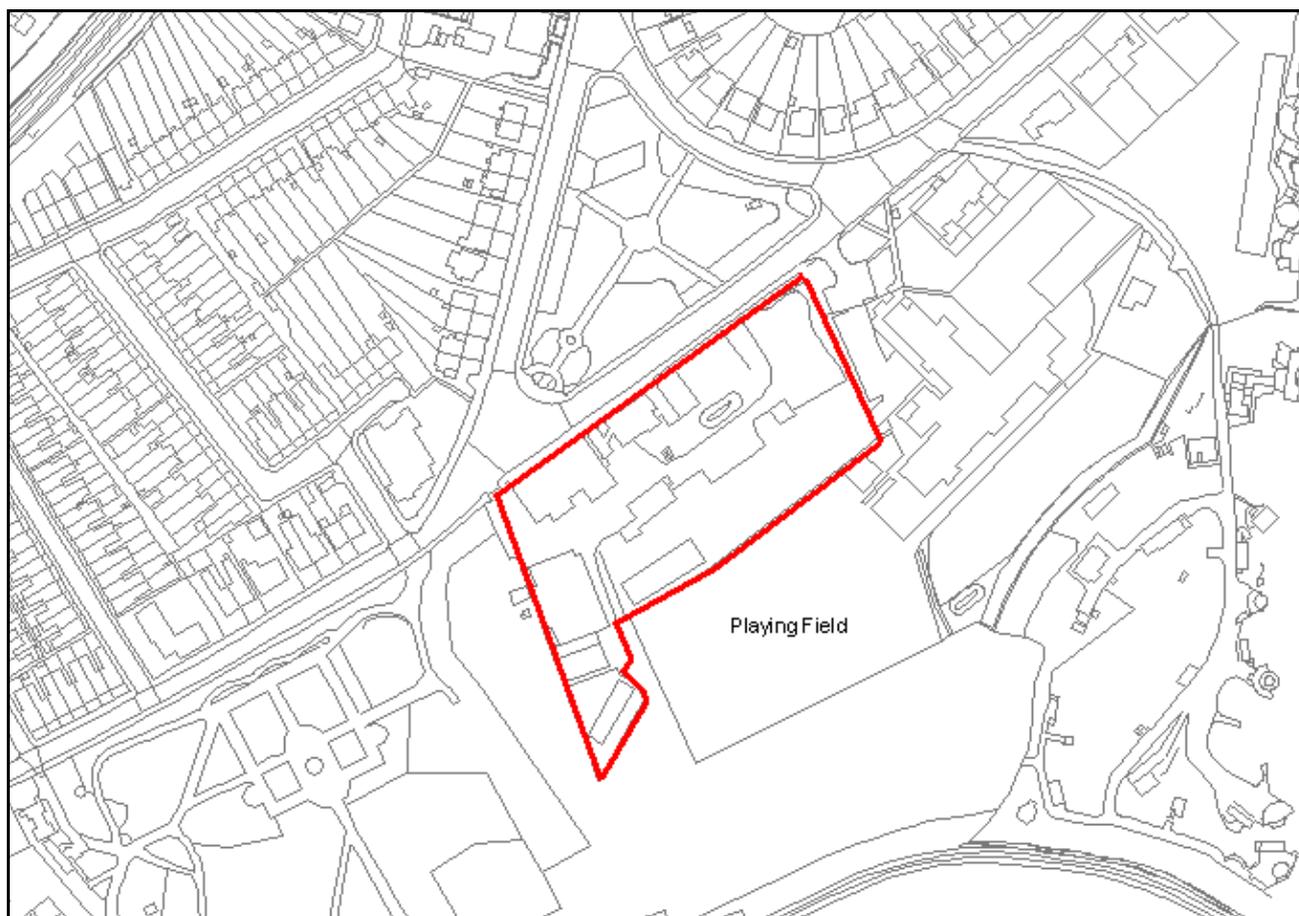
AVAILABILITY			
Ownership	One private owner – the port operator.		
Ransom Strips	No issues.	Operational Requirements	No issues.
Restrictive Covenants	No issues.	Development Options	Unknown.
Comments	The current use has a limited life as the port becomes increasingly incapable of accommodating the larger container ships that are now more prevalent. The new container port proposed for Bathside Bay will have that capacity for such ships. However, as the port is currently still operational, it is not considered to be available for mixed-use development.		

ACHIEVABILITY			
Housing Market	Limited demand for new housing in Harwich – economic growth in the area is required.	Development Costs	Mitigating flood risk issues and delivering a marina are major costs for this site which requires a high density development to finance them.
Economic Viability	Unviable without a significant upturn in the Harwich economy unless dwellings can attract a niche market.	Delivery Factors	The time it takes for the operations of the port to cease, site to be cleared, any archaeological digs to be carried out and flood risk mitigation measures to be installed. If economic conditions support the scheme, the period of construction is likely to be relatively short.
Comments	This is likely to be an expensive project where higher value housing is required to cover the costs of major sea defence works and a marina. The work carried out by the Council's regeneration company INTend suggests this is viable however a full housing market recovery is needed and high densities required to achieve the necessary economies of scale.		

OVERCOMING CONSTRAINTS	
Comments	Overcoming flood risk issues and providing the necessary level of defence is crucial to this development however high density development will be needed to finance these works, along with the provision of a marina.

CONCLUSION			
Suitable?	Yes.	Available?	No.
Achievable?	Yes – medium term.	Phase?	Phase 1: 2010-2016 – 0 units Phase 2: 2016-2021 – 375 units Phase 3: Post 2021 – 0 units
Comments	While the port can still operate and the housing market is not sufficiently robust to make a redevelopment viable, this development is not likely to take place. However, subject to a recovery in the Harwich economy and marketing the development towards a niche market, there is potential for a scheme to come forward in the middle part of the LDF plan period 2016-2021.		

Site B202: Land adjacent Public Gardens, Barrack Lane, Harwich



Tendring District Council. Licence No: 100018684

SITE DETAILS			
Site Postcode	CO12 3NS	Site Area	0.9 hectares (of which 0.4ha is proposed for housing).
Grid Reference	625981 (E) 231754 (N)	Site Status	Allocated for housing (as part of a mixed-use development) in the Local Plan.
Site Description	The site comprises a complex of community buildings including the Harwich Pavilion, Army Cadets and the United Service Club on its western half and an undeveloped area of grassland and informal car/mini-bus parking on its eastern half. The site fronts onto Barrack Lane directly opposite the Mayor's Gardens and lies immediately east of Cliff Park. To the rear of the site lies the playing fields of the recently built Harwich Community Primary School and Nursery, beyond which lies the cliffs and sea. The school building itself adjoins the eastern edge of the site.		
Capacity	28 dwellings based on the indicative capacity in the Local Plan.		
Comments	Purpose of development would be to enable the re-development of existing community facilities to provide more modern accommodation for them.		

SUITABILITY	
Comments	The site offers a suitable location for development and would contribute towards the creation of sustainable, mixed communities. The site's suitability is established through its allocation for housing in the current Local Plan.

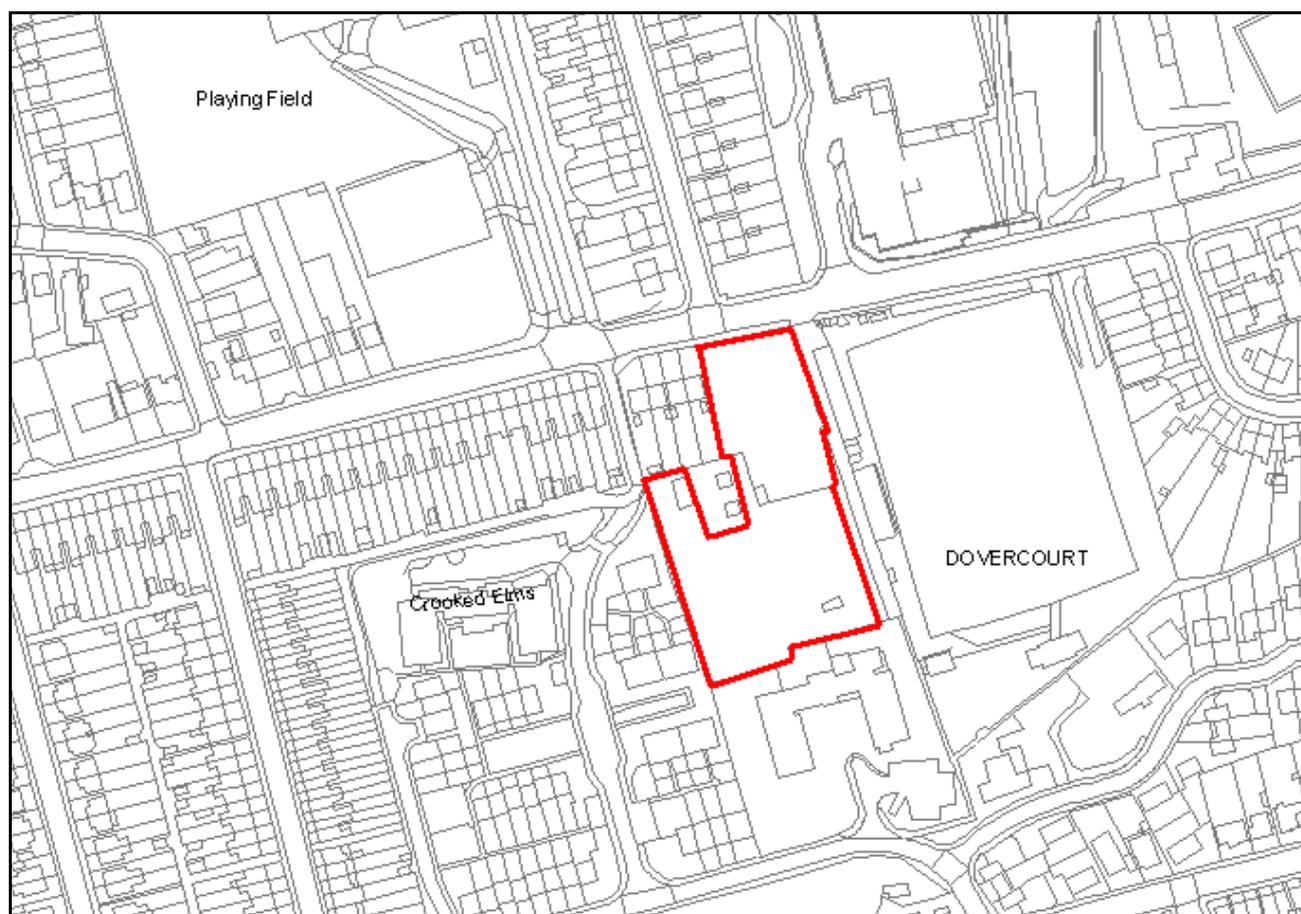
AVAILABILITY			
Ownership	The Council – with many of the community uses being leased to the users.		
Ransom Strips	No issues.	Operational Requirements	No issues.
Restrictive Covenants	No issues.	Development Options	None.
Comments	There are currently no immediate plans for the Council to release this land for development. It is therefore considered that the site is not available.		

ACHIEVABILITY			
Housing Market	Limited demand for new housing in Harwich – economic growth in the area is required.	Development Costs	Re-provision of new community facilities.
Economic Viability	Marginally viable if Harwich economy sees an upturn.	Delivery Factors	None.
Comments	Subject to an upturn in the housing market for Harwich, the scheme is potentially achievable however this is more likely to be towards the end of the LDF plan period; particularly as development will need to achieve sufficient uplift in land value to pay for the new community facilities.		

OVERCOMING CONSTRAINTS	
Comments	No issues over and above general economic considerations.

CONCLUSION			
Suitable?	Yes	Available?	No
Achievable?	Yes – long term.	Phase?	Phase 1: 2010-2016 – 0 units Phase 2: 2016-2021 – 0 units Phase 3: Post 2021 – 28 units
Comments	As the Council has no plans to release the site for development at the moment, it is safest to assume that if it does come forward within the LDF plan period, it will be in the final 5-year phase if at all.		

Site B203: Car Park and Former Isolation Hospital, Main Road, Dovercourt



Tendring District Council. Licence No: 100018684

SITE DETAILS			
Site Postcode	CO12 4AJ	Site Area	0.57 hectares.
Grid Reference	625037 (E) 231387 (N)	Site Status	Allocated for housing in the Local Plan.
Site Description	Site to the west of Dovercourt Town Centre fronting Main Road. The site comprises a small free car park serving the adjacent Harwich & Parkeston Football Club ground from which a small market operates on Fridays. The southern part of the site to the rear of the car park used to contain a Victorian isolation hospital which was later used as a utilities depot and then a Council depot. This part of the site is fenced off and the buildings upon it have mostly been demolished leaving a number of floor slabs. There is an electricity substation and mobile telephone mast on land partially surrounded by the site and a right of way across the site to enable access to them.		
Capacity	48 dwellings based on latest marketing of the site.		
Comments	The inclusion of the Football Ground could increase the capacity to 100 dwellings but until alternative open space can be provided in accordance with national policy in PPG17, this assessment assumes 48 dwellings on the allocated site only.		

SUITABILITY	
Comments	The site offers a suitable location for development and would contribute towards the creation of sustainable, mixed communities. The site's suitability is established through its allocation for housing in the current Local Plan.

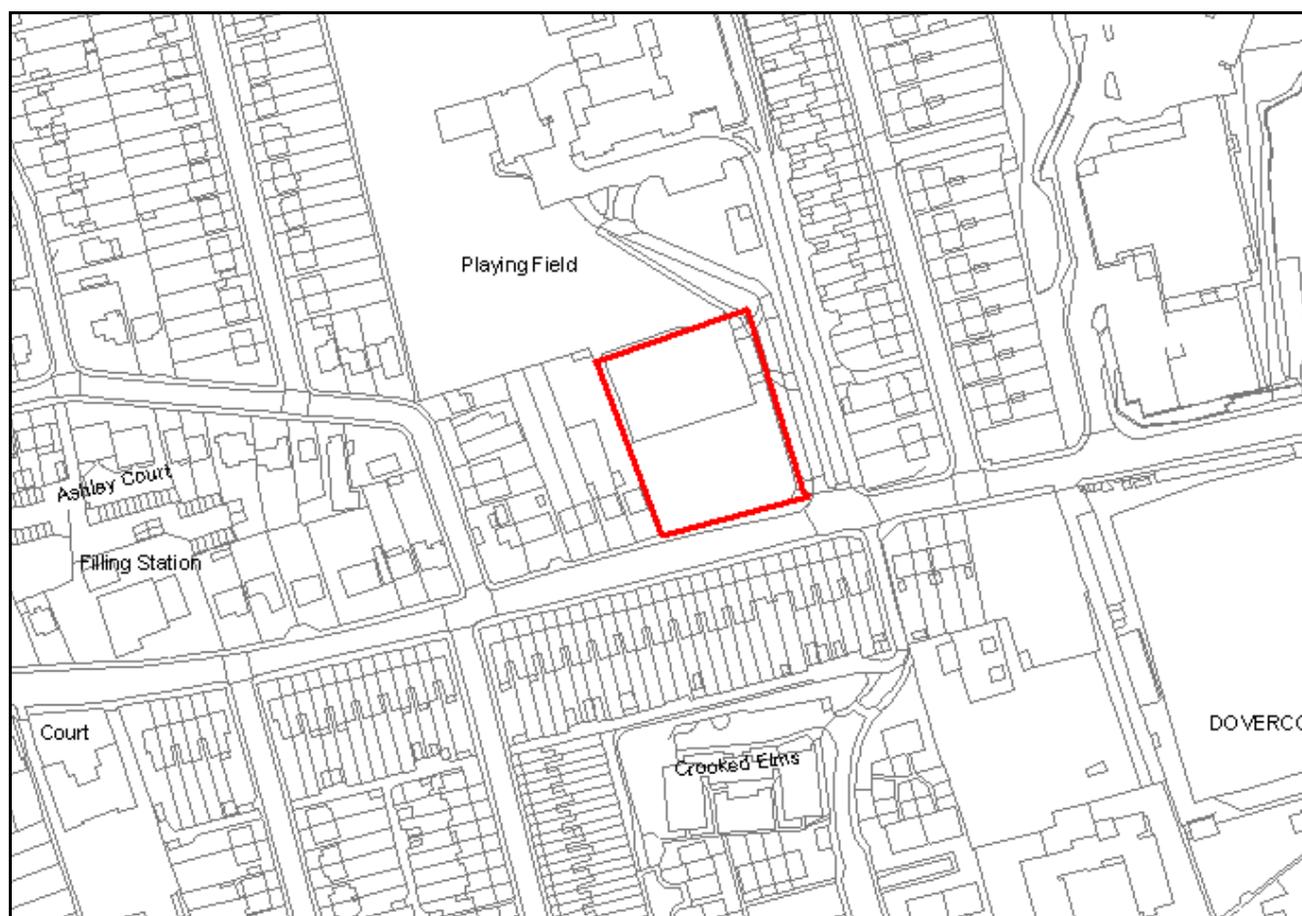
AVAILABILITY			
Ownership	The Council.		
Ransom Strips	No issues.	Operational Requirements	Need find alternative location for the market that operates from the front part of the site.
Restrictive Covenants	No issues.	Development Options	None.
Comments	Because the site is still in the ownership of the Council and not been acquired by a developer, it is currently not considered to be available.		

ACHIEVABILITY			
Housing Market	Limited demand for new housing in Harwich – economic growth in the area is required.	Development Costs	Remediation costs.
Economic Viability	Marginally viable if Harwich economy sees an upturn.	Delivery Factors	No issues.
Comments	The weak housing market in the Harwich area makes a development like this difficult in viability terms, particularly as there are some site preparation costs. Therefore this scheme is only likely to be achievable following a significant economic upturn in the Harwich area.		

OVERCOMING CONSTRAINTS	
Comments	No issues over and above general economic considerations.

CONCLUSION			
Suitable?	Yes	Available?	No
Achievable?	Yes – medium term.	Phase?	Phase 1: 2010-2016 – 0 units Phase 2: 2016-2021 – 48 units Phase 3: Post 2021 – 0 units
Comments	Current economic conditions make development in the short term unlikely. It is assumed that, subject to an economic upturn in the Harwich area as a result of employment generating developments, a development in the second 5-year phase of the LDF plan period may be feasible.		

Site B204: Land adjoining 360 Main Road, Dovercourt



Tendring District Council. Licence No: 100018684

SITE DETAILS			
Site Postcode	CO12 4AJ	Site Area	0.56 hectares.
Grid Reference	624927 (E) 231547 (N)	Site Status	Allocated for housing in the Local Plan.
Site Description	The site is square in shape and comprises grassland and a small car park on the frontage of the former Mayflower Primary School (now Harwich Adult Education Centre) on the northern side of Main Road. The land drops away from Main Road, reflecting the wider topography of the town.		
Capacity	25 dwellings based on the indicative capacity set out in the Local Plan.		
Comments	None.		

SUITABILITY	
Comments	The site offers a suitable location for development and would contribute towards the creation of sustainable, mixed communities. The site's suitability is established through its allocation for housing in the current Local Plan.

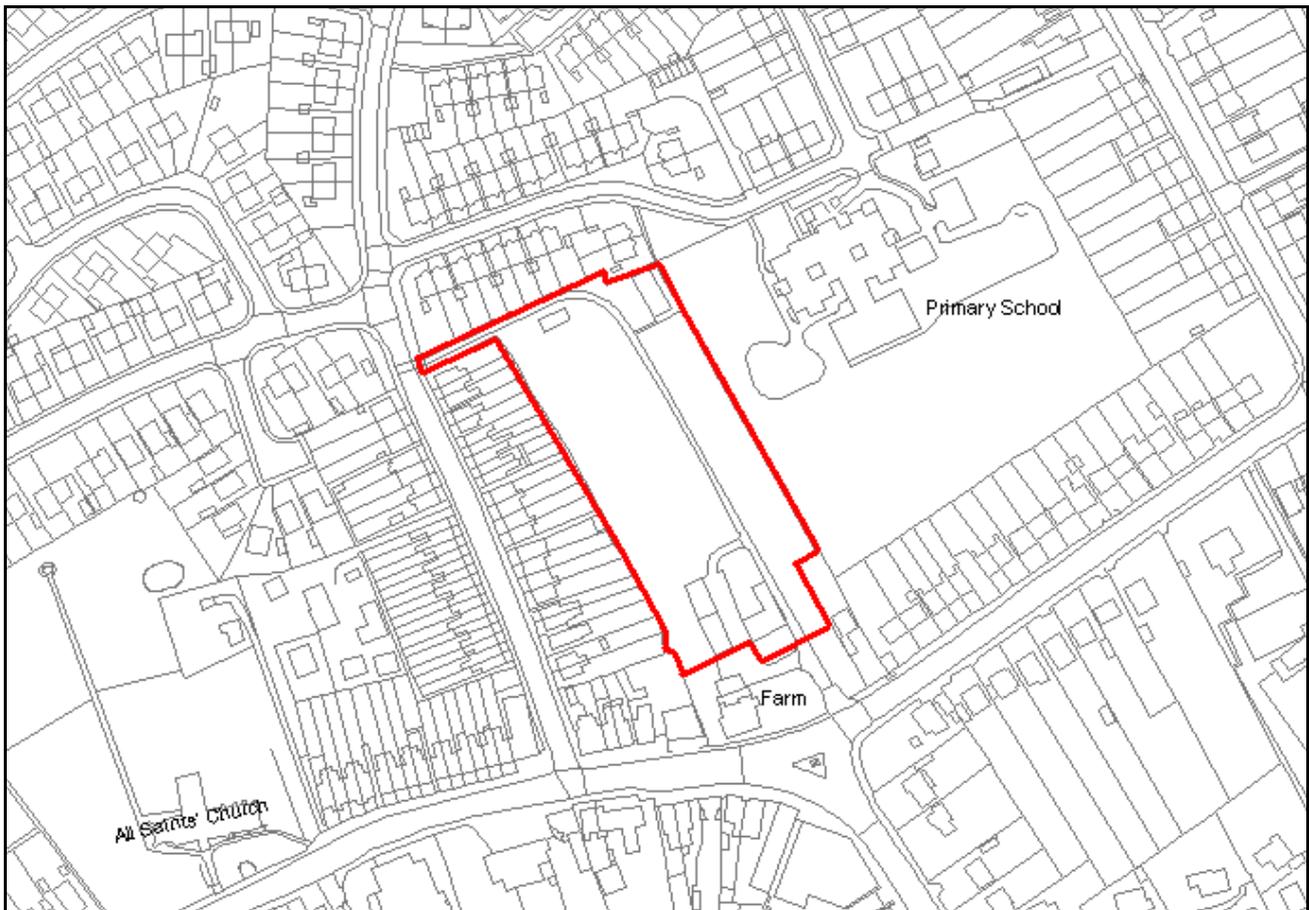
AVAILABILITY			
Ownership	Essex County Council.		
Ransom Strips	No issues.	Operational Requirements	Access to the Adult Education Centre needs to be retained in any scheme and replacement car parking provided.
Restrictive Covenants	No issues.	Development Options	Unknown.
Comments	As it still operates as a car park for the education centre and has not passed from the County Council to a developer, the site is not currently available for development.		

ACHIEVABILITY			
Housing Market	Limited demand for new housing in Harwich – economic growth in the area is required.	Development Costs	No issues.
Economic Viability	Marginally viable if Harwich economy sees an upturn.	Delivery Factors	No issues.
Comments	The weak housing market in the Harwich area makes a development like this difficult in viability terms; particularly the County Council will be looking to secure a worthwhile uplift in land value. Therefore this scheme is only likely to be achievable following a significant economic upturn in the Harwich area.		

OVERCOMING CONSTRAINTS	
Comments	No issues over and above general economic considerations.

CONCLUSION			
Suitable?	Yes	Available?	No
Achievable?	Yes – medium term.	Phase?	Phase 1: 2010-2016 – 0 units Phase 2: 2016-2021 – 25 units Phase 3: Post 2021 – 0 units
Comments	Current economic conditions make development in the short term unlikely. It is assumed that, subject to an economic upturn in the Harwich area as a result of employment generating developments, a development in the second 5-year phase of the LDF plan period may be feasible.		

Site B205: Land rear of Pound Farm, Main Road, Dovercourt



Tendring District Council. Licence No: 100018684

SITE DETAILS			
Site Postcode	CO12 4HJ	Site Area	0.86 hectares.
Grid Reference	624025 (E) 231142 (N)	Site Status	Allocated for housing in the Local Plan.
Site Description	Greenfield site that is largely overgrown and unmaintained with a handful of dilapidated out-buildings lying to the rear of a Grade II listed farm house. The site is bordered by residential development and a primary school playing field.		
Capacity	37 dwellings based on recent pre-application discussions.		
Comments	Pound Farm House has been identified as a building at risk due to its poor state of repair.		

SUITABILITY	
Comments	The site offers a suitable location for development and would contribute towards the creation of sustainable, mixed communities. The site's suitability is established through its allocation for housing in the current Local Plan.

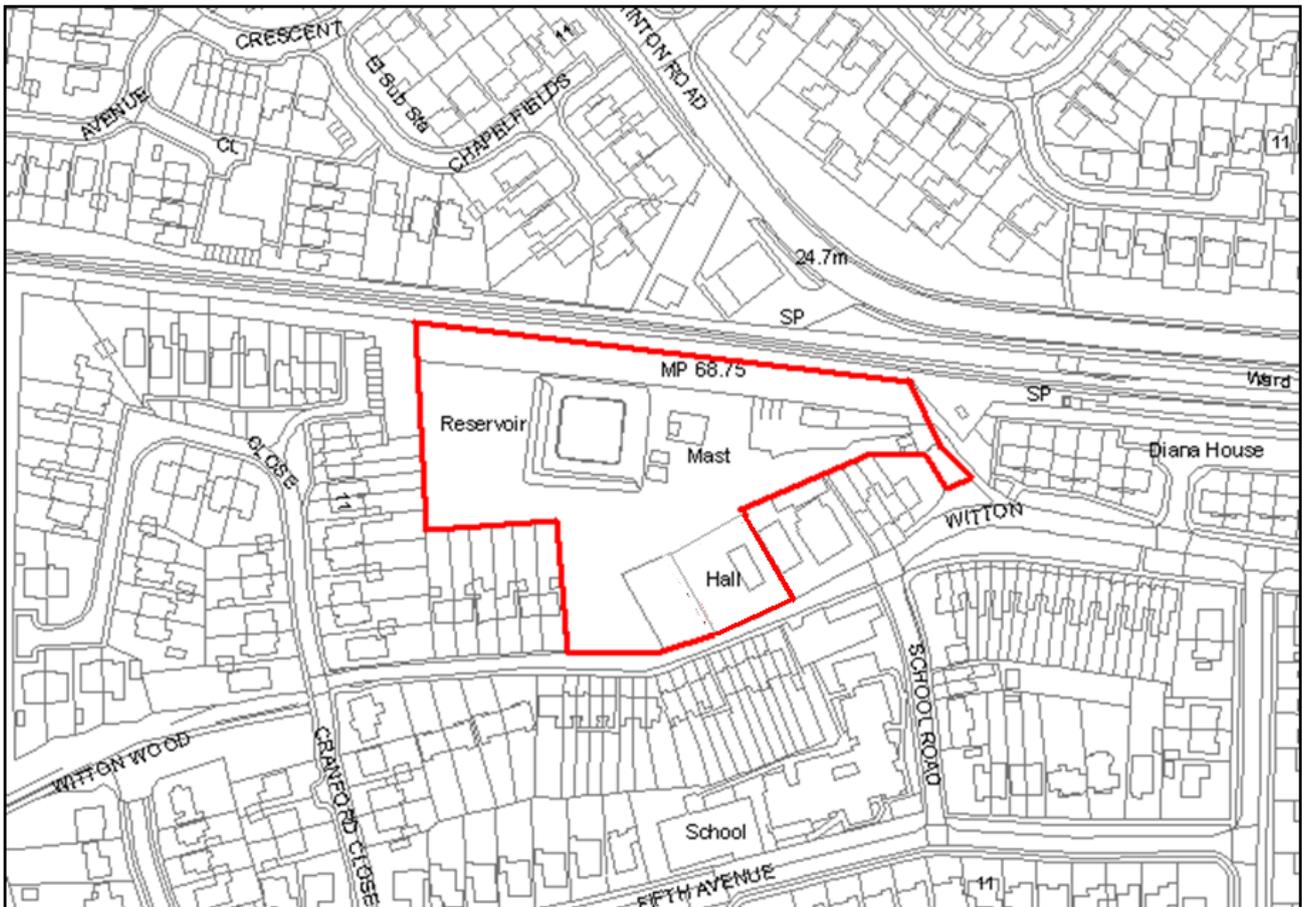
AVAILABILITY			
Ownership	A consortium of private individuals.		
Ransom Strips	No issues.	Operational Requirements	No issues.
Restrictive Covenants	No issues.	Development Options	Unknown.
Comments	Due to the fact that the site is not in the ownership of a developer it is not currently available, however there is developer interest in the site and pre-application discussions have taken place suggesting a sale might be imminent and availability in the short term is likely.		

ACHIEVABILITY			
Housing Market	Limited demand for new housing in Harwich – economic growth in the area is required.	Development Costs	Achieving access and potential to link development with enabling the restoration of Pound Farm House.
Economic Viability	Marginally viable if Harwich economy sees an upturn.	Delivery Factors	No issues.
Comments	The weak housing market in the Harwich area makes a development like this difficult in viability terms; particularly if linked to the restoration of the listed building. However, being an undeveloped site with pre-application discussions taking place, a scheme may be achievable in the short term.		

OVERCOMING CONSTRAINTS	
Comments	No issues over and above general economic considerations.

CONCLUSION			
Suitable?	Yes	Available?	Yes
Achievable?	Yes – short term.	Phase?	Phase 1: 2010-2016 – 37 units Phase 2: 2016-2021 – 0 units Phase 3: Post 2021 – 0 units
Comments	Pre-application discussions suggest that development is achievable in the short-term within the first 5-year period of the LDF.		

Site B301: Water Supply Reservoir, Witton Wood Road, Frinton-on-Sea



Tendring District Council. Licence No: 100018684

SITE DETAILS			
Site Postcode	CO13 9LB	Site Area	1.33 ha.
Grid Reference	623257 (E) 220429 (N)	Site Status	Allocated for housing in the Local Plan.
Site Description	Waterworks site in a predominantly residential area containing a covered reservoir, associated works buildings, a telecoms tower and areas of grass and hard-standing.		
Capacity	50 dwellings based on recent pre-application discussions.		
Comments	None.		

SUITABILITY	
Comments	The site offers a suitable location for development and would contribute towards the creation of sustainable, mixed communities. The site's suitability is established through its allocation for housing in the current Local Plan.

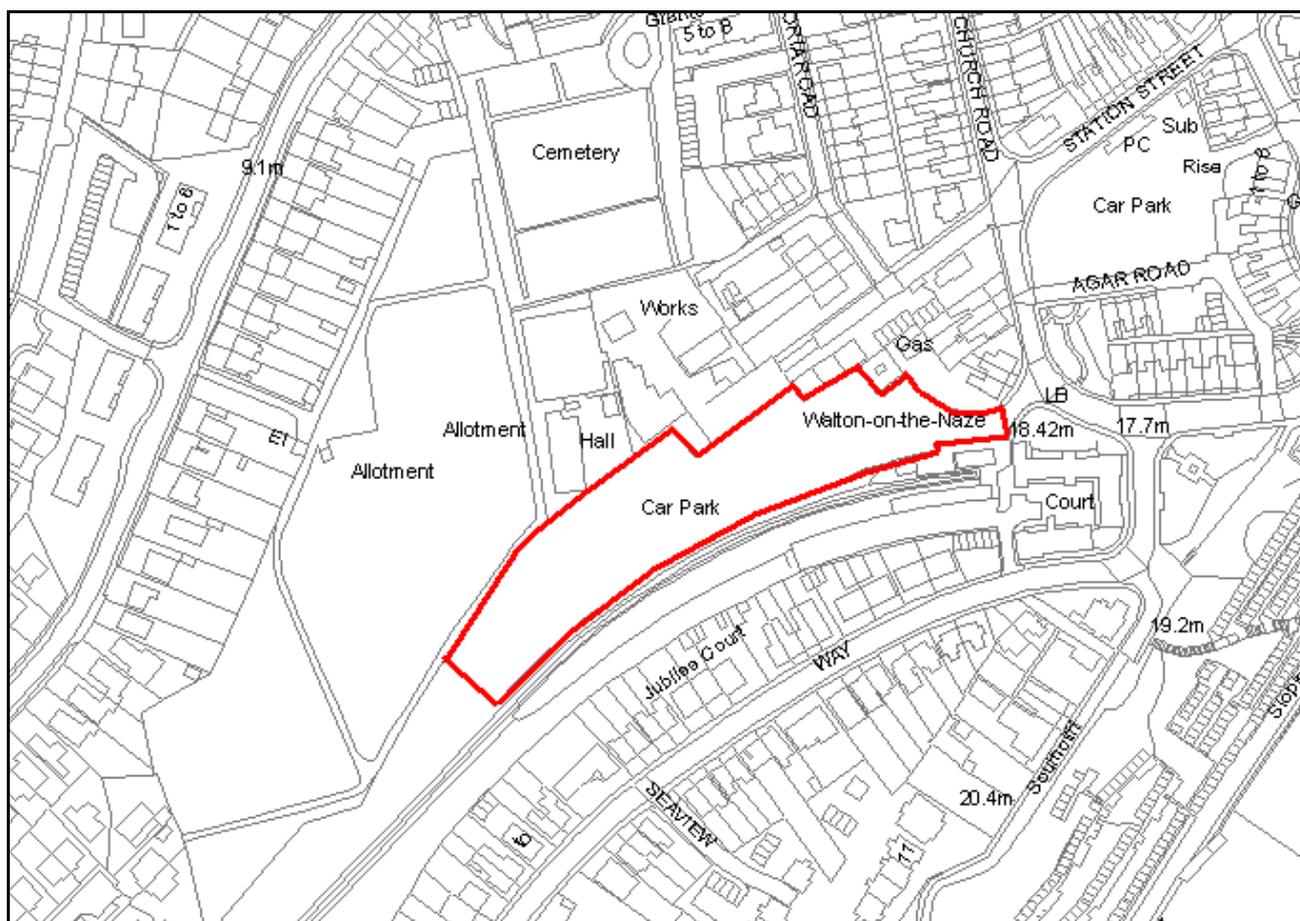
AVAILABILITY			
Ownership	The site has been purchased by a developer.		
Ransom Strips	No issues.	Operational Requirements	Communications tower will need to be relocated.
Restrictive Covenants	No issues.	Development Options	Not applicable.
Comments	The site has been acquired by a developer, pre-application discussions are ongoing and it therefore considered available.		

ACHIEVABILITY			
Housing Market	Sufficient demand for new housing in the Frinton/Walton area subject to full economic recovery.	Development Costs	Removal of existing buildings and covered reservoir.
Economic Viability	Marginally viable in currently depressed economic conditions.	Delivery Factors	No issues.
Comments	Development is potentially achievable in the short term subject to a recovery in the housing market.		

OVERCOMING CONSTRAINTS	
Comments	No issues over and above general economic considerations.

CONCLUSION			
Suitable?	Yes	Available?	Yes
Achievable?	Yes – short term.	Phase?	Phase 1: 2010-2016 – 50 units Phase 2: 2016-2021 – 0 units Phase 3: Post 2021 – 0 units
Comments	Pre-application discussions suggest that development is achievable in the short-term within the first 5-year period of the LDF.		

Site B202: Station Yard Car Park, Walton-on-the-Naze



Tending District Council. Licence No: 100018684

SITE DETAILS			
Site Postcode	CO14 8DH	Site Area	0.61 hectares.
Grid Reference	625102 (E) 221452 (N)	Site Status	Allocated for housing in the Local Plan and identified as an 'Opportunity Site' in the Walton-on-the-Naze Regeneration Framework.
Site Description	Unmade car park running alongside Walton railway station and the railway line which adjoins a small industrial area, a Sea Cadets' hall and an area of allotments.		
Capacity	43 dwellings based on the proposals in the Walton Regeneration Framework with the potential to increase to 60 dwellings if the sea cadets can be relocated to Walton Mere.		
Comments	The Walton Regeneration Framework envisages a comprehensive mixed-use development involving the adjoining Avon Works and Sea Cadets site where commercial and residential use is envisaged along with public realm improvements to enhance the entrance to the town for people using the station.		

SUITABILITY	
Comments	The site offers a suitable location for development and would contribute towards the creation of sustainable, mixed communities. The site's suitability is established through its allocation for housing in the current Local Plan.

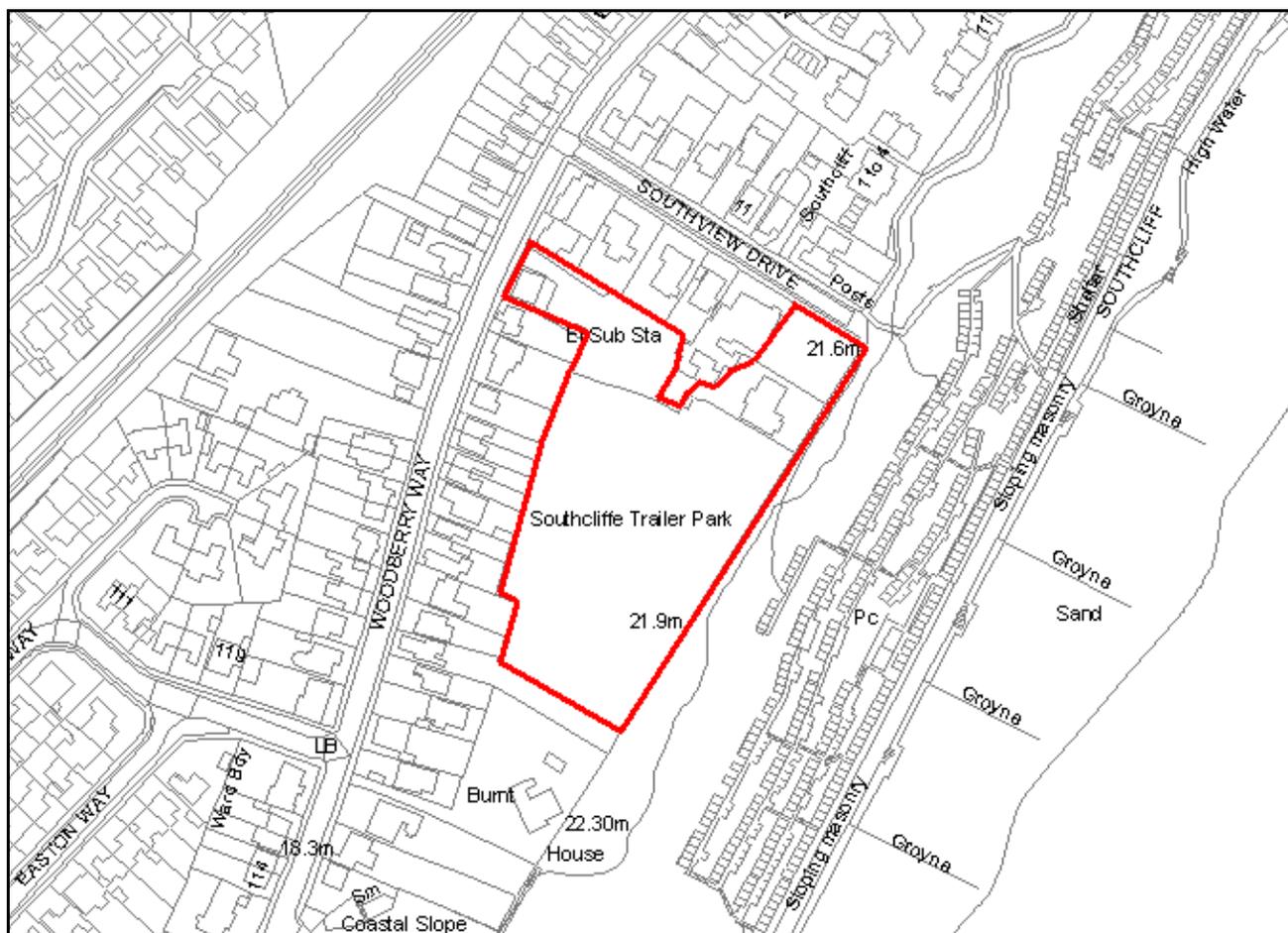
AVAILABILITY			
Ownership	Mainly the Council but with some land owned by Network Rail.		
Ransom Strips	Yes – Network Rail control part of the land needed for access.	Operational Requirements	Access to railway line for maintenance to be retained along with access to Sea Cadets if they are to remain in their current location.
Restrictive Covenants	No issues.	Development Options	None.
Comments	Because the site is still in the ownership of the Council and rather than a developer it is not current considered available.		

ACHIEVABILITY			
Housing Market	Sufficient demand for new housing in the Frinton/Walton area subject to full economic recovery.	Development Costs	No issues.
Economic Viability	Marginally viable in currently depressed economic conditions.	Delivery Factors	No issues.
Comments	Development is potentially achievable in the short term subject to a recovery in the housing market.		

OVERCOMING CONSTRAINTS	
Comments	Need to work with Network Rail to unlock the site.

CONCLUSION			
Suitable?	Yes	Available?	No
Achievable?	Yes – short term.	Phase?	Phase 1: 2010-2016 – 43 units Phase 2: 2016-2021 – 0 units Phase 3: Post 2021 – 0 units
Comments	Current economic conditions make development in the immediate short term unlikely however, subject to an improvement in housing market conditions and agreement between the Council and Network Rail being achieved to secure appropriate access, there is still a good prospect of development coming forward in the first 5-years of the LDF plan period in accordance with the proposals in the Walton Regeneration Framework.		

Site B303: Southcliffe Trailer Park, Woodberry Way, Walton-on-the-Naze



Tending District Council. Licence No: 100018684

SITE DETAILS			
Site Postcode	CO14 8EP	Site Area	1.04 hectares
Grid Reference	625022 (E) 221131 (N)	Site Status	Allocated for housing in the Local Plan.
Site Description	The site contains 39 chalets for seasonal occupation, an associated car park and utility buildings which include laundry facilities and a small convenience shop.		
Capacity	31 dwellings based on the indicative capacity set out in the Local Plan.		
Comments	None.		

SUITABILITY	
Comments	The site is considered to be suitable for residential development and its suitability has already established by its allocation for housing in the current Local Plan.

AVAILABILITY			
Ownership	Site owned by the operator of the trailer park.		
Ransom Strips	No issues.	Operational Requirements	No issues.
Restrictive Covenants	No issues.	Development Options	Unknown.
Comments	The site continues to operate as a trailer park, it is not considered available.		

ACHIEVABILITY			
Housing Market	Sufficient demand for new housing in the Frinton/Walton area subject to full economic recovery.	Development Costs	Removal of existing trailers.
Economic Viability	Unviable in current depressed market, particularly as current use has a high commercial value.	Delivery Factors	No issues.
Comments	There appears to be no current intention from the landowner to release the site for housing and the existing business appears to be doing well. If development is achievable it is more likely to be towards the end of the LDF plan period, if at all.		

OVERCOMING CONSTRAINTS	
Comments	No issues.

CONCLUSION			
Suitable?	Yes	Available?	No
Achievable?	Yes – long term.	Phase?	Phase 1: 2010-2016 – 0 units Phase 2: 2016-2021 – 0 units Phase 3: Post 2021 – 31 units
Comments	With the current business continuing to operate, there does not appear to be any intention to redevelop the site in the near future and the Council is unlikely to want to facilitate the loss of a viable business to residential. If the development happens at all, it is most likely therefore to be in the latter part of the LDF plan period post 2021.		

Comments	Unlike other allocated sites where the suitability of development is accepted, under the new PPS25, residential development in this location should be avoided in favour of more sequentially preferable sites. It is not clear what overriding regeneration benefit additional waterside homes will bring to the area and therefore making a case under the PPS25 'exceptions test' is not likely to be possible.
-----------------	--

AVAILABILITY			
Ownership	The majority is owned by one investment company that leases out individual parts of the site to a variety of operators. The Council owns the car park in Tower Street.		
Ransom Strips	No issues.	Operational Requirements	The operational requirements of all business uses on the site would have to be taken into account when delivering a housing development on the site.
Restrictive Covenants	No issues.	Development Options	Unknown.
Comments	Most parts of the site are in operational business use and are therefore not available for housing development.		

ACHIEVABILITY			
Housing Market	The market for the high density luxury houses and apartments that are likely to be most appropriate for this site is limited. A similar development at the former James and Stone Shipyard next door has been delivered slowly in phases and the latest phase has stalled due to insufficient demand.	Development Costs	There are likely to be major costs associated with remediation, flood defences and road improvements.
Economic Viability	Development is unlikely to be viable, as demonstrated by the lack of progress on the adjoining development.	Delivery Factors	With a stalled site next door, it is difficult to conceive a similar development being deliverable within the plan period.
Comments	It is highly unlikely that the market for waterside development will be strong enough during the plan period to make a development of 100 units viable, particularly given the limited progress on a similar scheme next door to this site and the major development costs likely to be incurred.		

OVERCOMING CONSTRAINTS	
Comments	Constraints to development on this site are significant and only a change in national planning policy on flooding and a significant upturn in economic conditions brought about by major change in Brightlingsea (which is not proposed) is likely to overcome.

CONCLUSION			
Suitable?	No.	Available?	No.
Achievable?	No.	Phase?	Phase 1: 2010-2016 – 0 units Phase 2: 2016-2021 – 0 units Phase 3: Post 2021 – 0 units
Comments	A development of housing in this area over and above what has already been permitted on adjoining land is not suitable in the context of new national planning policy, not available for development and is highly unlikely to be deliverable within economic constraints. It is prudent to assume that no development will take place within the LDF plan period.		

Site B502: Water Tower Site, Church Road, Brightlingsea



Tending District Council. Licence No: 100018684

SITE DETAILS			
Site Postcode	CO7 0JF	Site Area	0.39 ha.
Grid Reference	608411 (E) 217580 (N)	Site Status	Allocated for housing in the Local Plan.
Site Description	Site containing a water tower and some trees within a predominantly residential area.		
Capacity	12 dwellings based on indicative capacity in the Local Plan.		
Comments	None.		

SUITABILITY	
Comments	The site offers a suitable location for development and would contribute towards the creation of sustainable, mixed communities. The site's suitability is established through its allocation for housing in the current Local Plan.

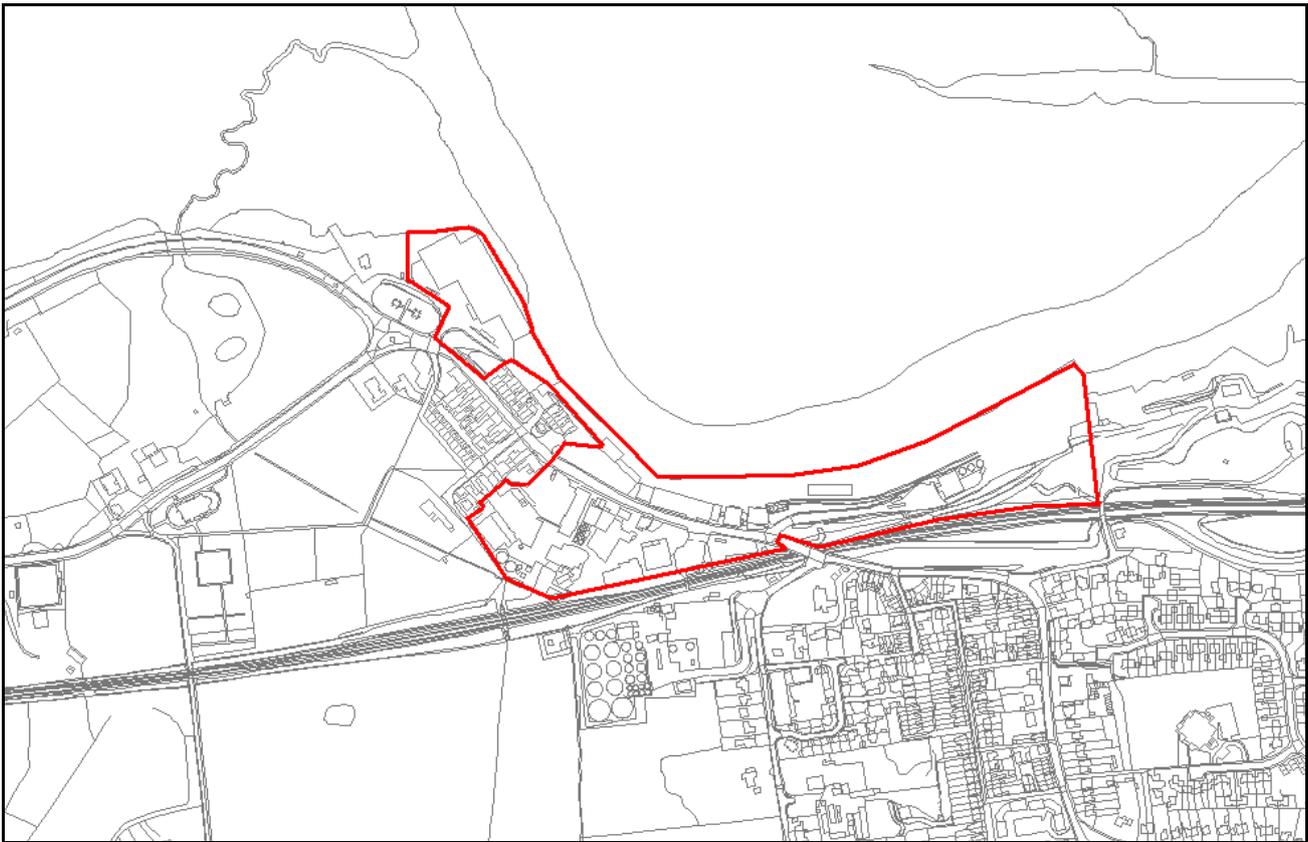
AVAILABILITY			
Ownership	The site is owned by Veolia Water.		
Ransom Strips	No issues.	Operational Requirements	No issues.
Restrictive Covenants	No issues.	Development Options	Unknown.
Comments	Site not in the control of a developer so is not currently available although it is understood that the water tower is now surplus to requirements.		

ACHIEVABILITY			
Housing Market	Sufficient demand for new housing in the Brightlingsea area subject to full economic recovery.	Development Costs	Removal of the water tower and general site preparation.
Economic Viability	Marginally viable in currently depressed economic conditions and likely development costs.	Delivery Factors	No issues.
Comments	Development is achievable if the housing market recovers to a suitable level.		

OVERCOMING CONSTRAINTS	
Comments	None.

CONCLUSION			
Suitable?	Yes.	Available?	No.
Achievable?	Yes – short term.	Phase?	Phase 1: 2010-2016 – 12 units Phase 2: 2016-2021 – 0 units Phase 3: Post 2021 – 0 units
Comments	Development is anticipated within the next six years subject to recovery in the wider economy.		

Site B601: Mistley Quay and Edme Site, High Street, Mistley



Tendring District Council. Licence No: 100018684

SITE DETAILS			
Site Postcode	CO11 1AL	Site Area	7.51 ha
Grid Reference	611873 (E) 231785 (N)	Site Status	Site allocated for mixed-use development (including residential) in the Local Plan
Site Description	Most of the land north of the High Street is in operation as a small commercial port (with associated storage and handling facilities) apart from the No. 1 Maltings building which was recently converted to residential use. The area south of the High Street is in general employment use.		
Capacity	100 dwellings based on the indicative capacity in the Local Plan.		
Comments	The Local Plan envisages that residential use would form one element of the wider redevelopment of the area.		

SUITABILITY			
Policy Constraints	Site lies within the Mistley Urban Regeneration Area and the Manningtree and Mistley Conservation Area. Part of the quayside lies within Flood Zone 3. Site adjoins area designated as Ramsar, SPA and SSSI. Area of land to east is safeguarded for port expansion. The potential for other non-residential uses that could help regenerate the area must be considered before allowing any redevelopment or change of use (in particular port uses of existing buildings before allowing any change of use). Also, the current employment base must be protected.	Ground Conditions	Stability of quayside should be tested prior to development. The sloped areas should also be tested as they are unlikely to be suitable for development due to their topography and dense tree/vegetation cover.
Flood Risk	Part of site within Flood Zone 3 where regeneration benefits would need to be demonstrated to justify residential development in accordance with the PPS25 'exceptions' test.	Contamination	Likely to be a major issue due to the activities that currently take place (and previously took place) on the site.
Landscape Impact	Site lies within the proposed extension to the Suffolk Coast and Heaths AONB and so any development should be sensitively designed,	Ecological Impact	Site lies adjacent to an area of international environmental importance. Also the sloped areas are likely to have some biodiversity value

	particularly as new development would be viewable from the opposite shore of the River Stour.		due to their open and undeveloped nature and the location of the site close to the open countryside.
Historic Environment	Most of site lies within the Manningtree and Mistley Conservation Area and contains a number of Listed buildings and buildings / structures considered to positively contribute to the character of the area. The Listed Mistley Towers Scheduled Ancient Monument lies immediately west of the site.	Infrastructure Capacity	No irresolvable issues.
Accessibility	Very good – central location in village close to railway station and well used bus route.	Vehicular Access	Vehicular access (and parking) to the Thorn Quay Warehouse (north side of the High Street) is limited. Generally, access points along the High Street should be kept to a minimum.
Residential Environment	No issues providing industrial and residential activities are kept separate.	Other Issues	None.
Comments	Under normal circumstances, a site with an allocation in the Local Plan has automatically been considered suitable in this assessment. However, in the case of sites affected by flood risk and where delivery is questionable, a re-assessment of suitability has been undertaken.		

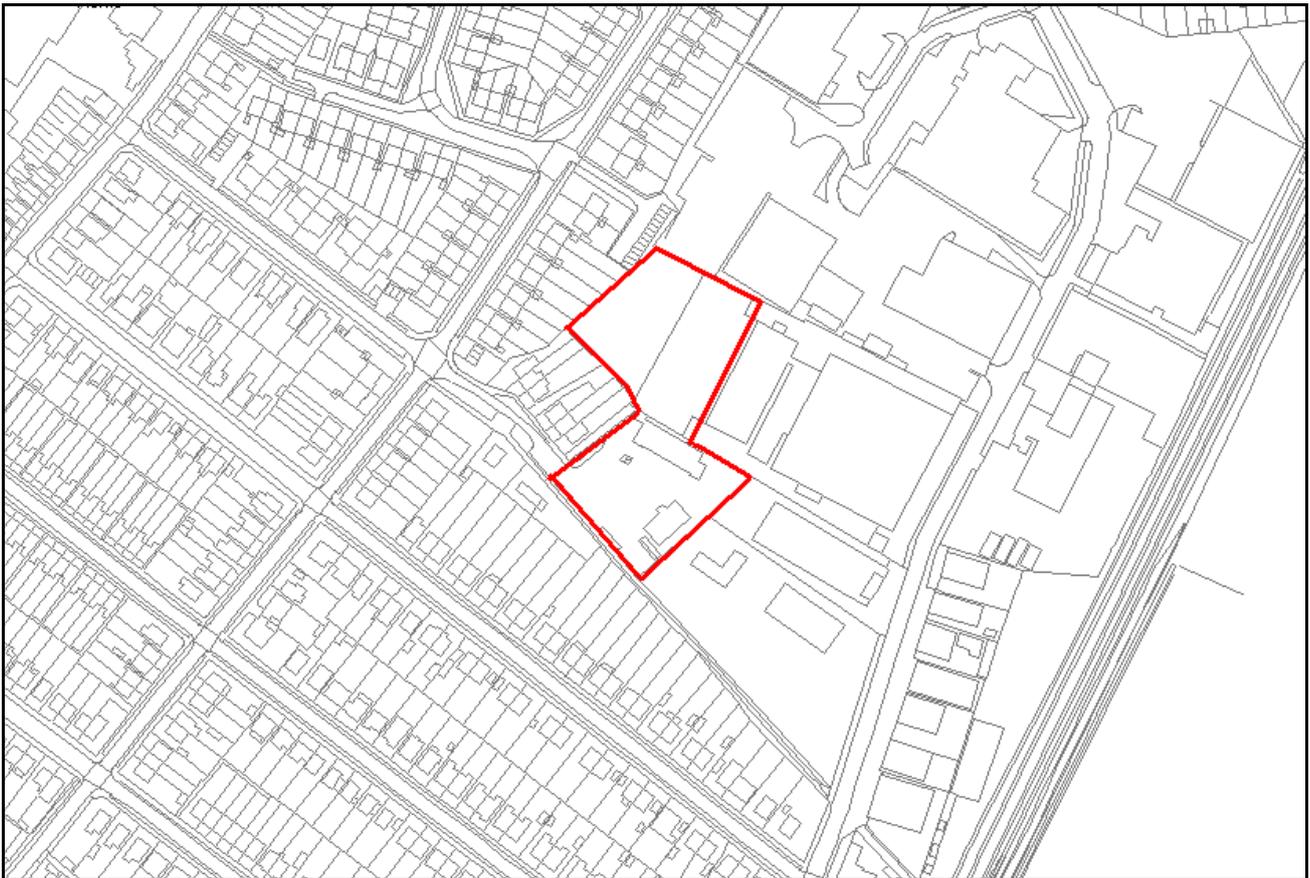
AVAILABILITY			
Ownership	The sections of the wider mixed-use allocation most likely to come forward for housing are currently owned by EDME (Anglia Maltings Ltd).		
Ransom Strips	There are known ransom strips in the area.	Operational Requirements	The operational requirements of all business uses on the site would have to be taken into account when delivering a housing development on the site.
Restrictive Covenants	Not known but likely.	Development Options	Unknown.
Comments	At the time of the Local Plan Inquiry, EDME wanted to relocate meaning the site was available for redevelopment. EDME has since made it known to the Council that it wishes to remain on site and has invested heavily in the area. EDME wish to consolidate their operations on the south side of High Street which means some land may become available for residential use as part of a mixed-use scheme. It is also believed the Thorn Quay Warehouse may also come forward for redevelopment for a mix of uses, including residential. The remainder of the site area (i.e. the port) is in operational use and is therefore not available for housing development.		

ACHIEVABILITY			
Housing Market	The demand for high density, luxury apartments that are likely to be most appropriate for this site is limited in the current economic climate. The demand for similar units in the neighbouring No. 1 Maltings has not been as successful as originally intended. However, it is believed demand will pick up once the housing market recovers.	Development Costs	There are likely to be major costs associated with the renovation of existing buildings and any remediation works needed. Development will need to be high quality to ensure it enhances the Conservation Area.
Economic Viability	Development is unlikely to be viable in the current economic climate. However, it is believed it will improve in the long term once the housing market recovers to post-2007 levels.	Delivery Factors	The current economic climate is the major factor likely to affect delivery.
Comments	The demand for high quality development in Mistley is predicted to increase once the housing market recovers as Mistley is a desirable location with good railway connections to Colchester, Ipswich and beyond. Delivery is likely to take place towards the end of the plan period.		

OVERCOMING CONSTRAINTS	
Comments	Early discussion with the Council and other interested parties regarding design and conservation is recommended.

CONCLUSION			
Suitable?	Yes (part of site)	Available?	Yes (part of site)
Achievable?	No (in current economic climate) Yes in the long term.	Phase?	Phase 1: 2010-2016 – 0 units Phase 2: 2016-2021 – 0 units Phase 3: Post 2021 – 0 units
Comments	Delivery within the first 10 years of the LDF plan period is unlikely due to the current economic climate. The longer-term situation will need to be monitored closely.		

Site C101: 109 Oxford Road, Clacton-on-Sea



Tendring District Council. Licence No: 100018684

SITE DETAILS			
Site Postcode	CO15 3TJ	Site Area	0.68 hectares
Grid Reference	617834 (E) 216068 (N)	Site Status	Site has outline planning permission for residential development and industrial building.
Site Description	Irregular shaped site (2 sites conjoined). Occupied by Nico - window hinge and fitting manufacturer. Land to east is a main business area. Land to south and west is an established residential area, close to town centre.		
Capacity	12 dwellings based on the outline planning permission (PPS3 density requirement).		
Comments	The location is sustainable but when it comes to reserved matters, a lesser number of dwellings may more closely reflect local character.		

SUITABILITY	
Comments	The site offers a suitable location for development and would contribute towards the creation of sustainable, mixed communities. The site's suitability is established through the grant of outline planning permission for a mixed-use development including residential dwellings. Only the southern parcel would be suitable for new housing as the northern portion will deliver new industrial buildings.

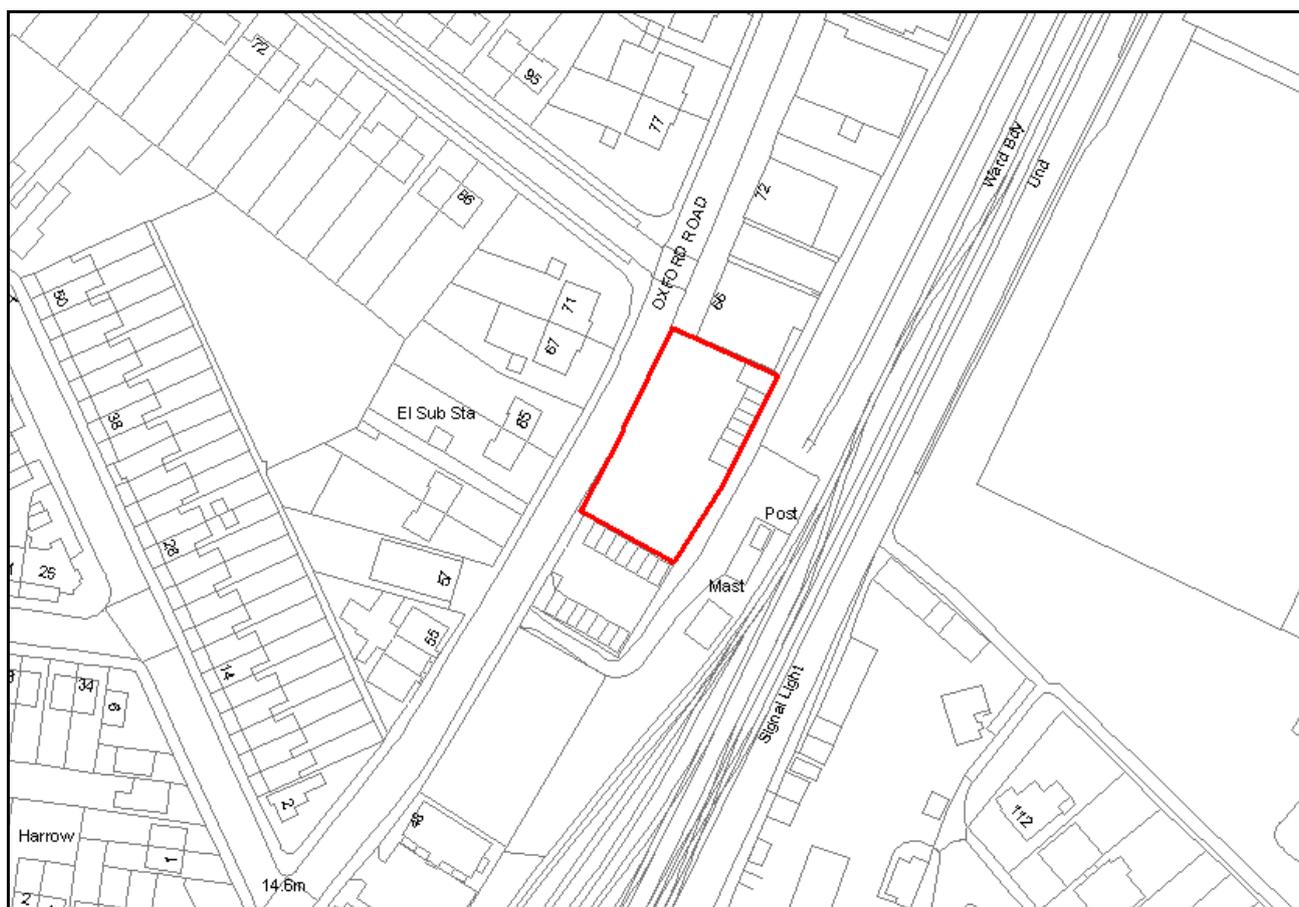
AVAILABILITY			
Ownership	Private ownership – the current operators of the factory site.		
Ransom Strips	No issues.	Operational Requirements	Car parking, office & warehouse to be retained.
Restrictive Covenants	None known	Development Options	N/A
Comments	Not developer owned but land for residential development would be made available by occupier business.		

ACHIEVABILITY			
Housing Market	Sufficient demand for new housing in Clacton subject to full economic recovery.	Development Costs	Demolition and site clearance/preparation
Economic Viability	Not viable in current depressed economic conditions	Delivery Factors	State of construction industry.
Comments	Owner occupier business is directly linked to the construction industry.		

OVERCOMING CONSTRAINTS	
Comments	No issues over and above general economic considerations

CONCLUSION			
Suitable?	Yes	Available?	No
Achievable?	Yes - medium term	Phase?	Phase 1: 2010-2016 – 0 units Phase 2: 2016-2021 – 12 units Phase 3: Post 2021 – 0 units
Comments	Owner occupier unwilling/unable to commit in current economic conditions but a scheme coming forward post 2016 is more feasible.		

Site C102: 62-64 Oxford Road, Clacton-on-Sea



Tendring District Council. Licence No: 100018684

SITE DETAILS			
Site Postcode	CO15 3TE	Site Area	0.68 hectares
Grid Reference	617757 (E) 215678 (N)	Site Status	Site has full planning permission for 12 apartments and 4 commercial units
Site Description	Rectangular shaped site on mainly commercial side of Oxford Road, close to town centre.		
Capacity	12 dwellings as per the current planning permission.		
Comments	Nearby land to south developed for similar flats.		

SUITABILITY	
Comments	The site offers a suitable location for development and would contribute towards the creation of sustainable, mixed communities. The site's suitability is established through the grant of outline planning permission for a mixed-use development including residential dwellings.

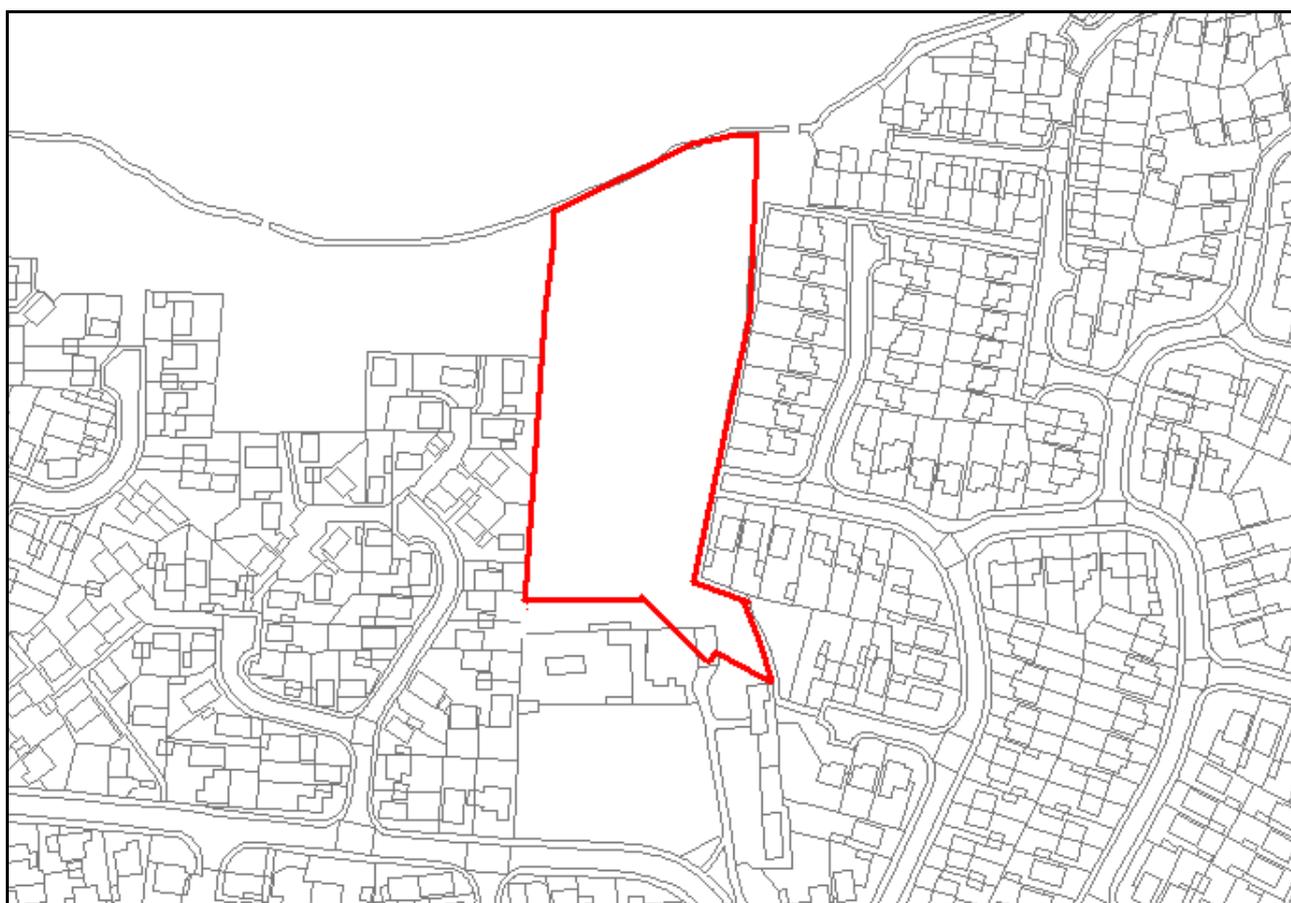
AVAILABILITY			
Ownership	Developer owned.		
Ransom Strips	No issues	Operational Requirements	N/A
Restrictive Covenants	None known	Development Options	N/A
Comments	Site hoardings erected and site being prepared for development, it is therefore considered to be available.		

ACHIEVABILITY			
Housing Market	Sufficient demand for new housing in Clacton subject to full economic recovery.	Development Costs	Site preparation
Economic Viability	Appears viable even in current depressed economic conditions	Delivery Factors	No issues
Comments	Agent discussing submission of conditions discharge application prior to development commencing		

OVERCOMING CONSTRAINTS	
Comments	No issues other than discharge of planning conditions.

CONCLUSION			
Suitable?	Yes	Available?	Yes
Achievable?	Yes – short term.	Phase?	Phase 1: 2010-2016 – 12 units Phase 2: 2016-2021 – 0 units Phase 3: Post 2021 – 0 units
Comments	2010 appears likely for commencement, with completion in 2011		

Site C103: Land rear of Cann Hall, Constable Avenue, Clacton



Tending District Council. Licence No: 100018684

SITE DETAILS			
Site Postcode	CO16 8DA	Site Area	0.75 Hectares
Grid Reference	616648 (E) 216757 (N)	Site Status	Site has outline planning permission for housing & reserved matters approval.
Site Description	The site is rectangular in shape, is relatively flat and lies immediately north and to the rear of the recently restored Grade II* listed Cann Hall in Constable Avenue, one of Clacton's earliest buildings. The site comprises rough grassland and scrub and is accessible by vehicle via Cotman Road to the east and, by foot, via an existing portion of the 'Pickers Ditch Walkway' to the north-west. The site is sandwiched east and west between two areas of major development comprising a mix of one and two-storey housing that had taken place over the 1980s and 1990s as part of the wider Cann Hall housing estate.		
Capacity	26 dwellings based on detailed approval.		
Comments	Permitted scheme will include provision of new Green Infrastructure.		

SUITABILITY	
Comments	The site offers a suitable location for development and would contribute towards the creation of sustainable, mixed communities. The site's suitability is established through the grant of planning permission for residential development.

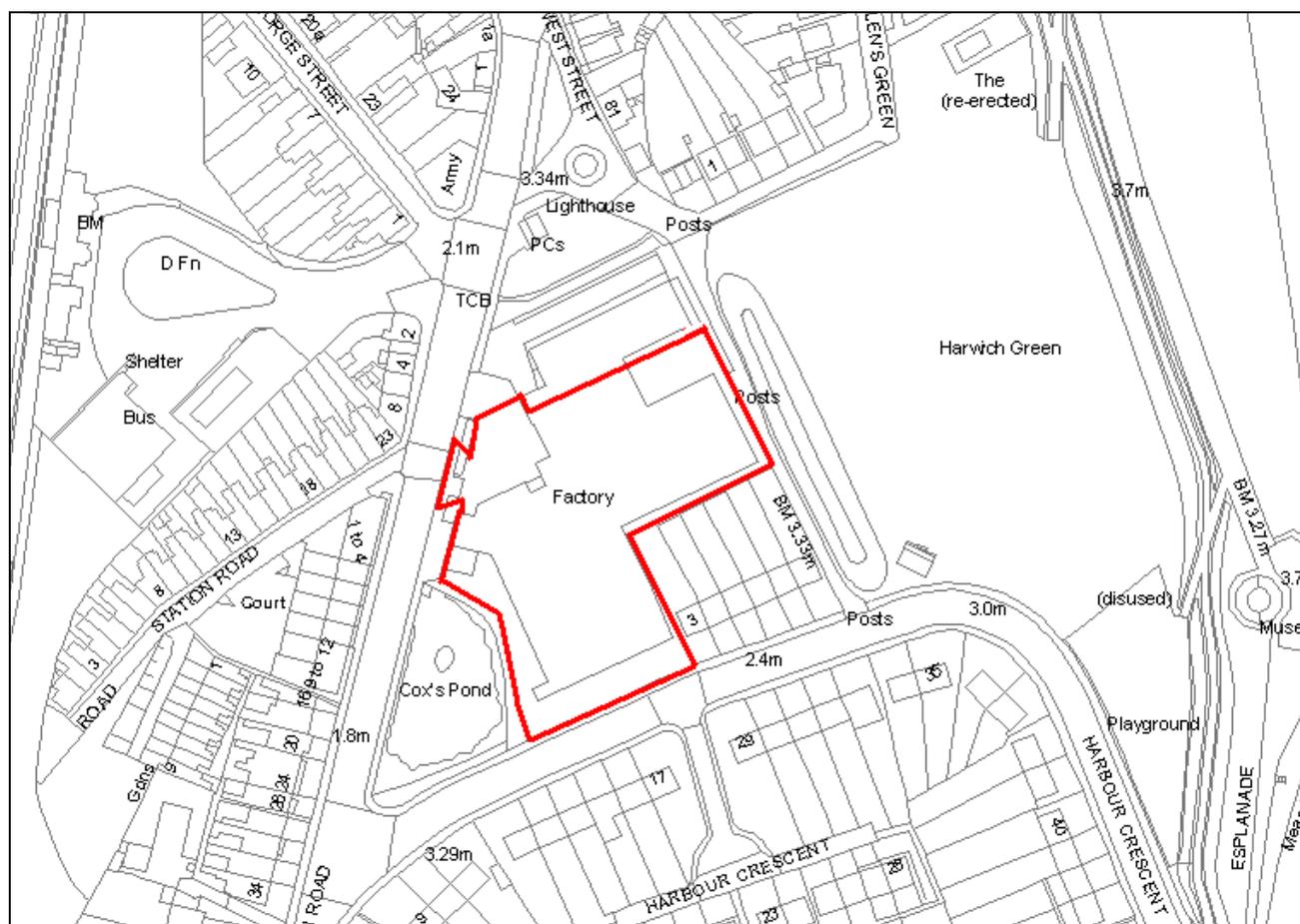
AVAILABILITY			
Ownership	The site has recently been acquired by a developer who has indicated keenness to progress development.		
Ransom Strips	No issues.	Operational Requirements	No issues.
Restrictive Covenants	No issues.	Development Options	N/A
Comments	The site is available for development.		

ACHIEVABILITY			
Housing Market	Sufficient demand for new housing in Clacton subject to full economic recovery.	Development Costs	Financial contribution towards open space and education provision
Economic Viability	Appears viable even in current depressed economic conditions.	Delivery Factors	No issues.
Comments	New site security fences erected.		

OVERCOMING CONSTRAINTS	
Comments	No issues.

CONCLUSION			
Suitable?	Yes	Available?	Yes
Achievable?	Yes – short term.	Phase?	Phase 1: 2010-2016 – 26 units Phase 2: 2016-2021 – 0 units Phase 3: Post 2021 – 0 units
Comments	Development expected in the period 2010-2016.		

Site C201: Bernard Uniforms Factory, Main Road, Harwich



Tendring District Council. Licence No: 100018684

SITE DETAILS			
Site Postcode	CO12 3NT	Site Area	0.46 hectares
Grid Reference	626110 (E) 232348 (N)	Site Status	Site has full planning permission to redevelop for residential and 3 office units
Site Description	Irregular 'L' shaped site contains factory buildings adjacent to large area of public open space in otherwise largely residential area		
Capacity	34 residential units based on extant planning permission		
Comments	Adjacent business unit remains occupied (MPH Ltd), site near to main railway station – sustainable location.		

SUITABILITY	
Comments	The site offers a suitable location for development and would contribute towards the creation of sustainable, mixed communities. The site's suitability is established through the grant of planning permission for mixed-use development including residential.

AVAILABILITY			
Ownership	Current operators of the site.		
Ransom Strips	None	Operational Requirements	No issues.
Restrictive Covenants	None known	Development Options	Unknown.
Comments	Not developer owned but could become available.		

ACHIEVABILITY			
Housing Market	Limited demand for new housing in Harwich – economic growth in the area is required.	Development Costs	Demolition and possible remediation plus on-site flood protection measures and financial contribution towards recreational open space and public realm improvements
Economic Viability	Not viable in current depressed economic conditions	Delivery Factors	No issues other than those relating the state of the housing building industry at time of commencement.
Comments	The weak housing market in the Harwich area makes a development like this difficult in viability terms; particularly given the likely development costs.		

OVERCOMING CONSTRAINTS	
Comments	No comments.

CONCLUSION			
Suitable?	Yes	Available?	No
Achievable?	Yes - medium term	Phase?	Phase 1: 2010-2016 – 0 units Phase 2: 2016-2021 – 34 units Phase 3: Post 2021 – 0 units
Comments	Current economic conditions make development in the short term unlikely. It is assumed that, subject to an economic upturn in the Harwich area as a result of employment generating developments, a development in the second 5-year phase of the LDF plan period may be feasible.		

Site C202: Old Harwich County Primary School, 66 Main Road, Harwich



Tendring District Council. Licence No: 100018684

SITE DETAILS			
Site Postcode	CO12 3LP	Site Area	0.25ha
Grid Reference	625991 (E) 232124 (N)	Site Status	Site has full planning permission for residential flats
Site Description	Rectangular site at lower level than Main Road and now cleared of old school buildings following a fire.		
Capacity	39 flats based on extant planning permission.		
Comments	Site hoardings erected along Main Road frontage.		

SUITABILITY	
Comments	The site offers a suitable location for development and would contribute towards the creation of sustainable, mixed communities. The site's suitability is established through the grant of planning permission for residential development.

AVAILABILITY			
Ownership	Developer owned		
Ransom Strips	No issues.	Operational Requirements	No issues.
Restrictive Covenants	No issues.	Development Options	Not applicable.
Comments	The site is available for development.		

ACHIEVABILITY			
Housing Market	Limited demand for new housing in Harwich – economic growth in the area is required.	Development Costs	Site preparation.
Economic Viability	Not viable in currently depressed economic conditions	Delivery Factors	No issues.
Comments	The weak housing market in the Harwich area makes a development like this difficult in viability terms.		

OVERCOMING CONSTRAINTS	
Comments	No issues over and above general economic considerations

CONCLUSION			
Suitable?	Yes	Available?	Yes
Achievable?	Yes - medium term.	Phase?	Phase 1: 2010-2016 – 0 units Phase 2: 2016-2021 – 39 units Phase 3: Post 2016 – 0 units
Comments	Current economic conditions make development in the short term unlikely. It is assumed that, subject to an economic upturn in the Harwich area as a result of employment generating developments, a development in the second 5-year phase of the LDF plan period may be feasible.		

Site C203: 121-123 High Street, Dovercourt



Tendring District Council. Licence No: 100018684

SITE DETAILS			
Site Postcode	CO12 3AP	Site Area	0.03ha
Grid Reference	625704 (E) 231633 (N)	Site Status	Site has full planning permission for 10 flats and new retail/office unit
Site Description	Rectangular site on High Street corner. Used as printing works although appears largely derelict		
Capacity	10 dwellings based on extant planning permission		
Comments	Site is within a conservation area.		

SUITABILITY	
Comments	The site offers a suitable location for development and would contribute towards the creation of sustainable, mixed communities. The site's suitability is established through the grant of planning permission for residential development.

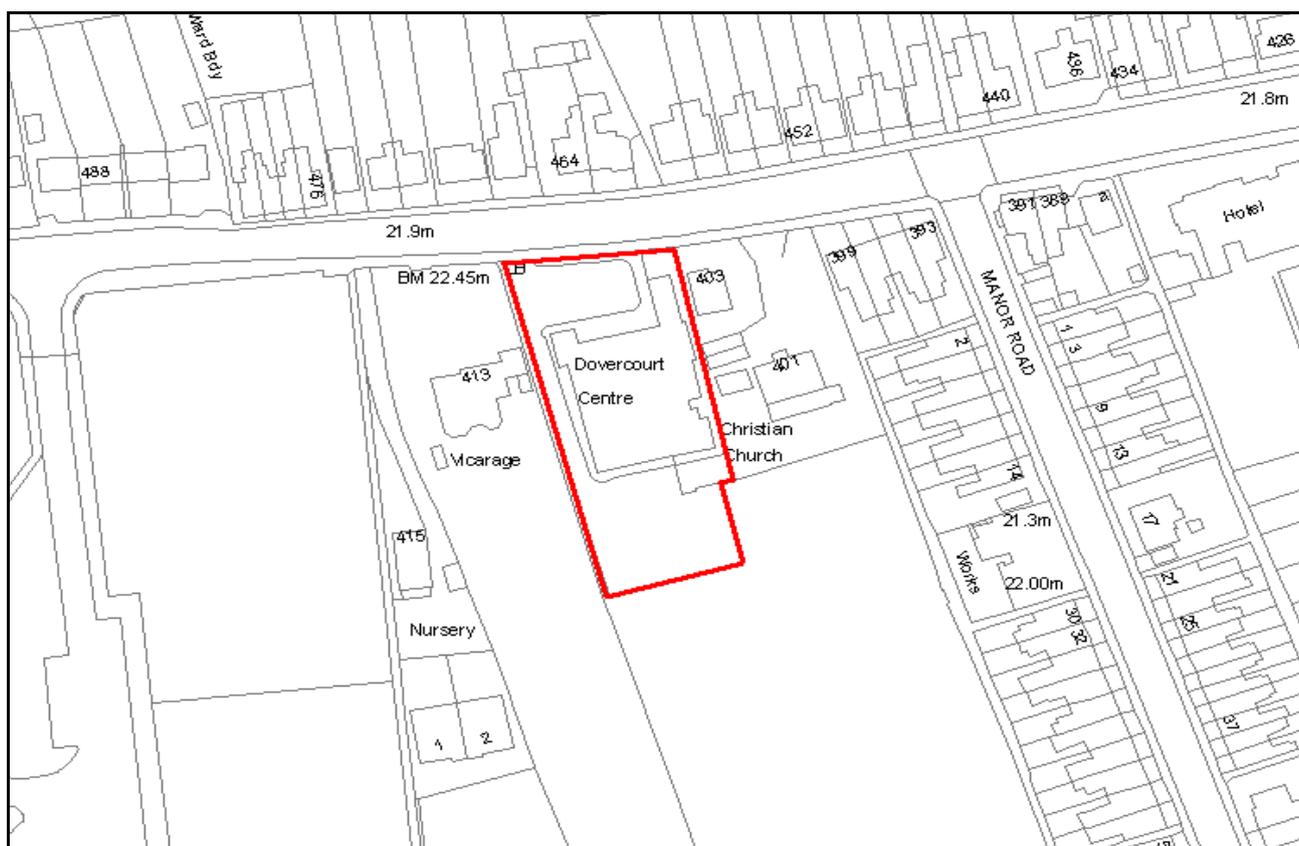
AVAILABILITY			
Ownership	One private owner – a retail chain.		
Ransom Strips	No issues.	Operational Requirements	No issues.
Restrictive Covenants	No issues.	Development Options	Unknown.
Comments	Conservation Area Consent granted.		

ACHIEVABILITY			
Housing Market	Limited demand for new housing in Harwich – economic growth in the area is required.	Development Costs	Demolition and clearance of existing buildings
Economic Viability	Not viable in currently depressed economic conditions	Delivery Factors	No issues
Comments	The weak housing market in the Harwich area makes a development like this difficult in viability terms.		

OVERCOMING CONSTRAINTS	
Comments	No issues over and above general economic conditions

CONCLUSION			
Suitable?	Yes	Available?	Yes
Achievable?	Yes - medium term.	Phase?	Phase 1: 2010-2016 – 0 units Phase 2: 2016-2021 – 10 units Phase 3: Post 2016 – 0 units
Comments	Currently occupied by existing business but advertised for sale as development site. Current economic conditions make development in the short term unlikely. It is assumed that, subject to an economic upturn in the Harwich area as a result of employment generating developments, a development in the second 5-year phase of the LDF plan period may be feasible.		

Site C204: 407 Main Road, Dovercourt



Tendring District Council. Licence No: 100018684

SITE DETAILS			
Site Postcode	CO12 4EU	Site Area	0.46 hectares
Grid Reference	624419 (E) 231235 (N)	Site Status	Site has outline planning permission for 6 (min) residential units and reserved matters approval for 24 flats
Site Description	Rectangular shaped site with large 3 storey brick building with allotments to rear in mainly residential area		
Capacity	24 flats based on reserved matters approval.		
Comments	Building is boarded up.		

SUITABILITY	
Comments	The site offers a suitable location for development and would contribute towards the creation of sustainable, mixed communities. The site's suitability is established through the grant of planning permission for residential development.

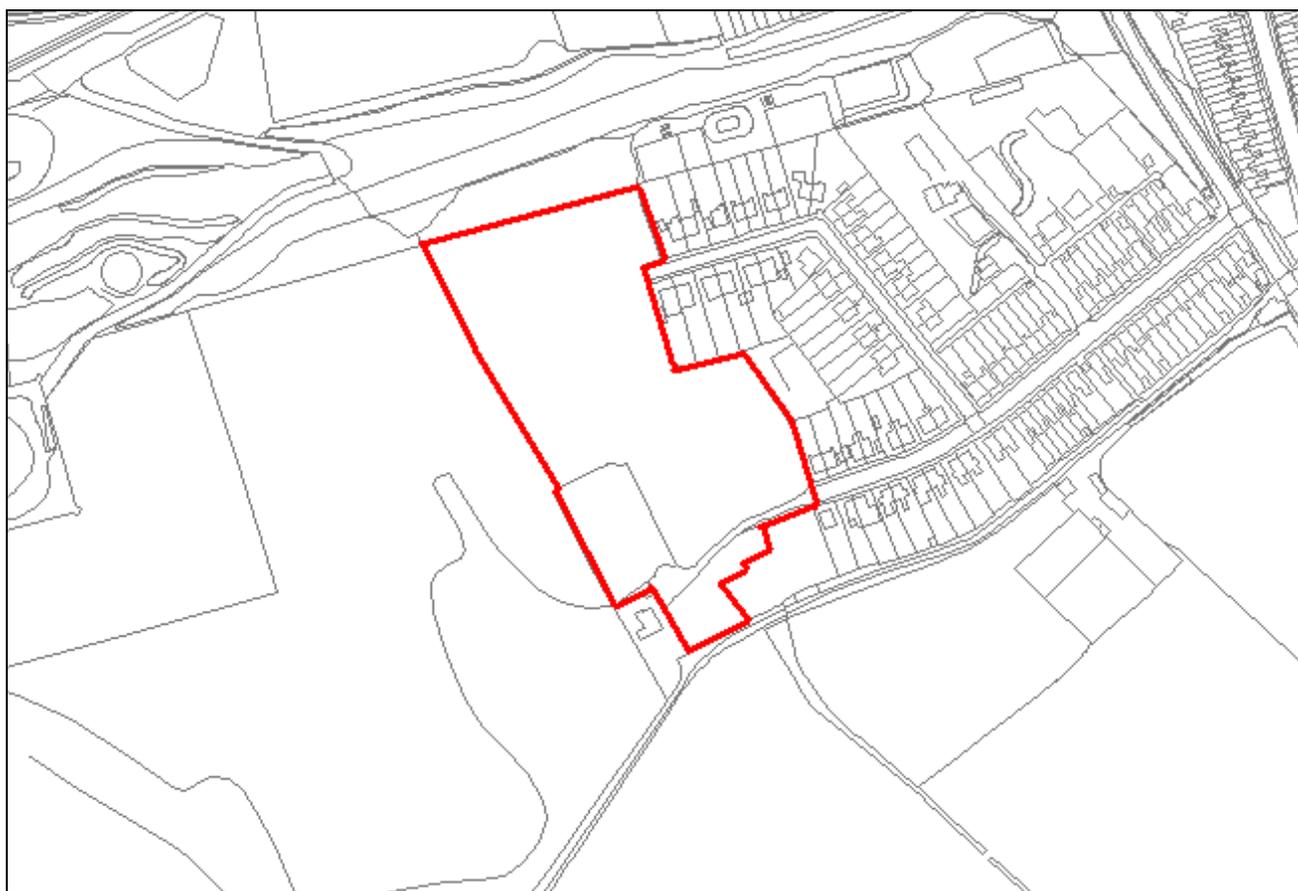
AVAILABILITY			
Ownership	Publicly owned by the North East Essex PCT		
Ransom Strips	No issues.	Operational Requirements	No issues.
Restrictive Covenants	No known issues.	Development Options	Possible option (reserved matters application on behalf of a developer)
Comments	Appears to be available as no longer occupied.		

ACHIEVABILITY			
Housing Market	Limited demand for new housing in Harwich – economic growth in the area is required.	Development Costs	Demolition and site preparation
Economic Viability	Not viable in currently depressed economic conditions	Delivery Factors	No issues
Comments	The weak housing market in the Harwich area makes a development like this difficult in viability terms.		

OVERCOMING CONSTRAINTS	
Comments	No issues over and above general economic considerations

CONCLUSION			
Suitable?	Yes	Available?	Yes
Achievable?	Yes - medium term	Phase?	Phase 1: 2010-2016 – 0 units Phase 2: 2016-2021 – 24 units Phase 3: Post 2021 – 0 units
Comments	Current economic conditions make development in the short term unlikely. It is assumed that, subject to an economic upturn in the Harwich area as a result of employment generating developments, a development in the second 5-year phase of the LDF plan period may be feasible.		

Site C205: Brickfield Site off Una Road and Edward Street, Parkeston



Tendring District Council. Licence No: 100018684

SITE DETAILS			
Site Postcode	CO12 4PS	Site Area	1.76 hectares
Grid Reference	623407 (E) 231983 (N)	Site Status	Site has outline planning permission for residential development and reserved matters approval for 30 dwellings plus open space
Site Description	Irregular shaped site adjacent to established residential area and within defined settlement limits		
Capacity	30 dwellings based on reserved matters approval		
Comments	Site is very overgrown but largely cleared of buildings and includes a vehicle access track to an isolated dwelling. The site may now require a habitat survey.		

SUITABILITY	
Comments	The site offers a suitable location for development and would contribute towards the creation of sustainable, mixed communities. The site's suitability is established through the grant of planning permission for residential development.

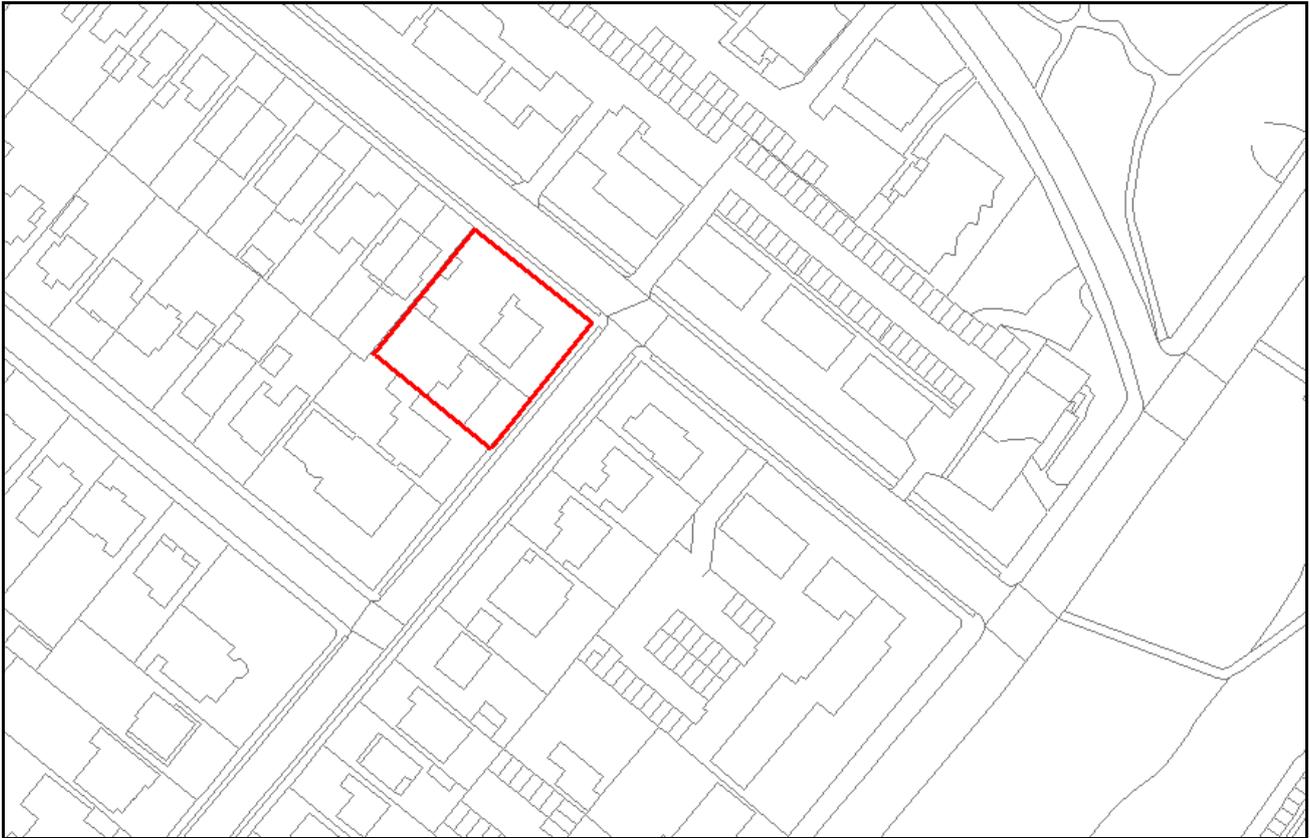
AVAILABILITY			
Ownership	Privately owned by a national house builder.		
Ransom Strips	None	Operational Requirements	H&SE – proximity to refinery
Restrictive Covenants	No known issues.	Development Options	N/A
Comments	The site is developer owned and is considered available.		

ACHIEVABILITY			
Housing Market	Limited demand for new housing in Harwich – economic growth in the area is required.	Development Costs	Highways improvements & financial contributions for recreational open space and education
Economic Viability	Not viable in currently depressed economic conditions.	Delivery Factors	No issues.
Comments	The weak housing market in the Harwich area makes a development like this difficult in viability terms; other volume house-builder developments in the area have either stalled or progressed very slowly.		

OVERCOMING CONSTRAINTS	
Comments	No known issues over and above general economic considerations.

CONCLUSION			
Suitable?	Yes	Available?	Yes
Achievable?	Yes - medium term.	Phase?	Phase 1: 2010-2016 - 0 units Phase 2: 2016-2021 - 30 units Phase 3: Post 2021 - 0 units
Comments	Current economic conditions make development in the short term unlikely. It is assumed that, subject to an economic upturn in the Harwich area as a result of employment generating developments, a development in the second 5-year phase of the LDF plan period may be feasible.		

Site C301: 21 Harold Road, Frinton-on-Sea



Tendring District Council. Licence No: 100018684

SITE DETAILS			
Site Postcode	CO13 9BE	Site Area	0.12 hectares
Grid Reference	623897 (E) 219813 (N)	Site Status	Site has full planning permission for erection of 12 apartments (following demolition)
Site Description	Rectangular shaped site containing two large detached houses in a residential area		
Capacity	12 units based on extant full planning permission		
Comments	No.5 Queens Road (on opposite corner) has been redeveloped from 1 dwelling to 6 flats.		

SUITABILITY	
Comments	The site offers a suitable location for development and would contribute towards the creation of sustainable, mixed communities. The site's suitability is established through the grant of planning permission for residential development.

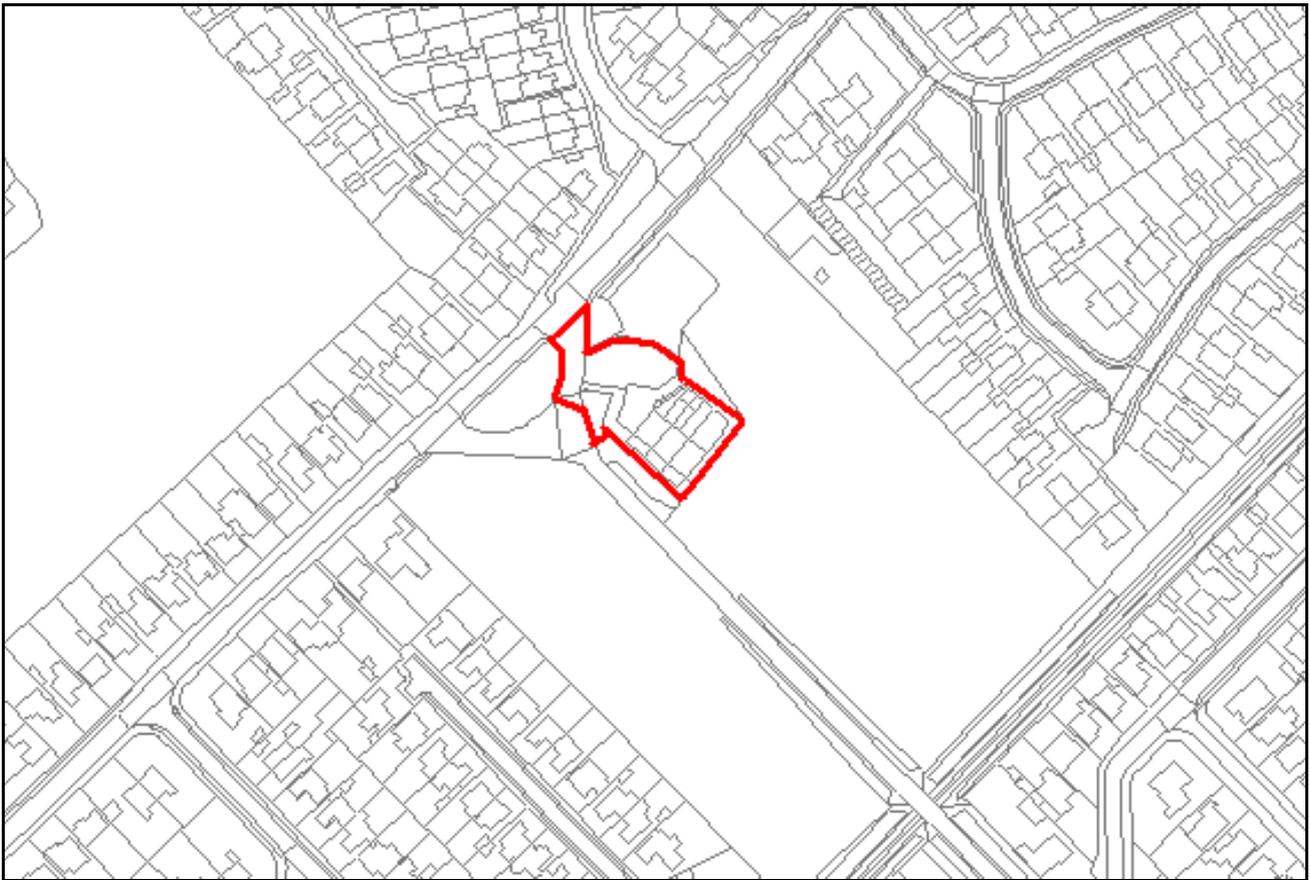
AVAILABILITY			
Ownership	Privately owned and occupied at time of application		
Ransom Strips	N/A	Operational Requirements	N/A
Restrictive Covenants	None known	Development Options	None known
Comments	Not developer owned thus not available.		

ACHIEVABILITY			
Housing Market	Sufficient demand for new housing in the Frinton/Walton area subject to full economic recovery.	Development Costs	Demolition of existing buildings and financial contribution towards recreational open space provision
Economic Viability	Marginally viable in currently depressed economic conditions however the existing value of the two large properties that currently occupy the site may result in a low residual land-value for flats.	Delivery Factors	No issues.
Comments	Given the fact that the site is already occupied by two substantial properties of some value, it is likely that a significant upturn in the housing market is required to make the scheme sufficiently viable to ensure a good return on investment.		

OVERCOMING CONSTRAINTS	
Comments	No issues over and above general economic considerations.

CONCLUSION			
Suitable?	Yes	Available?	No
Achievable?	Yes – medium term.	Phase?	Phase 1: 2010-2016 – 0 units Phase 2: 2016-2021 – 12 units Phase 3: Post 2021 – 0 units
Comments	A significant upturn in the economy is likely to be required to make the development sufficiently attractive to developers therefore it is assumed that a post 2016 commencement is most likely.		

Site C302: Frinton Park Court, Central Avenue, Frinton-on-Sea



Tendring District Council. Licence No: 100018684

SITE DETAILS			
Site Postcode	CO13 9HW	Site Area	0.21 hectares
Grid Reference	624390 (E) 220924 (N)	Site Status	Site has full planning permission for 13 apartments (following demolition)
Site Description	Irregular shaped site contains derelict meeting hall and flats		
Capacity	13 dwellings as per the current planning permission.		
Comments	Site is part of original Frinton Park Estate.		

SUITABILITY	
Comments	The site offers a suitable location for development and would contribute towards the creation of sustainable, mixed communities. The site's suitability is established through the grant of planning permission for residential development.

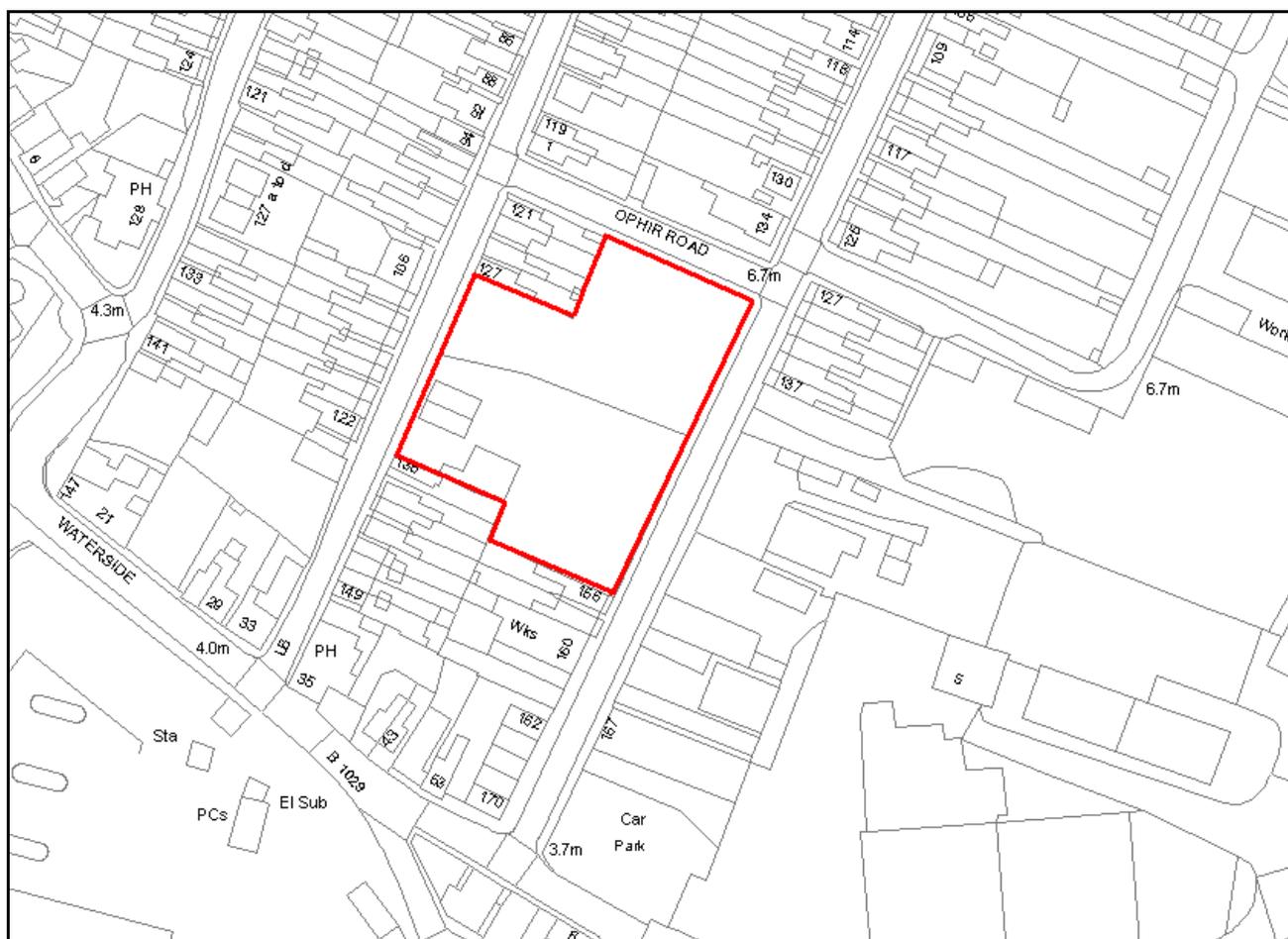
AVAILABILITY			
Ownership	Developer owned		
Ransom Strips	No issues.	Operational Requirements	No issues.
Restrictive Covenants	No issues.	Development Options	Unknown.
Comments	Intelligence suggests applicant is currently unable to proceed with development.		

ACHIEVABILITY			
Housing Market	Sufficient demand for new housing in the Frinton/Walton area subject to full economic recovery.	Development Costs	Demolition of existing building and site preparation. Financial contribution towards recreational open space
Economic Viability	Marginally viable in currently depressed economic conditions.	Delivery Factors	None
Comments	Achievable subject to wider economic recovery.		

OVERCOMING CONSTRAINTS	
Comments	No issues over and above general economic considerations.

CONCLUSION			
Suitable?	Yes	Available?	Yes
Achievable?	Yes - medium term	Phase?	Phase 1: 2010-2016 – 0 units Phase 2: 2016-2021 – 13 units Phase 3: Post 2021 – 0 units
Comments	Site is advertised for sale		

Site C501: Land r/o 121-127 Sydney Street, Brightlingsea



District Council. Licence No: 100018684

SITE DETAILS			
Site Postcode	CO7 0BD	Site Area	0.34 hectares
Grid Reference	608609 (E) 216375 (N)	Site Status	Site has outline planning permission for up to 37 units
Site Description	'T' shaped former industrial site in mixed use area with frontages onto three roads		
Capacity	37 units based on extant outline planning permission		
Comments	Remediation works subject of subsequent full planning permission have been carried out		

SUITABILITY	
Comments	The site offers a suitable location for development and would contribute towards the creation of sustainable, mixed communities. The site's suitability is established through the grant of outline planning permission for residential development.

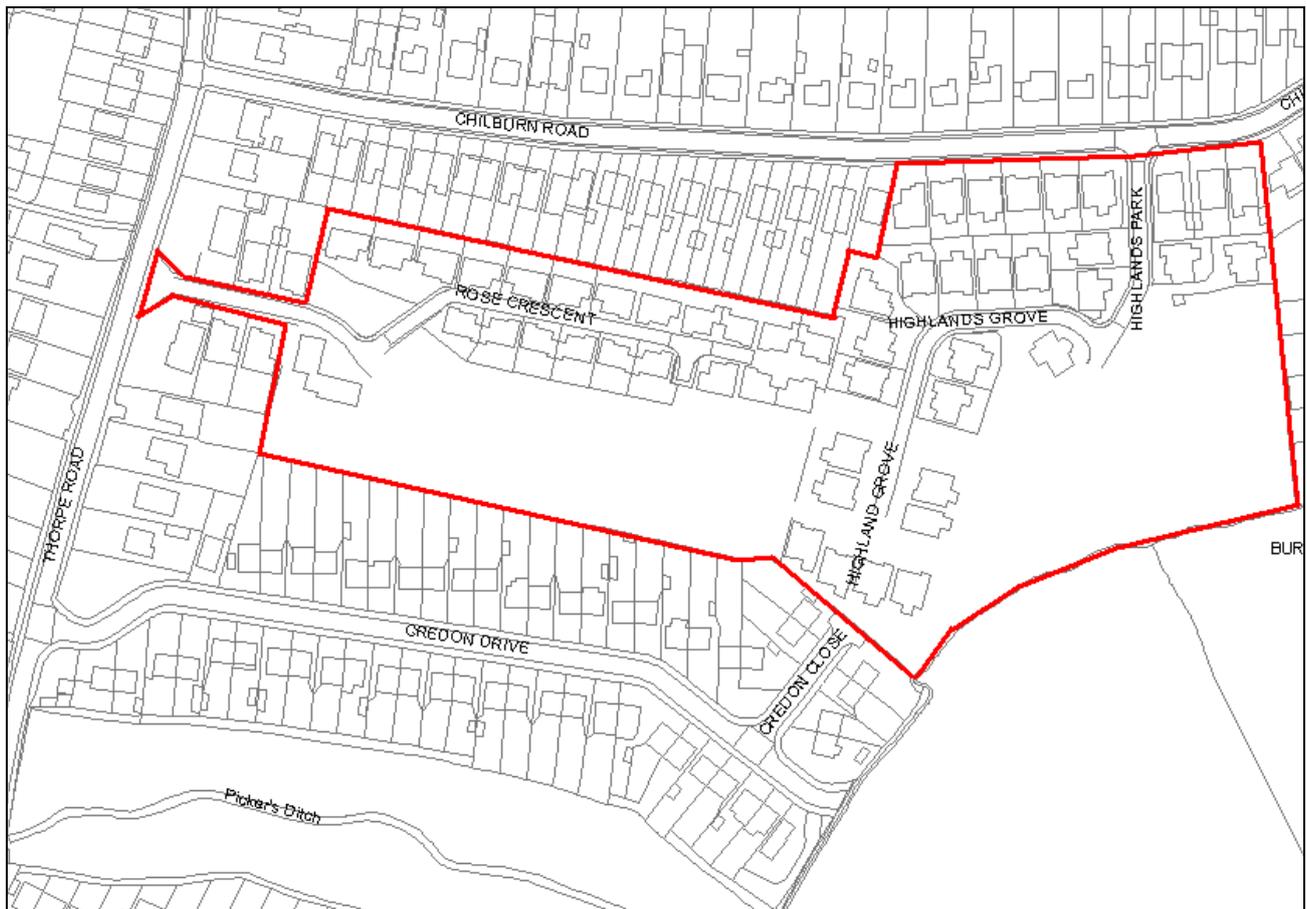
AVAILABILITY			
Ownership	The site is owned by the National Grid.		
Ransom Strips	No issues.	Operational Requirements	No issues.
Restrictive Covenants	No issues.	Development Options	Possible option
Comments	Site is not developer owned and is therefore not currently available.		

ACHIEVABILITY			
Housing Market	Sufficient demand for new housing in the Brightlingsea area subject to full economic recovery. Main demand for housing in Brightlingsea will remain for 3 bed family houses	Development Costs	Financial contributions towards recreational open space and education.
Economic Viability	Not viable in currently depressed economic conditions	Delivery Factors	N/A
Comments	Achievable subject to wider economic recovery.		

OVERCOMING CONSTRAINTS	
Comments	None over and above general economic conditions

CONCLUSION			
Suitable?	Yes	Available?	No
Achievable?	Yes – short term.	Phase?	Phase 1: 2010-2016 – 37 units Phase 2: 2016-2021 – 0 units Phase 3: Post 2021 – 0 units
Comments	Reserved matters approval not yet obtained but it is still considered that development could be achieved within the next six years.		

Site D101: Former Highlands Chalet Park off Thorpe Road, Clacton



Tendring District Council. Licence No: 100018684

SITE DETAILS			
Site Postcode	CO15 4NT	Site Area	3.86 Hectares
Grid Reference	617803 (E) 217282 (N)	Site Status	Site under construction.
Site Description	Site under construction for housing, comprising bungalows and apartments, with the majority of development completed.		
Capacity	40 dwellings still to be completed from the original 113 permitted.		
Comments	Development has stalled on this site with most of the units yet to be completed being flats.		

SUITABILITY	
Comments	The site offers a suitable location for development contributing towards the creation of sustainable, mixed communities. The site's suitability is established through its grant of planning permission and its subsequent ongoing development.

AVAILABILITY	
Comments	The site is currently under construction by a local development company and is therefore available.

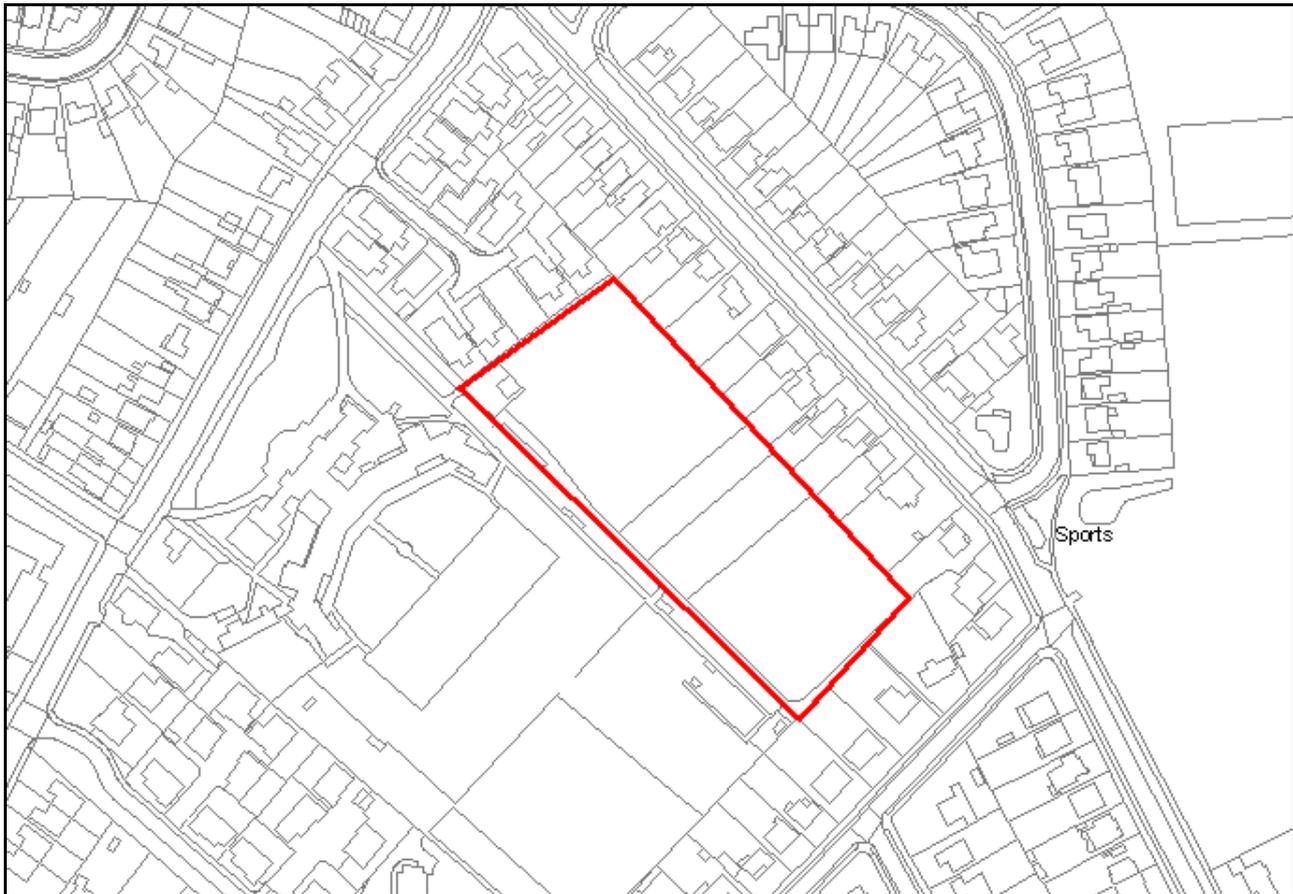
ACHIEVABILITY			
Housing Market	Sufficient demand for new housing in Clacton subject to full economic recovery.	Development Costs	No issues.
Economic Viability	Viable subject to wider economic recovery.	Delivery Factors	No issues.
Comments	The Strategic Housing Market Assessment (2008) indicated a high level of housing demand in Clacton, especially for two-bed units, during a strong economic market. While the site has experienced some stagnation in development due to current economic conditions, the 2009 update to the SHMA anticipates that the previous level of demand will		

	be regained once stability has returned to the economy. Upon commencement, when market conditions are stronger, it is probable that construction of the remaining 40 dwellings could be completed within 12 months.
--	---

OVERCOMING CONSTRAINTS	
Comments	No issues.

CONCLUSION			
Suitable?	YES	Available?	YES
Achievable?	YES	Phase?	Phase 1: 2010-2016 – 40 units Phase 2: 2016-2021 – 0 units Phase 3: Post 2021 – 0 units
Comments	There is no reason why the development cannot be completed in the early part of the LDF plan period, as the housing market recovers fully from the recent downturn.		

Site D102: Land rear of Abigail Gardens, Clacton-on-Sea



Tendring District Council. Licence No: 100018684

SITE DETAILS			
Site Postcode	CO15 6HG	Site Area	0.8 hectares
Grid Reference	618822 (E) 215824 (N)	Site Status	Site under construction.
Site Description	Site under construction for housing with some of the development completed.		
Capacity	12 dwellings still to be completed from the original 24 permitted.		
Comments	Development progressing despite the current economic downturn.		

SUITABILITY	
Comments	The site offers a suitable location for development contributing towards the creation of sustainable, mixed communities. The site's suitability is established through its grant of planning permission and its subsequent ongoing development.

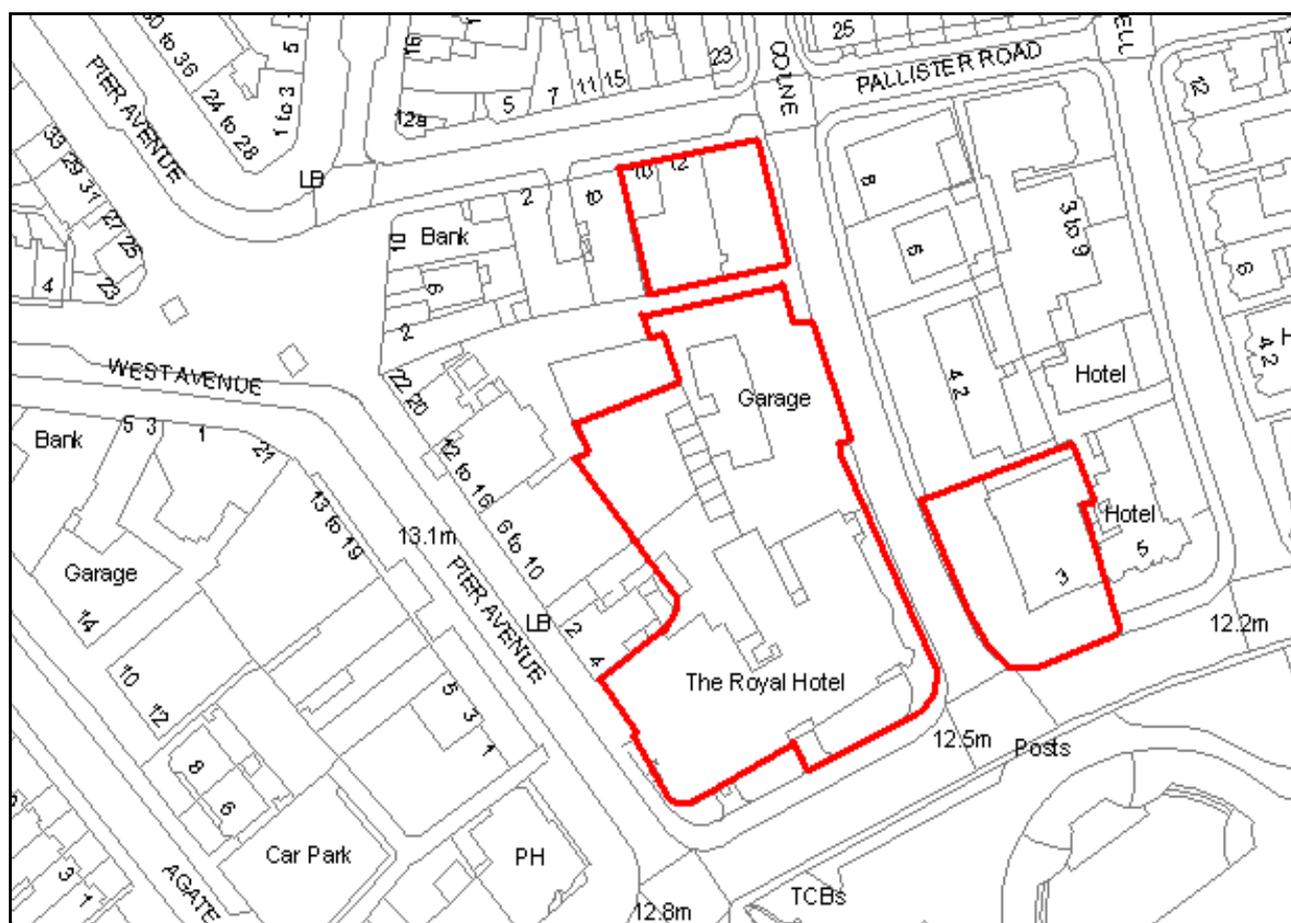
AVAILABILITY	
Comments	The site is currently under construction by a local development company and is therefore available.

ACHIEVABILITY			
Housing Market	Sufficient demand for new housing in Clacton subject to full economic recovery.	Development Costs	No issues.
Economic Viability	Viable subject to wider economic recovery and a more stable housing market.	Delivery Factors	No issues.
Comments	The Strategic Housing Market Assessment (2008) indicated a high level of housing demand in Clacton, during a strong economic climate. Despite the economic downturn this development is still progressing and subject to the properties selling there is no reason why this development cannot be completed within Local Plan period up to 2011.		

OVERCOMING CONSTRAINTS	
Comments	No issues.

CONCLUSION			
Suitable?	YES	Available?	YES
Achievable?	YES	Phase?	Phase 1: 2010-2016 – 12 units Phase 2: 2016-2021 – 0 units Phase 3: Post 2021 – 0 units
Comments	There is no reason why the development cannot be completed in the early part of the LDF plan period as the housing market recovers fully from the recent downturn.		

Site D103: Royal Hotel and adjoining sites, Clacton-on-Sea



Tendring District Council. Licence No: 100018684

SITE DETAILS			
Site Postcode	CO15 1PT	Site Area	0.6 hectares
Grid Reference	617652 (E) 214624 (N)	Site Status	Site under construction.
Site Description	Site comprises of three plots, the Royal Hotel and Pavilion Garage, which is to be redeveloped to include a restaurant/ bar, retail units and 47 apartments; 10-12 Pallister Road, a warehouse style retail unit to be redeveloped with retail units and 10 flats; and the site of the former Lighthouse Pub, to be redeveloped into a bar/ restaurant with 14 residential apartments.		
Capacity	71 residential units permitted, to be completed across the three plots.		
Comments	Construction work is underway, in part, at the Royal Hotel/ Pavilion Garage site and at 10-12 Pallister Road. Construction work is yet to begin at the former Lighthouse Pub site which has recently been re-opened as a new nightclub.		

SUITABILITY	
Comments	The sites offer a suitable location for mixed-use development and together would contribute towards the creation of sustainable, mixed communities. The sites' suitability are established through the grant of planning permission for these developments.

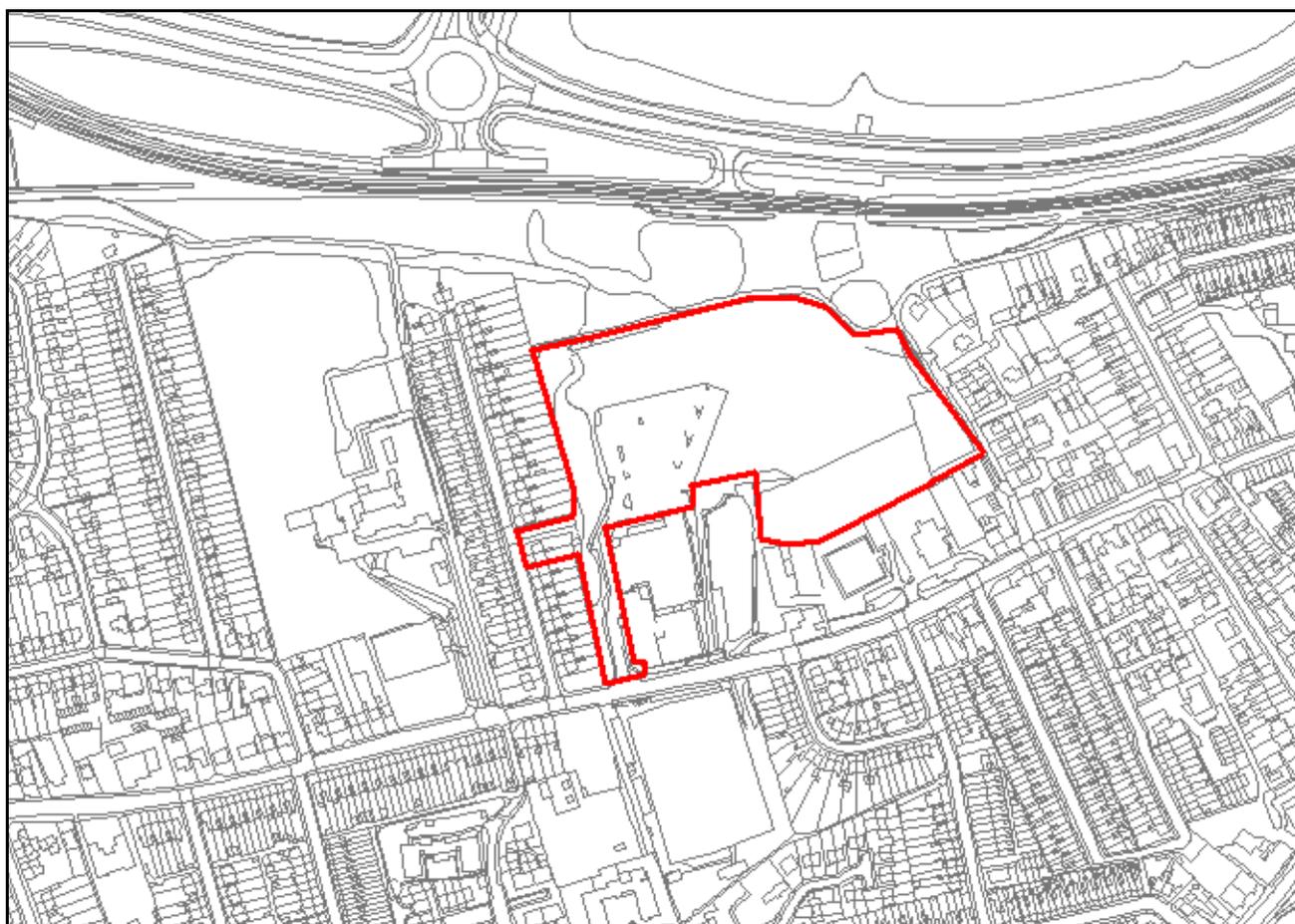
AVAILABILITY	
Comments	Being under construction in parts, it is considered that the Royal Hotel/ Pavilion Garage plot and the plot at 10-12 Pallister Road are available. The plot at the site of the former Lighthouse Pub has yet to commence development but is understood to now be in the ownership of a developer and therefore available.

ACHIEVABILITY			
Housing Market	Sufficient demand for new housing in Clacton subject to full economic recovery.	Development Costs	Demolition, refurbishment costs and public realm improvements. Additionally, financial contributions for affordable housing associated with the Royal Hotel development.
Economic Viability	Viable subject to wider economic recovery.	Delivery Factors	No issues.
Comments	The elements of the scheme currently under construction should, subject to an uplift in the economy, be achievable within the first 5-year period of the LDF. The element of the scheme that has now been re-opened as a night club is unlikely to come forward until the second 5-year phase of the LDF when the housing market is in recovery.		

OVERCOMING CONSTRAINTS	
Comments	No issues.

CONCLUSION			
Suitable?	Yes	Available?	Yes
Achievable?	Yes – short and medium term.	Phase?	Phase 1: 2010-2016 – 57 units Phase 2: 2016-2021 – 14 units Phase 3: Post 2021 – 0 units
Comments	It is anticipated that the Royal Hotel and Pallister Road elements of the scheme will be delivered within the first phase of the LDF with the Lighthouse development potentially coming forward in the second phase post 2016.		

Site D201: Capital House Site, Main Road, Dovercourt



Tendring District Council. Licence No: 100018684

SITE DETAILS			
Site Postcode	CO12 4AE	Site Area	4.03 hectares.
Grid Reference	625100 (E) 231593 (N)	Site Status	Site under construction.
Site Description	Site under construction for housing with the majority of the development completed.		
Capacity	57 dwellings still to be completed from the original 140 permitted.		
Comments	Development progressing despite the current economic downturn.		

SUITABILITY	
Comments	The site is considered to be suitable for residential development and its suitability has already established through the grant of planning permission and subsequent ongoing development.

AVAILABILITY	
Comments	The site is currently under construction by a national house builder and is therefore available.

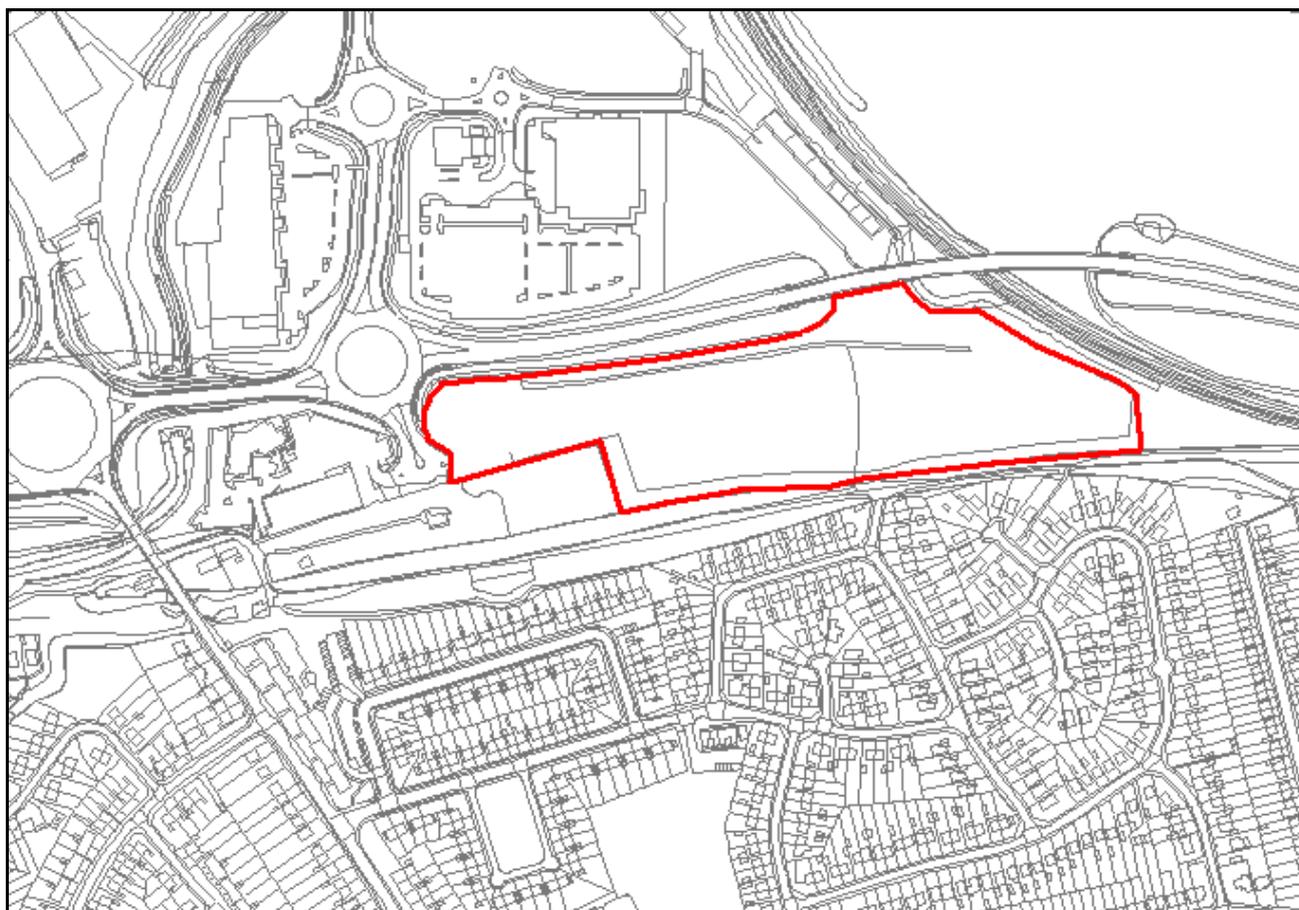
ACHIEVABILITY			
Housing Market	Limited demand for new housing in Harwich – economic growth in the area is required.	Development Costs	Mitigating biodiversity impacts of the development.
Economic Viability	Viable subject to wider economic recovery.	Delivery Factors	No issues.
Comments	While the Strategic Housing Market Assessment (2008) found a limited demand for new housing in Harwich, it was recognised that with wider economic growth and investment in the area, demand could rise. Therefore with economic recovery and development at near-by Bathside Bay, demand could be stimulated. Contributions to affordable housing have been secured through a HCA grant, limiting its effect on the viability of this site. So, while a		

	slower build rate is expected throughout the economic downturn there is no reason why this development could not be completed prior to 2016 within the LDF plan period.
--	---

OVERCOMING CONSTRAINTS	
Comments	No issues.

CONCLUSION			
Suitable?	YES	Available?	YES
Achievable?	YES	Phase?	Phase 1: 2010-2016 – 57 units Phase 2: 2016-2021 – 0 units Phase 3: Post 2021 – 0 units
Comments	It is anticipated that the development at this site will be completed early on in the LDF plan period subject to an improved economic situation.		

Site D202: Plots 2 & 3, Stanton Euro Park, A120, Dovercourt



Tendring District Council. Licence No: 100018684

SITE DETAILS			
Site Postcode	CO12 4FE	Site Area	4.51 hectares
Grid Reference	624434 (E) 231784 (N)	Site Status	Site under construction.
Site Description	Site comprises of two plots, 'plot 2', a development of 228 residential units and 'plot 3', a development of 81 residential flats.		
Capacity	214 residential units of the 309 dwellings permitted still to be completed across the two plots.		
Comments	Construction has begun at 'plot 2' of the site however; construction work is yet to begin at 'plot 3'.		

SUITABILITY	
Comments	The site is considered to be suitable for residential development and its suitability has already established through the grant of planning permission and subsequent ongoing development.

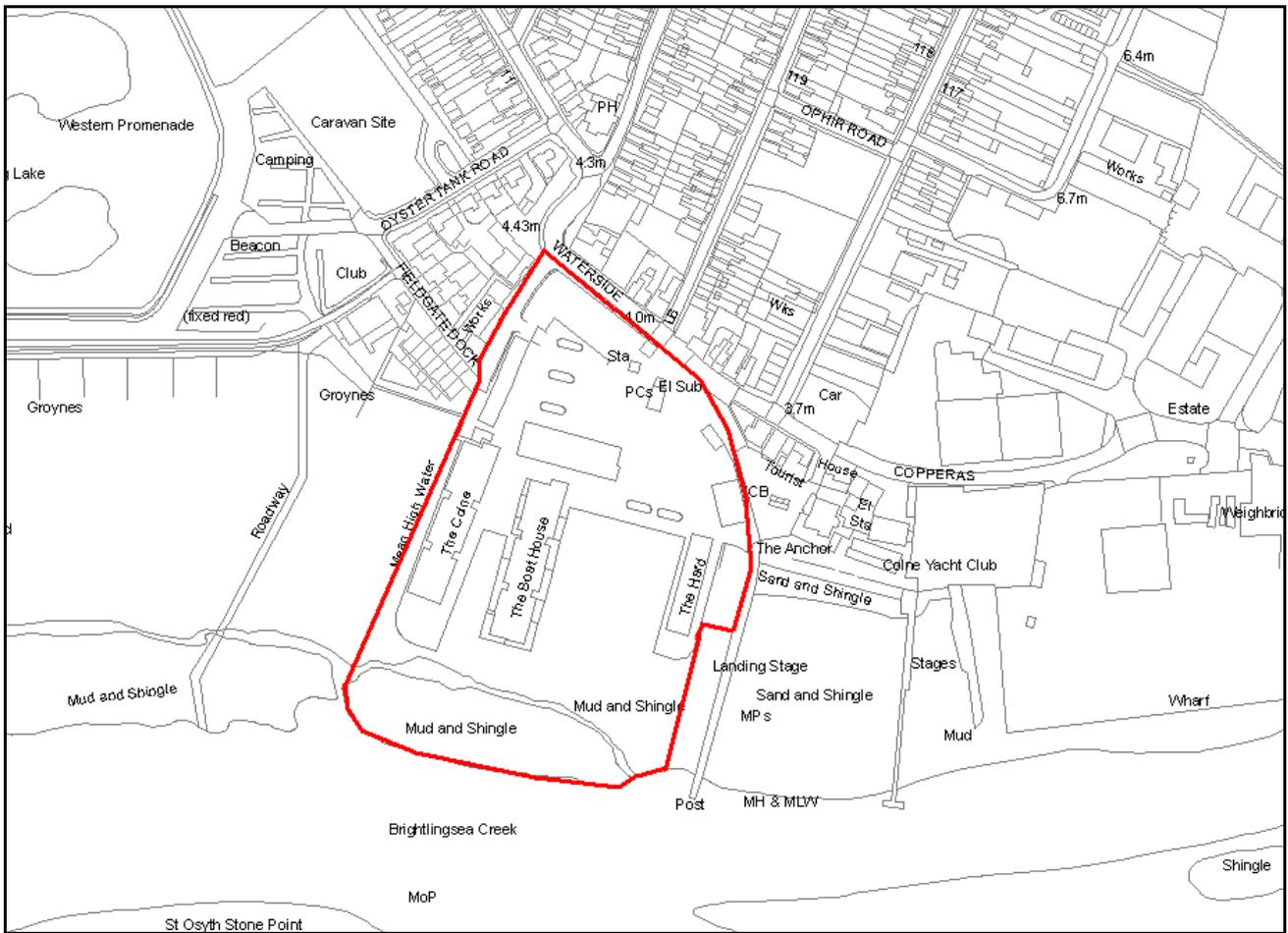
AVAILABILITY	
Comments	The site is currently under construction by a development company and is therefore available.

ACHIEVABILITY			
Housing Market	Limited demand for new housing in Harwich – economic growth in the area is required.	Development Costs	The provision of affordable housing, in respect to 'plot 3'.
Economic Viability	Viable subject to wider economic recovery and a more stable housing market.	Delivery Factors	No issues.
Comments	While the Strategic Housing Market Assessment (2008) found a limited demand for new housing in Harwich, it was recognised that with wider economic growth and investment in the area, demand could rise. Therefore with economic recovery and development at near-by Bathside Bay, demand could be stimulated. Development at this site has slowed considerably during the economic downturn, with no completions at 'plot 3'.		

OVERCOMING CONSTRAINTS	
Comments	No issues.

CONCLUSION			
Suitable?	Yes	Available?	Yes
Achievable?	Yes – short and medium term.	Phase?	Phase 1: 2010-2016 – 133 units Phase 2: 2016-2021 – 81 units Phase 3: Post 2021 – 0 units
Comments	It is anticipated that the development on plot 2 of this site will be completed during the latter part of the first half of the LDF plan period (2011-2016) subject to stability returning to the economy with plot 3 more likely to come forward post 2016.		

Site D501: Former James & Stone Shipyard, Waterside, Brightlingsea



Tendring District Council. Licence No: 100018684

SITE DETAILS			
Site Postcode	CO7 0AY	Site Area	3.08 hectares
Grid Reference	608510 (E) 216261 (N)	Site Status	Site under construction.
Site Description	Waterside development site under construction for housing and retail units, with the majority of the development completed.		
Capacity	61 dwellings still to be completed from the 203 permitted.		
Comments	Development has slowed at this site following the economic downturn, particularly due to the niche market this waterside development can attract.		

SUITABILITY	
Comments	The site is considered to be suitable for residential development and its suitability has already established through the grant of planning permission and subsequent ongoing development.

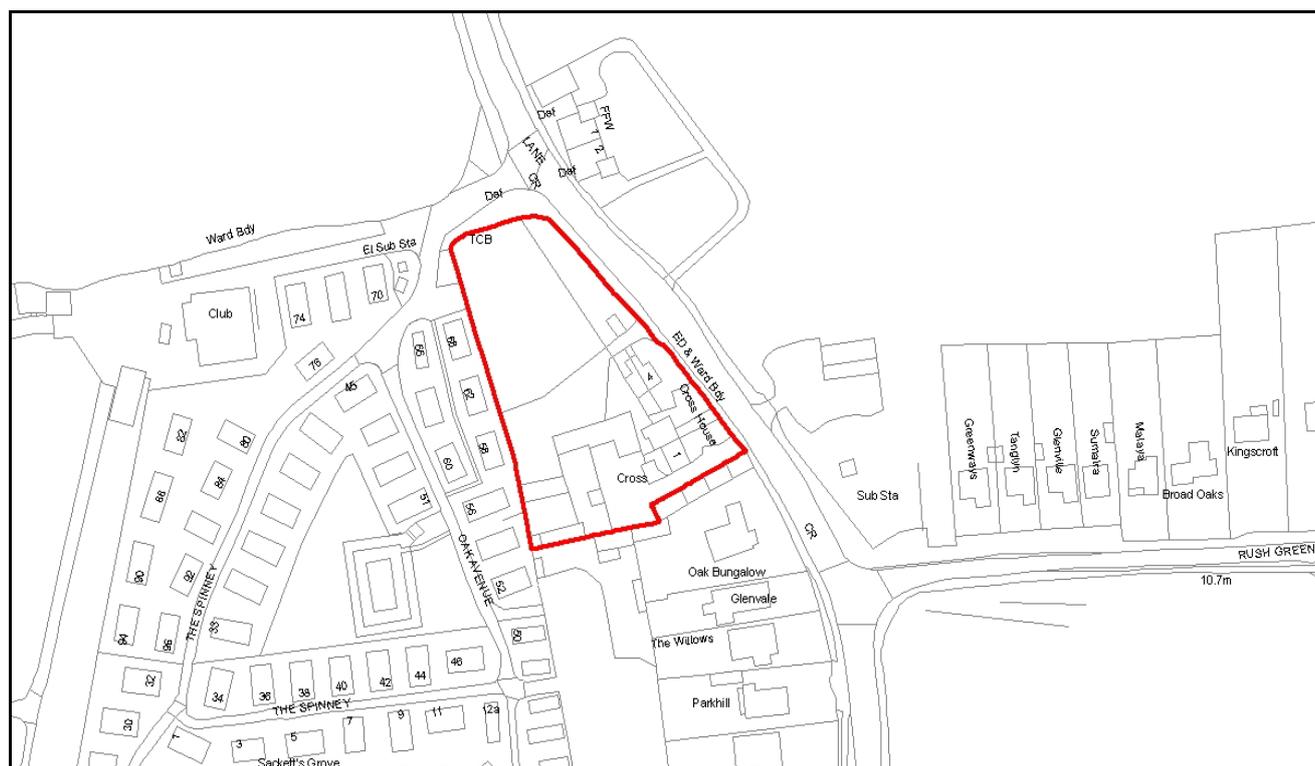
AVAILABILITY	
Comments	The site is currently under construction by a development company and is therefore available.

ACHIEVABILITY			
Housing Market	Sufficient demand for new housing in western Tendring subject to full economic recovery however this particular type of development attracts a niche market which is limited.	Development Costs	No issues.
Economic Viability	Viable subject to wider economic recovery and an increase in interest prospective buyers.	Delivery Factors	No issues.
Comments	Development on this site has stalled to reflect a saturation of the market for this particular brand of waterside accommodation. With time, interest is likely to return to the market and enable the scheme to be completed.		

OVERCOMING CONSTRAINTS	
Comments	No issues.

CONCLUSION			
Suitable?	Yes	Available?	Yes
Achievable?	Yes –short term.	Phase?	Phase 1: 2010-2016 – 61 units Phase 2: 2016-2021 – 0 units Phase 3: Post 2021 – 0 units
Comments	It is anticipated that development will continue at a slow rate over the final year of the Local Plan period but that outstanding units will be completed over the course of the early part of the LDF plan period up until 2016.		

Site E101: Land at Cross House, Jaywick Lane, Jaywick



Tendring District Council. Licence No: 100018684

SITE DETAILS			
Site Postcode	CO16 7BD	Site Area	0.49ha
Grid Reference	615179 (E) 214668 (N)	Site Status	Land within settlement development boundary being promoted by landowner.
Site Description	Land at the entrance of Sackett's Grove Caravan Park on the northern tip of Jaywick's Tudor Estate. The northern portion of the site is open derelict land that has been left to overgrow. The southern portion of the site contains a pair of semi-detached properties and a number of small outbuildings.		
Capacity	15-20 dwellings (based on call for sites submission).		
Comments	Site is being promoted as an opportunity for a well designed development to act as a gateway to Jaywick.		

SUITABILITY			
Policy Constraints	Lies within the defined Jaywick urban regeneration area.	Ground Conditions	No known issues.
Flood Risk	No issues.	Contamination	No known issues.
Landscape Impact	Negligible impact.	Ecological Impact	Likely to have some biodiversity value due to open and undeveloped nature of the northern part of the site and location next to open countryside/farmland. This will need to be surveyed.
Historic Environment	No issues.	Infrastructure Capacity	No irresolvable issues.
Accessibility	Fairly good – edge of town site but adjacent to a well-used bus route.	Vehicular Access	No irresolvable issues.
Residential Environment	No issues.	Other Issues	None.
Comments	The site lies within the settlement development boundary and potentially offers a suitable location for residential development and would contribute towards the creation of sustainable, mixed communities.		

AVAILABILITY			
Ownership	Private ownership.		
Ransom Strips	No known issues.	Operational Requirements	No known issues.
Restrictive Covenants	No known issues.	Development Options	Unknown.
Comments	The site is not currently available as it is not developer owned.		

ACHIEVABILITY			
Housing Market	Sufficient demand for new housing in Clacton subject to full economic recovery.	Development Costs	Demolition of existing buildings on site. Some site levelling may be required.
Economic Viability	Development viable subject to wider economic recovery.	Delivery Factors	No issues.
Comments	Housing is achievable albeit a recovery in the housing market would make it more viable. Subject to the grant of planning permission.		

OVERCOMING CONSTRAINTS	
Comments	No issues over and above general economic considerations.

CONCLUSION			
Suitable?	Yes	Available?	No
Achievable?	Yes – short term.	Phase?	LDF Phase 1: 2011-2016 – 20 units LDF Phase 2: 2016-2021 – 0 units LDF Phase 3: Post 2021 – 0 units
Comments	Delivery within the first 5 years of the LDF plan period is likely if economic conditions are favourable.		

Site E102: Clacton Fruit Farm, Valley Road, Great Clacton



Tending District Council. Licence No: 100018684

SITE DETAILS			
Site Postcode	CO15 4AR	Site Area	1.05ha
Grid Reference	617742 (E) 216424 (N)	Site Status	Site that was considered for inclusion in a previous Local Plan but later discounted.
Site Description	Prominent greenfield site in a central location incorporating a vicarage building and fruit farm.		
Capacity	30 dwellings based on a minimum guideline density of 30 dwellings per hectare and that the whole site is developable, although this should be considered a minimum given the central location of the site.		
Comments	Prominent site within the centre of Great Clacton where sympathetic design would be required as the site lies within the Great Clacton Conservation Area and is close to a number of listed buildings, in particular the Grade I listed St. John's Church.		

SUITABILITY			
Policy Constraints	Lies within the Great Clacton conservation area.	Ground Conditions	No known issues.
Flood Risk	No issues.	Contamination	Graveyard located to the north of site. No other known issues.
Landscape Impact	Land is slightly higher at this point than surrounding land – development on this site has the potential to be seen from afar.	Ecological Impact	Likely to have some biodiversity value due to open and undeveloped nature of site and location next to graveyard which contains a number of matures trees and shrubs.
Historic Environment	Lies within conservation area and is close to a number of listed buildings – in particular the Grade I listed St. John's Church.	Infrastructure Capacity	No irresolvable issues.
Accessibility	Good – central location adjacent to a well-used bus route.	Vehicular Access	Concerns about increasing traffic and access points close to the junction of Valley Road/Old Road/St. John's Road, which is already notoriously busy. Vehicular access could be achieved to the rear via Nightingale Way.
Residential Environment	No issues.	Other Issues	None.

Comments	The site is considered to be suitable, in principle, for a mixed-use development potentially comprising retail and residential and would contribute towards the creation of sustainable, mixed communities. However, part of site is still currently in use as a fruit farm. The vicarage portion of the site was once allocated for residential development in the previous local plan so residential use had previously been considered acceptable on this site.
-----------------	--

AVAILABILITY			
Ownership	The two parts of the site are under separate private ownership.		
Ransom Strips	Possible ransom strip at Nightingale Way.	Operational Requirements	No issues.
Restrictive Covenants	No known issues.	Development Options	Unknown.
Comments	The site is not available for development and landowners have not expressed any desire to develop.		

ACHIEVABILITY			
Housing Market	Sufficient demand for new housing in Clacton subject to full economic recovery.	Development Costs	Demolition of existing buildings on site, creation of public space/public realm.
Economic Viability	Marginally viable subject to wider economic recovery.	Delivery Factors	No issues.
Comments	With no expressions of interest in developing the site, it is difficult to make any assumptions about achievability.		

OVERCOMING CONSTRAINTS	
Comments	No other issues over and above general economic considerations.

CONCLUSION			
Suitable?	Yes	Available?	No
Achievable?	No	Phase?	LDF Phase 1: 2011-2016 – 0 units LDF Phase 2: 2016-2021 – 0 units LDF Phase 3: Post 2021 – 0 units
Comments	Whilst the land could be made available for development, the current owners appear content with the current use of the land and so a residential scheme is not considered deliverable within the LDF plan period.		

Site E201: Land adjacent Fryatt Hospital, Main Road, Dovercourt



SITE DETAILS			
Site Postcode	CO12 4EX	Site Area	0.77 ha
Grid Reference	624321 (E) 231222 (N)	Site Status	Site subject to a post April 2010 application for institutional uses.
Site Description	Vacant land left over from the redevelopment of the Harwich District Hospital. Site comprises rough grassland and is bordered by the new Fryatt Hospital development, Main Road and residential development.		
Capacity	Between 23 and 65 dwellings based on development taking place within the guideline range of 30-50 dwellings per hectare and the assumption that the whole site is developable. The higher density should be used as a starting point given the sustainable location of the site on an important public transport route.		
Comments	Opportunity for a higher density development as this is a sustainable location well within the built-up area on a well used bus route. Development should be well designed to match the quality of the neighbouring hospital site and generally improve the appearance of area.		

SUITABILITY			
Policy Constraints	No issues.	Ground Conditions	No known issues.
Flood Risk	No issues.	Contamination	No known issues.
Landscape Impact	No issues.	Ecological Impact	May have some biodiversity value as site has been vacant for some years and is in close proximity to allotments and large rear gardens.
Historic Environment	No issues.	Infrastructure Capacity	No irresolvable issues.
Accessibility	Good – prominent location within built-up area on a well-used bus route close to key medical facility.	Vehicular Access	Access could be achieved using the new 'service road' used to serve the adjacent hospital.
Residential Environment	No issues.	Other Issues	Site or part of site should be considered for other uses that support/compliment the existing adjacent medical use before being developed for housing.
Comments	The site is considered to be suitable for residential development and has the potential to provide a high quality, higher density development. Notwithstanding its suitability for housing, the land (or part of the land) should be		

	considered for other uses that support/compliment the existing adjacent medical use before being developed for housing. A mix of (suitable) uses would be accepted on site.
--	---

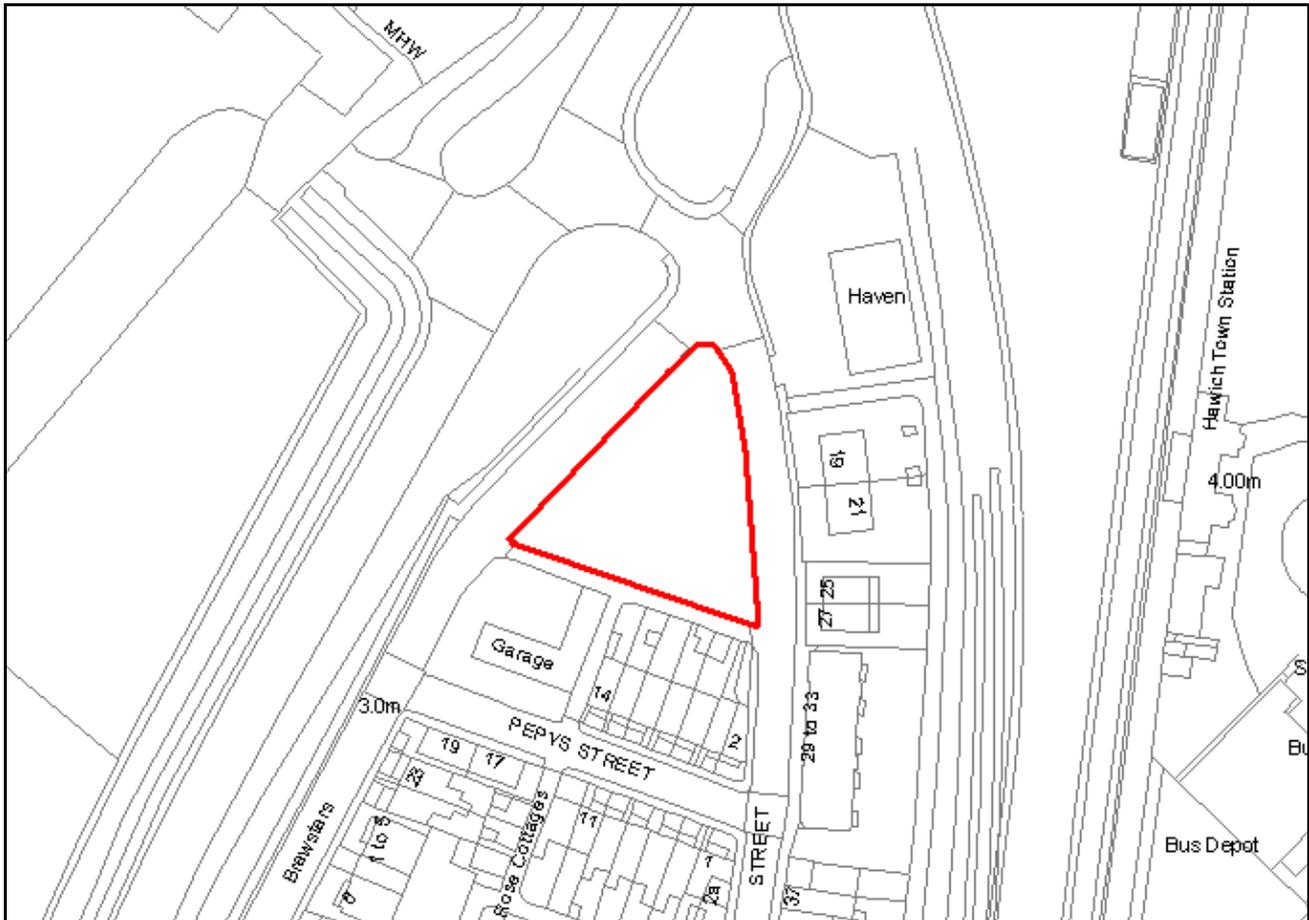
AVAILABILITY			
Ownership	Still believed to be under the ownership of the Department for Health. Agents Fenn Wright currently marketing the site – believed to be under offer as at June 2010.		
Ransom Strips	No known issues.	Operational Requirements	No known issues.
Restrictive Covenants	No known issues.	Development Options	Unknown.
Comments	The site is currently available and ready for development although the current application for care suggests housing is not the preferred option.		

ACHIEVABILITY			
Housing Market	Limited demand for new housing in Harwich – economic growth in the area is required.	Development Costs	Site is levelled and ready for development - however, however, it is believed some foundations of the former hospital building remain, which may need removing.
Economic Viability	Marginally viable in currently depressed economic conditions.	Delivery Factors	No issues.
Comments	Housing could be achievable as the economy recovers but the current proposals for the site involve care rather than residential.		

OVERCOMING CONSTRAINTS	
Comments	No issues over and above general economic considerations.

CONCLUSION			
Suitable?	Yes	Available?	No
Achievable?	No – current applications seek non-housing use.	Phase?	LDF Phase 1: 2011-2016 – 0 units LDF Phase 2: 2016-2021 – 0 units LDF Phase 3: Post 2021 – 0 units
Comments	Subject to what happens with current planning applications for an alternative use, it is safer to assume that this site will not deliver housing during the LDF plan period.		

Site E202: Site of Former Anchor Hotel, Stour Road, Harwich



Tendring District Council. Licence No: 100018684

SITE DETAILS			
Site Postcode	CO12 3HF	Site Area	0.09ha
Grid Reference	625900 (N) 232418 (E)	Site Status	Site that had previously been granted planning permission for a development involving residential use that has since expired.
Site Description	Vacant land comprising rough grassland, left over from the demolition of the former Anchor Hotel. Site is triangular in shape and is bordered by Stour Road to the west, Albemarle Street to the east and the rear gardens of properties in Pepys Street to the south.		
Capacity	15 dwellings based on the most recent planning permission.		
Comments	Prominent gateway site within the built-up area of Harwich. Opportunity for good quality design to reflect maritime heritage of area.		

SUITABILITY			
Policy Constraints	Lies within Harwich Masterplan area, which is endorsed by the adopted Local Plan.	Ground Conditions	No known issues.
Flood Risk	Lies within Flood Zone 3.	Contamination	No known issues.
Landscape Impact	Development has potential to be seen from a distance if built higher than surrounding development – particularly from across the water.	Ecological Impact	May have some biodiversity value as site has been vacant for some years and is in close proximity to green spaces.
Historic Environment	Lies adjacent to the Harwich Conservation Area and Bathside Battery Scheduled Ancient Monument.	Infrastructure Capacity	No irresolvable issues.
Accessibility	Very good – central location close to railway station and well used bus route.	Vehicular Access	Vehicular access could be easily achieved from either Stour Road or Albemarle Street.

Residential Environment	No issues.	Other Issues	None.
Comments	The site offers a suitable location for residential development and would contribute towards the creation of sustainable, mixed communities. The site's suitability is established through the previous grant of planning permission for residential development and its inclusion in the Harwich Masterplan as a residential site.		

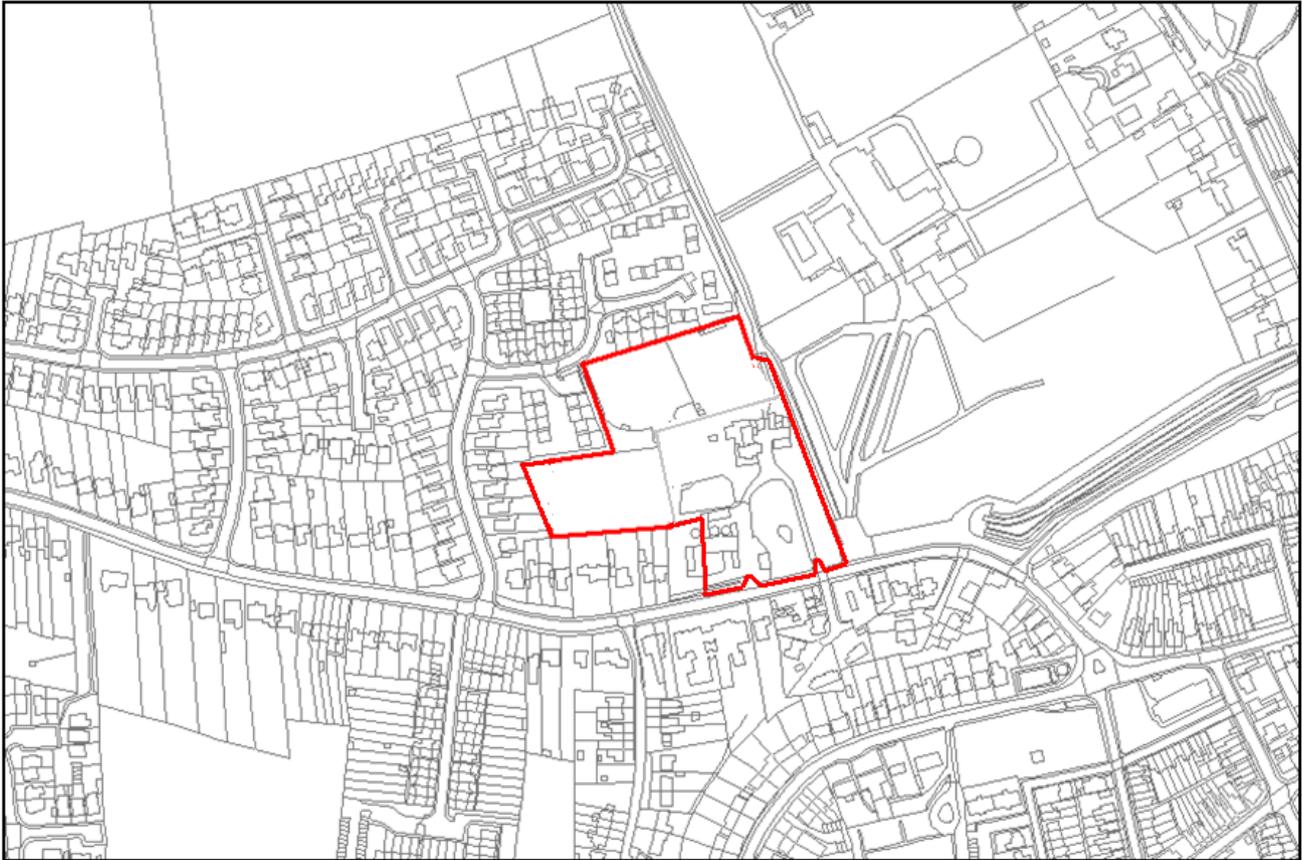
AVAILABILITY			
Ownership	It is believed the site is in multiple private ownership		
Ransom Strips	No known issues.	Operational Requirements	No known issues.
Restrictive Covenants	No known issues.	Development Options	Unknown.
Comments	The site is currently available and ready for development (subject to the grant of planning permission). However it is understood that there are legal complications that could delay development.		

ACHIEVABILITY			
Housing Market	Limited demand for new housing in Harwich – economic growth in the area is required.	Development Costs	Some site levelling may be required.
Economic Viability	Marginally viable in currently depressed economic conditions.	Delivery Factors	No issues.
Comments	Housing is achievable albeit a recovery in the housing market would make it more viable.		

OVERCOMING CONSTRAINTS	
Comments	No issues over and above general economic considerations.

CONCLUSION			
Suitable?	Yes	Available?	Yes
Achievable?	No	Phase?	LDF Phase 1: 2011-2016 – 0 units LDF Phase 2: 2016-2021 – 0 units LDF Phase 3: Post 2021 – 0 units
Comments	Concerns over ownership issues make it safer to assume no development is likely to yield completed dwellings during the LDF plan period. This situation can be monitored in updates to the SHLAA.		

Site E301: Land at 'The Farm', Kirby Road/Warde Chase, Walton



Tending District Council. Licence No: 100018684

SITE DETAILS			
Site Postcode	CO14 8QS	Site Area	2.02ha
Grid Reference	624943 (E) 221823 (N)	Site Status	No status.
Site Description	Site is currently in operation as a farm. Site is comprised of the main farmhouse building and a number of out-buildings. Over half the site is comprised of rough grassland and mature trees and shrubs.		
Capacity	60 dwellings based on a minimum guideline density of 30 dwellings per hectare and that the whole site is developable, although this should be considered a minimum given the location of the site well within the built-up area, close to the town centre.		
Comments	Opportunity to consider a more comprehensive development if combined with the redevelopment of the neighbouring Martello Caravan Park site.		

SUITABILITY			
Policy Constraints	No issues.	Ground Conditions	No known issues.
Flood Risk	Part of site lies within Flood Zone 3.	Contamination	No known issues.
Landscape Impact	No issues.	Ecological Impact	Likely to have some biodiversity value due to open and undeveloped nature of site and proximity to open countryside.
Historic Environment	No issues.	Infrastructure Capacity	No irresolvable issues.
Accessibility	Good – prominent location within built-up area on a well-used bus route close to town centre.	Vehicular Access	Vehicular access could be easily achieved from either Kirby Road or Wade Chase, to the rear. Opportunity to consider creating a new shared access to serve this and the adjacent Martello Caravan Park site.
Residential Environment	No issues.	Other Issues	None.
Comments	The site is considered to be suitable for residential development and would contribute towards the creation of sustainable, mixed communities. Part of the site was once allocated for residential development in the previous local		

	plan so residential use had previously been considered acceptable on this site.
--	---

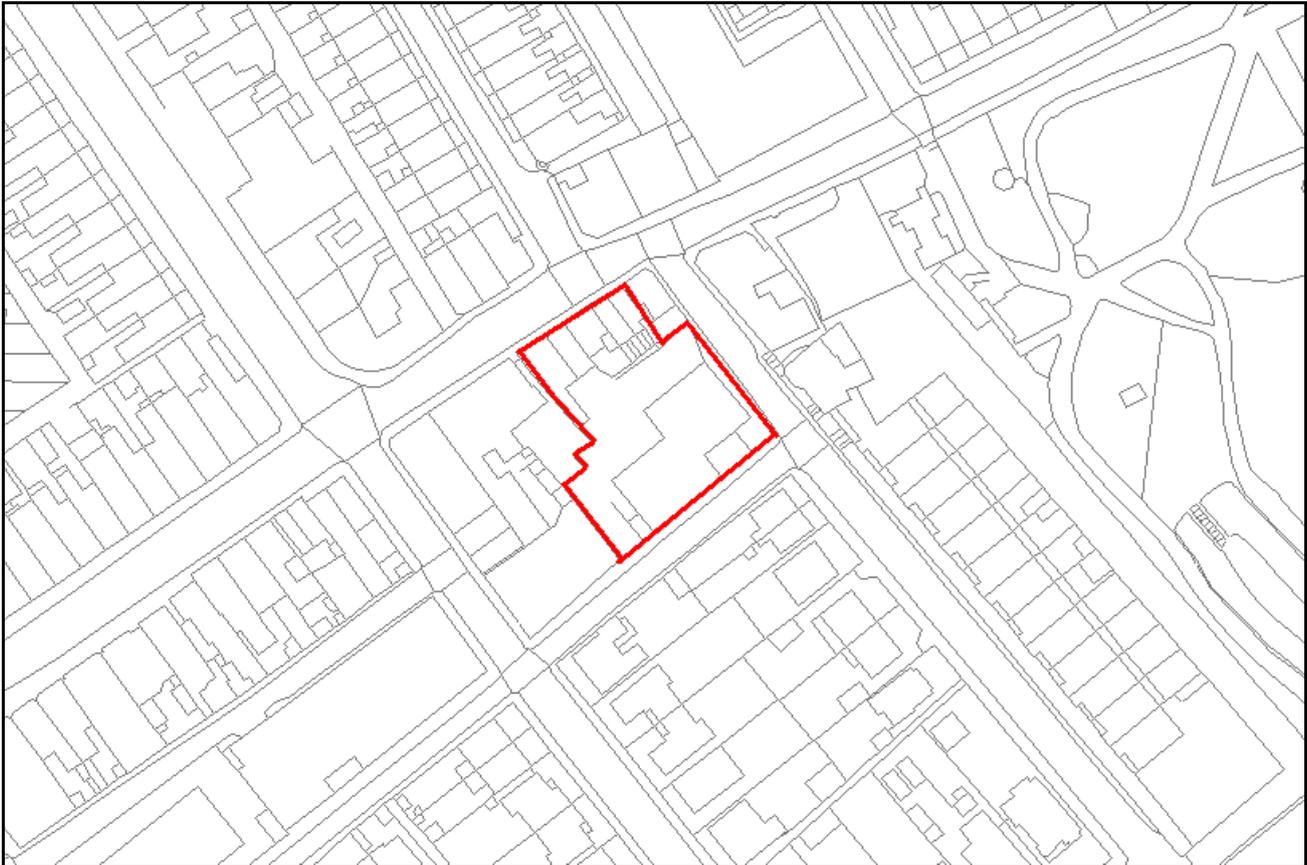
AVAILABILITY			
Ownership	Believed to be in private ownership (same owners as adjoining Martello caravan site).		
Ransom Strips	No known issues.	Operational Requirements	No known issues.
Restrictive Covenants	No known issues.	Development Options	Unknown.
Comments	The site is believed to be currently available and ready for development (subject to the grant of planning permission).		

ACHIEVABILITY			
Housing Market	Sufficient demand for new housing in the Frinton/Walton area subject to full economic recovery.	Development Costs	Demolition of existing buildings and some site levelling may be required.
Economic Viability	Marginally viable in currently depressed economic conditions.	Delivery Factors	No issues.
Comments	Housing is achievable albeit a recovery in the housing market would make it more viable.		

OVERCOMING CONSTRAINTS	
Comments	Need to address flood risk issue. No other issues over and above general economic considerations.

CONCLUSION			
Suitable?	Yes	Available?	Yes
Achievable?	Yes (if market picks up)	Phase?	LDF Phase 1: 2011-2016 – 60 units LDF Phase 2: 2016-2021 – 0 units LDF Phase 3: Post 2021 – 0 units
Comments	Delivery within the first 5 years of the LDF plan period is likely (if market picks up) as the site is ready for development.		

Site F201: 109-117 High Street, Dovercourt



Tending District Council. Licence No: 100018684

SITE DETAILS			
Site Postcode	CO12 3AP	Site Area	0.12 ha
Grid Reference	625745 (E) 231643 (N)	Site Status	Site that had previously been granted planning permission for a development involving residential use that has since expired.
Site Description	The site is currently occupied by a terrace of vacant shops fronting the High Street and a larger, single vacant unit previously used for light industrial use located at the corner of Orwell Road and Milton Road. The site also includes the service yard associated with the single unit, which also serves as a rear access to the shops fronting the High Street (access to this yard can also be achieved via an archway within the terrace of shops from the High Street).		
Capacity	17 dwellings (as part of a mixed-use development) based on the most recent planning permission.		
Comments	Key town centre site with potential for new retail units on the ground floor and residential flats on upper floors. Opportunity to improve the frontage along High Street and strengthen the frontages along Orwell Road and Milton Road. Design should be a key consideration as part of site (High Street frontage) lies within the conservation area.		

SUITABILITY			
Policy Constraints	Part of site lies within a conservation area, whole of site is within Dovercourt town centre boundary and urban regeneration area	Ground Conditions	No known issues.
Flood Risk	No issues.	Contamination	No known issues but check history of larger single unit and associated yard as there could be potential for contamination due to industrial use.
Landscape Impact	No issues.	Ecological Impact	No issues.
Historic Environment	Part of site lies within the Dovercourt conservation area.	Infrastructure Capacity	No irresolvable issues.
Accessibility	Very good – town centre location close to railway station and well used bus route.	Vehicular Access	Vehicular access could be easily achieved from Orwell Road or Milton Road.
Residential Environment	No issues.	Other Issues	None.

Comments	The site offers a suitable location for development and would contribute towards the creation of sustainable, mixed communities. The site's suitability is established through the recent grant of planning permission for a mixed-use development including residential use. Ground floor should be used for town centre use.
-----------------	--

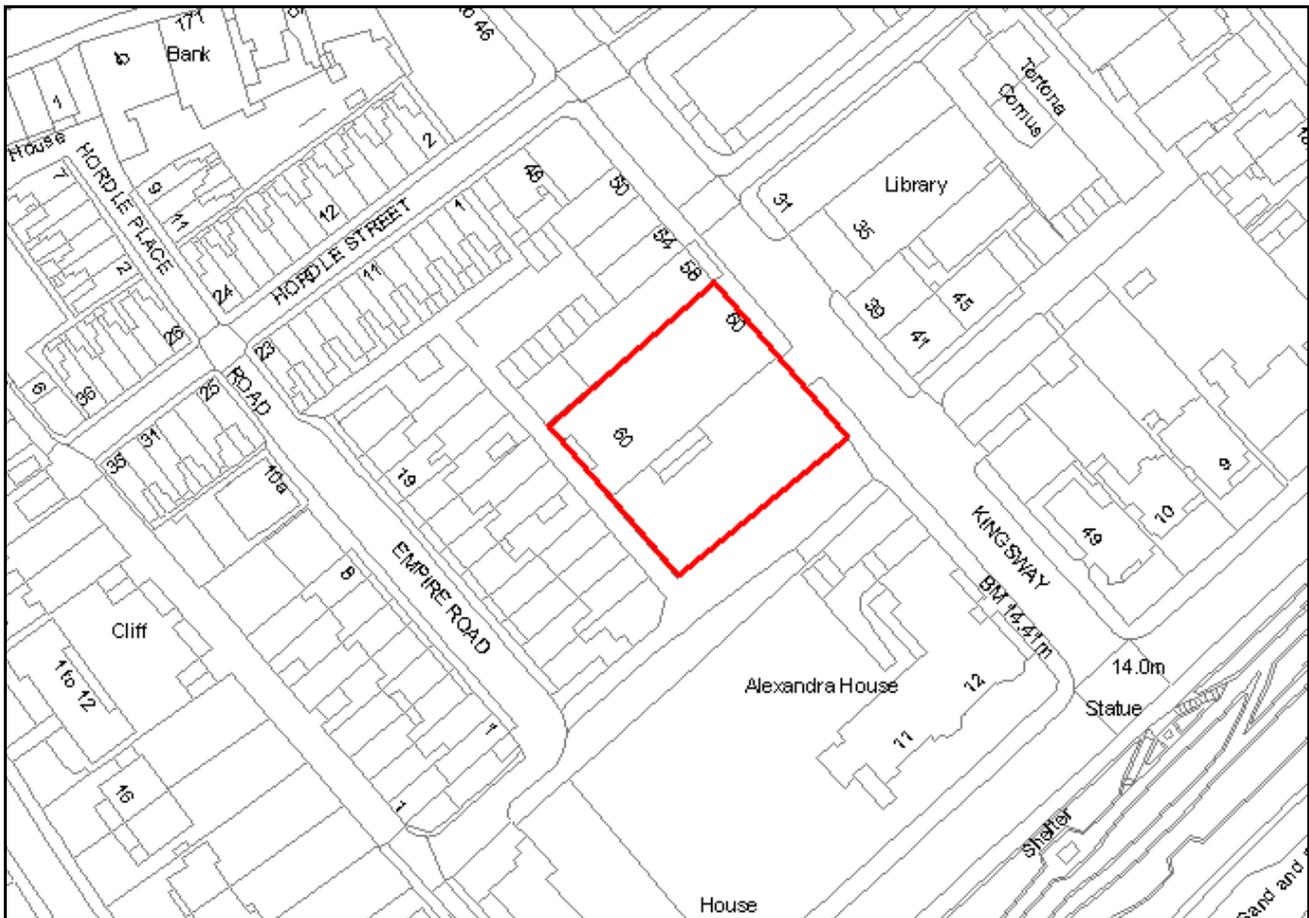
AVAILABILITY			
Ownership	Unknown – likely to be in private ownership as a single development site.		
Ransom Strips	No known issues.	Operational Requirements	No known issues.
Restrictive Covenants	No known issues.	Development Options	Unknown.
Comments	Site is available, subject to the granting of planning permission.		

ACHIEVABILITY			
Housing Market	Limited demand for new housing in Harwich – economic growth in the area is required.	Development Costs	Vacant buildings need to be demolished and site levelled/cleared.
Economic Viability	Unviable in currently depressed economic conditions – particularly as site requires demolition and clearing prior to development.	Delivery Factors	No issues.
Comments	Housing is unachievable in current economic climate.		

OVERCOMING CONSTRAINTS	
Comments	No issues over and above general economic considerations.

CONCLUSION			
Suitable?	Yes	Available?	Yes
Achievable?	Yes – medium term.	Phase?	LDF Phase 1: 2011-2016 – 0 units LDF Phase 2: 2016-2021 – 17 units LDF Phase 3: Post 2021 – 0 units
Comments	Delivery within the first 5 years of the LDF plan period is unlikely due to the development costs associated with the site and current poor economic climate.		

Site F202: Homemaker Store, 60 Kingsway, Dovercourt



Tendring District Council. Licence No: 100018684

SITE DETAILS			
Site Postcode	CO12 3JR	Site Area	0.14 ha
Grid Reference	625622 (E) 231504 (N)	Site Status	Site that had previously been granted planning permission for a development involving residential use that has since expired.
Site Description	Square in shape, half the site is vacant land, comprising rough grassland, whilst the other half is occupied by a vacant former retail store. Site fronts the busy Kingsway, a prominent route linking the town centre to the seafront.		
Capacity	17 dwellings (as part of a mixed-use development) based on the most recent planning permission.		
Comments	Key town centre site with potential for new retail units on the ground floor and residential flats on upper floors. Opportunity to create a new active frontage along Kingsway.		

SUITABILITY			
Policy Constraints	Site lies within the Dovercourt Town Centre boundary and so should be a mixed-use development comprising suitable town centre uses.	Ground Conditions	No known issues.
Flood Risk	No issues.	Contamination	No known issues.
Landscape Impact	No issues.	Ecological Impact	No issues.
Historic Environment	No issues.	Infrastructure Capacity	No irresolvable issues.
Accessibility	Very good – town centre location close to railway station and well used bus route.	Vehicular Access	Vehicular access could be easily achieved from Kingsway.
Residential Environment	No issues.	Other Issues	None.
Comments	The site offers a suitable location for development and would contribute towards the creation of sustainable, mixed communities. The site's suitability is established through the recent grant of planning permission for a mixed-use development including residential use. Ground floor should be used for town centre use.		

AVAILABILITY			
Ownership	Believed to be in private ownership (East of England Co-Operative).		
Ransom Strips	No known issues.	Operational Requirements	No known issues.
Restrictive Covenants	No known issues.	Development Options	Unknown.
Comments	Site is available, subject to the granting of planning permission.		

ACHIEVABILITY			
Housing Market	Limited demand for new housing in Harwich – economic growth in the area is required.	Development Costs	Vacant retail store needs to be demolished and site levelled/cleared.
Economic Viability	Unviable in currently depressed economic conditions – particularly as site requires demolition and clearing prior to development.	Delivery Factors	No issues.
Comments	Housing is unachievable in current economic climate.		

OVERCOMING CONSTRAINTS	
Comments	No issues over and above general economic considerations.

CONCLUSION			
Suitable?	Yes	Available?	Yes
Achievable?	Yes – medium term.	Phase?	LDF Phase 1: 2011-2016 – 0 units LDF Phase 2: 2016-2021 – 17 units LDF Phase 3: Post 2021 – 0 units
Comments	Delivery within the first 5 years of the LDF plan period is unlikely due to the development costs associated with the site and current poor economic climate.		