



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

NOVEMBER 2023

Contents

Executive Summary	3
1 Introduction	4
2 Background	5
3 The Methodology	7
4 Assessment Conclusions	14
5 Housing Trajectory	17
6 Five-Year Housing Supply Position	18
Appendix 1: Assessment of Large Site Commitments	19
Appendix 2: Assessment of Small Sites and Windfalls	35
Appendix 3: Assessment of Local Plan Housing Allocations	38
Appendix 4: Housing Trajectory Assumptions	42
Appendix 5: Assessment of Alternative and Discounted Sites	45
Appendix 6: Correspondence with Developers	63
Appendix 7: Site Location Plans	80

Executive Summary

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

The Tendring District Local Plan 2013-2033 and Beyond was adopted in two sections in January 2021 and January 2022. The process of reviewing and updating the Local Plan will commence in due course, and a Strategic Housing Land Availability Assessment (hereafter referred to as a 'SHLAA') is an essential part of the 'evidence base' that is needed to inform and underpin decisions on allocating sites for housing in Local Plans. The primary purpose of the SHLAA is to:

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

The assessment has been updated to a 1st April 2023 base date in order to reflect the very latest available information on housing developments in the district, including planning decisions and appeal decisions from the 2022/23 financial year.

This assessment identifies that through a combination of dwellings completed since 2013, large sites with planning permission for housing development, small sites and windfall sites and sites specifically allocated in the emerging Local Plan, the objectively assessed requirement to deliver 11,000 homes between 2013 and 2033 can still be met and comfortably exceeded, by around 1,700 homes. The assessment also identifies that the Council would be able to comfortably demonstrate a five-year supply of deliverable housing sites as required by the National Planning Policy Framework (NPPF), when measured against the Council's objectively-assessed housing requirement of 550 dwellings per annum – a figure that has already been examined and found to be sound by the Local Plan Inspector, and now adopted in the Local Plan.

The key conclusions from the SHLAA are summarised as follows:

- 1) Approximately 5,850 new homes have been created since 2013 (of which over 810 were built in the 2022/23 financial year).
- 2) To meet objectively assessed housing needs (OAN) up to 2033, another 5,129 homes are required.
- 3) Large development sites (10 or more homes) with planning permission are expected to deliver 4,373 of these homes, with the potential for this to be higher if sites come forward faster than currently anticipated.
- 4) Small development sites (9 or fewer homes) with planning permission, or expected to come forward as 'windfall sites' are expected to contribute a further 807 homes.
- 5) The housing and mixed-use development allocations in the Local Plan are expected to deliver around 1,700 homes which represents an over-allocation of over 1,600 homes and flexibility within the housing supply to ensure the requirements are met.
- 6) The above assumes that some sites allocated in the Local Plan might not deliver the number of homes originally anticipated.
- 7) The Council can demonstrate a five year supply of deliverable housing sites against its objectively assessed housing requirement with 6.44 years.

1 Introduction

- 1.1** The need to build new homes to meet the future needs of a growing population is one of the biggest planning issues facing most local planning authorities and Tendring is no exception. More than ever before, there is a pressure on local authorities not only to identify sites for housing development but also to ensure that those sites will realistically deliver the number of homes required within a set period to meet objectively assessed needs.
- 1.2** With the introduction of the National Planning Policy Framework (NPPF) in 2012, its 2018 update, 2019 and 2021 revisions and ongoing reforms to other elements of the national planning system, Tendring District Council has been engaged in the process of preparing a new Local Plan to guide future development in the district, including new housing. The Local Plan was fully adopted in January 2022.
- 1.3** A Strategic Housing Land Availability Assessment (hereafter referred to as a 'SHLAA') is an essential part of the 'evidence base' that is needed to inform and underpin decisions on allocating sites for housing in Local Plans. The primary purpose of the SHLAA is to:
- identify sites and broad locations with potential for housing development;
 - assess their housing potential; and
 - assess their suitability for development and the likelihood of development coming forward.
- 1.4** It is important to point out that the SHLAA is not a planning document in its own right and does not dictate which areas of land should be allocated for development, but it is one piece of evidence, amongst others, containing information that should be taken into account when preparing the Local Plan itself.
- 1.5** The assessment has been undertaken by officers of the Council, in consultation with the developers of many of the large development sites, and has a statistical base date of 1st April 2023.
- 1.6** The methodology used to undertake the assessment is compliant with the government's 'Planning Practice Guidance', which was originally published in 2014 and has since been updated to accompany the National Planning Policy Framework. Where there is a departure from the guidance the reasons for doing so are set out. In line with the practice guidance, the SHLAA is required, as a minimum, to include the following:
- a list of all sites or broad locations considered, cross-referenced to their locations on maps;
 - an assessment of each site or broad location, in terms of its suitability for development, availability and achievability including whether the site/broad location is viable) to determine whether a site is realistically expected to be developed and when;
 - contain more detail for those sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidenced and justified reasons;
 - the potential type and quantity of development that could be delivered on each site/broad location, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when; and
 - an indicative trajectory of anticipated development and consideration of associated risks.
- 1.7** The availability of land for housing can change very quickly for a variety of circumstances and so as part of the 'plan, monitor and manage' approach that is key to ensuring plans are flexible and responsive to change, it is the Council's intention, as resources allow, to produce an annual review of the assessment to ensure that the data is always as up-to-date as possible. Between 2016 and 2021, the housing supply position in Tendring changed rapidly with a substantial increase in sites gaining planning permission for housing, both from the Council and on appeal. It may therefore be necessary to review the assessment on a more frequent basis if the position continues to change quickly.

2 Background

National Planning Policy

- 2.1 In March 2012 the government published the National Planning Policy Framework (NPPF) aimed at making the planning system much more flexible and streamlined, helping to stimulate and promote economic growth and promoting local decision making and community involvement in the planning process. A new version of the NPPF was published in 2018 and was updated in 2019 and 2021. The National Planning Policy Framework requires all local planning authorities to prepare a 'Strategic Housing Land Availability Assessment' ('SHLAA') as a key component of the evidence required to underpin an area's future housing strategy. The primary purpose of the SHLAA is to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified requirement for housing over the plan period.

The Tendring District Local Plan – 2013-2033 and Beyond

- 2.2 On 9th October 2017, the Council submitted its new Local Plan to the Secretary of State to begin the process of examination. Examination hearings commenced in January 2018. The Local Plan has been prepared in partnership with Colchester Borough Council and Braintree District Council and is formed of two sections. Section 1 is common to all three authorities and sets out the overall joint strategy for growth over the three areas, including the housing and employment targets and the promotion of new 'garden communities' to the east and west of Colchester and to the west of Braintree. Section 1 of the Local Plan was adopted in January 2021, confirming that the Council's objectively assessed housing requirement of 550 dwellings per annum is based on sound evidence.
- 2.3 The examination of Section 2 of the Local Plan, which includes policies and proposals specific to Tendring, began at the start of 2021. A consultation on the Inspectors' Main Modifications required to make the plan sound took place over the summer of 2021, and the Plan was adopted in January 2022. Having considered a range of factors including assessments of housing need and employment potential, the Council determined that the requirement for housing would be a minimum dwelling stock increase of 550 dwellings per annum over the 20 year period 2013-2033 (the plan period) – a total of 11,000 homes. The Local Plan however makes provision for just over 12,000 homes thus incorporating a degree of flexibility. The evidence contained within this assessment demonstrates that the figure is actually closer to 12,700 and therefore the Council can comfortably meet the objectively assessed requirements through the Local Plan with considerable headroom to spare.

Objectively Assessed Housing Needs Study (November 2016)

- 2.4 The National Planning Policy Framework makes it clear that local planning authorities are expected to have a clear understanding of the housing requirements in their area before formulating their future housing strategy and are therefore required to prepare a 'Strategic Housing Market Assessment' ('SHMA'). Tendring District Council worked jointly with Chelmsford City Council, Colchester Borough Council and Braintree District Council to commission Peter Brett Associates (PBA) to assess the housing needs across this 'housing market area' and for each of the authorities involved. The Objectively Assessed Housing Needs Study (the OAHN study) has recommended that the 'objectively assessed need' for housing in the Tendring District would be between 500 and 600 dwellings per annum across a range of dwelling size, tenure and type. Applying the mid-point of 550 dpa for the period 2013 to 2033, this equates to 11,000 homes – which is the requirement set out in the emerging Local Plan. Much of the demand and need for housing in the district is driven by inward migration – particularly in the coastal towns which are popular for retirement and provide cheaper accommodation for people looking to move out of more urbanised areas such as East London, South Essex and Colchester. The figures for Tendring were adjusted to take into account an unusual level of 'unattributable population change' (UPC) arising from errors in either the Census data or the official mid-year population estimates which, in turn, have transferred to the government's official household projections. The Council's housing requirement of 550 dwellings per annum is therefore lower than the government's official household projections, but for good reasons as demonstrated in the OAHN Study. The Council is aware of the government's standard methodology for calculating housing needs which generates a significantly higher number for Tendring, but this does not properly reflect UPC and the Local Plan Inspector agreed that this was the case. The housing need of 550 dwellings per annum has now been confirmed by the adoption of Section 1 of the Local Plan in January 2021.

Economic Development Strategy, Employment Land Review and Retail Study

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

Infrastructure Delivery Plan

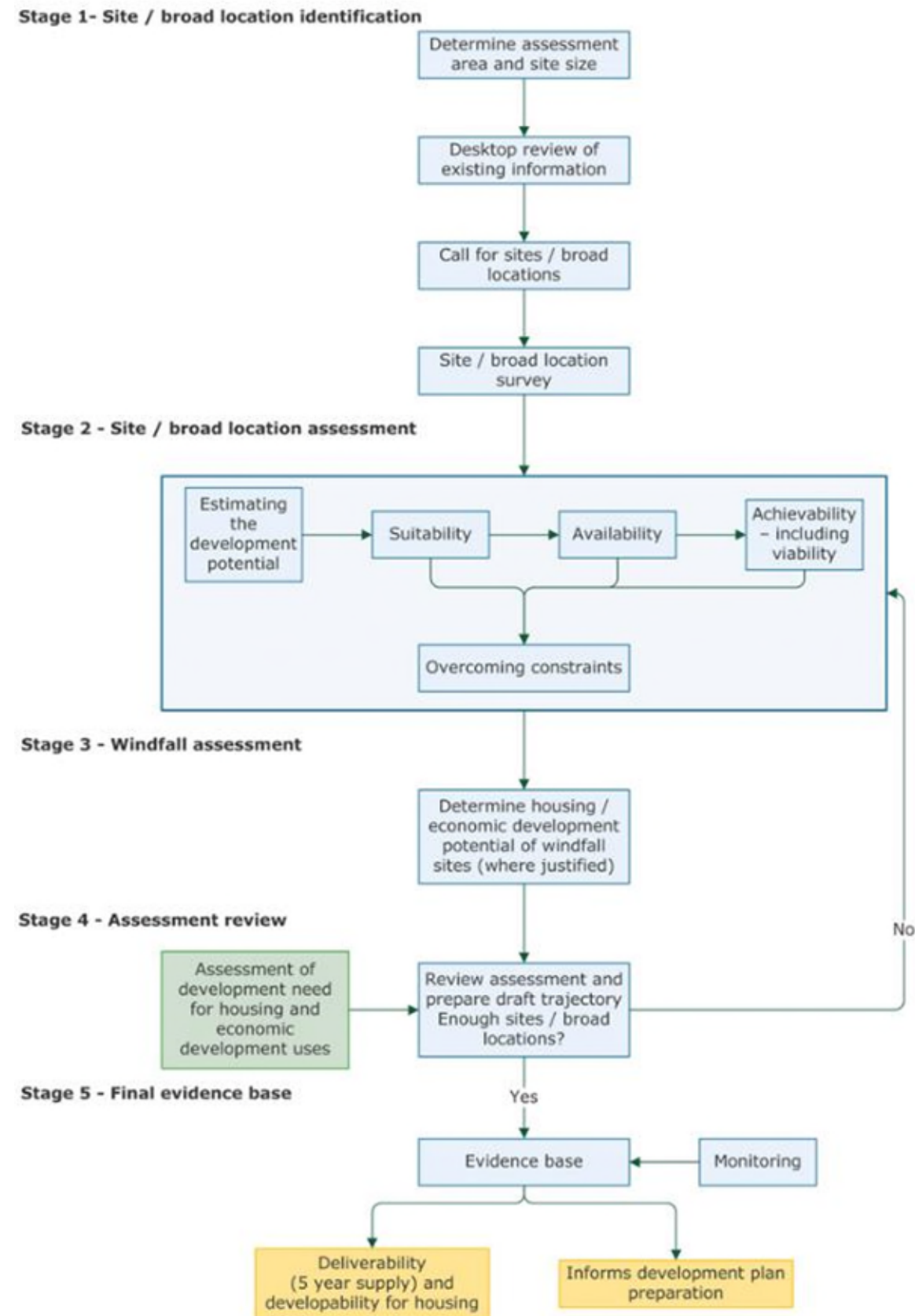
- 2.6** In 2018, the Council commissioned consultants Troy Planning + Design and Navigus Planning to update its 2017 Infrastructure Delivery Plan (IDP) which was prepared to ascertain the infrastructure impacts of the proposed levels of growth in the new Local Plan, identify the level of investment needed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

Housing Viability Study

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

3 The Methodology

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



Stage 1: Site / Broad Location Identification

Determining assessment area and site size

Geographic coverage

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

Minimum site size

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

Determining where to search for sites / broad locations

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

Determining which sources of sites to include

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

SOURCE 1: House completions since 1st April 2013: i.e. the base data of the OAHN study. Just over 5,000 homes have been created in Tendring in the last nine years and these can be deducted from the 11,000 homes required up to 2033.

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

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

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

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

Desktop review of existing information

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

Call for sites / broad locations

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

Site / broad location survey

The Survey Team

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

Recording Site Characteristics

- 3.9** All the sites identified in the desktop review were visited to ascertain the characteristics of the site and check the potential constraints that were identified in the desktop review (as well as identifying any further constraints that might not have been identified at the desktop review stage). For each site, the following information was recorded:
- site size, boundaries and location;
 - current land use(s) and character;
 - surrounding land use(s) and character;
 - physical constraints (e.g. access, contamination, steep slopes, potential for flooding, natural features of significance, location of infrastructure / utilities);
 - potential environmental constraints;
 - where relevant, development progress (e.g. ground works completed, number of homes started, number of homes completed); and
 - initial assessment of whether the site is suitable for housing or housing as part of a mixed-use development.

Recording the site information

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

Stage 2: Site / Broad Location Assessment

Estimating the housing potential of each site

- 3.11** Housing potential is a significant factor that not only determines how much land will be required to deliver overall district housing requirements but, at a site specific level, it can heavily influence economic viability and the likelihood of a site being deliverable. Consequently, quantifying the supply involved the generation of indicative capacities for each of the identified sites and broad locations. The potential capacity of sites was estimated using a combination of the following methods:
- existing intelligence (i.e. planning permissions, undetermined applications, appeal proposals or estimates provided by third parties as part of their 'call for sites' proposal);
 - density multipliers (i.e. where a gross density is used that is based on the size and location of the site); and
 - design-based approach (i.e. exploring possible designs and layouts taking into account unique site characteristics and physical constraints to determine the resulting density of the site).
- 3.12** This assessment includes a number of sites being promoted for development by 'third parties' (i.e. landowners, developers or agents). Some promoters, in their submissions, have provided their own estimates of the capacity of their sites but it is clear that different promoters have used different approaches to calculate their estimates. Some have applied a broad density across the whole site area (with many relying on the now abolished national minimum density to calculate site capacity) whilst others have used more sophisticated methods. In calculating the housing potential of the sites promoted by third parties, the site capacities suggested by the site promoters were taken into consideration but in many cases the final figure included in this assessment may differ from that originally promoted.
- 3.13** The Practice Guidance advises that the process of calculating site capacities should be guided by local policy on housing densities. Therefore, in accordance with the policies in the 2012 Draft Local Plan, indicative densities have been influenced by a number of factors, including the site's accessibility to local services, housing and private amenity space standards, the required mix of housing, the character of development in the immediate area, and on-site infrastructure requirements that will need to be incorporated into the layout of the development (including green infrastructure, highways and any community facilities). The general approach for sites within existing urban areas has been to apply a density multiplier of 30 dwellings per hectare. Because one of the Council's top priorities is to deliver a lower density of development that provides spacious, more aspirational, properties with larger gardens and wider streets, the general approach to calculating potential density on a large, typical greenfield site is to apply a density multiplier of 25 dwellings per hectare to 90% of the developable site area (to allow for the provision of open spaces and other infrastructure) around the district's larger urban settlements (Clacton, Colchester Fringe, Harwich and Frinton/Walton) and a density multiplier of 20 dwellings per hectare around the smaller urban areas of Manningtree, Lawford and Mistley, Brightlingsea and the villages. The majority of sites included in this assessment have however already obtained planning permission for a set number of dwellings.

Assessing when and whether sites are likely to be developed

- 3.14** One of the main outputs of this assessment is to provide a judgement on the 'deliverability' and 'developability' of the sites being assessed over the plan period. The NPPF says that for a site to be 'deliverable', it should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. The NPPF, in its glossary, explains that sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). It also says that where a site has outline planning permission for major development, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.
- 3.15** For a site to be considered 'developable', the NPPF says sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.
- 3.16** In order to determine whether a particular site is deliverable, developable or not currently developable, the assessment looks at:
- a) suitability;
 - b) availability; and
 - c) achievability.

a) Suitability

- 3.17** A site is deemed suitable if it offers a suitable location for development and would contribute towards the creation of sustainable, mixed communities, either now or in the future. The suitability of a site was assessed by considering whether there were any policy restrictions (looking at both the Council's 2007 adopted Local Plan and the 2017 publication version and national planning policy), physical problems or limitations, potential impacts

and environmental conditions. Sites allocated for housing or a mix of uses that includes housing in the existing adopted Local Plan (or the emerging Draft Local Plan) or with planning permission for housing have generally been considered suitable for housing unless circumstances have changed that might suggest housing is no longer suitable. In this assessment, the following factors were considered for each site:

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

b) Availability

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

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

c) Achievability

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

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

d) Overcoming Constraints

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

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

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

- 2023-2028 – the ‘five-year’ period (1-5) in which Councils are required to identify specific deliverable sites to meet objectively assessed requirements plus an appropriate buffer;
- 2028-2033 – years 6-10 of the Local Plan period – for which Councils are required to identify specific housing sites or broad areas.

Stage 3: Windfall Assessment

Determining the housing potential of windfall (where justified)

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

Stage 4: Assessment Review

Presenting the findings of the assessment

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

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

3.24 In concluding whether a site is ‘suitable’ and ‘available’ and ‘achievable’, a ✓ indicates ‘yes’, a ? indicates some uncertainty and a X indicates ‘no’. The results of these assessments are included in Appendices 1 to 5 to this report. For each site with planning permission or subject of a Local Plan allocation, there is then a ‘trajectory’ indicating the estimated number of dwellings that could realistically be built in each financial year between 2022/23 and 2032/33. This follows the format below.

Site Ref	Site name	Total capacity	Trajectory										Next plan	Notes	
			YR1 2023/ 24	YR2 2024/ 25	YR3 2025/ 26	YR4 2026/ 27	YR5 2027/ 28	YR6 2028/ 29	YR7 2029/ 30	YR8 2030/ 31	YR9 2031/ 32	YR10 2032 -33			
MANNINGTREE/LAWFORD/MISTLEY															
Site 1	Summarised version of the full address.	10	2	2	2	2	2								Delivery in years 1-5
Site 2	Summarised version of the full address.	20				RM	DC/C	4	4	4	4	4			Delivery in years 6-10
Site 3	Summarised version of the full address.	30											30		Delivery in year 10
Site 4	Summarised version of the full address.	40											30	10	Delivery in year 10
Site 5	Summarised version of the full address	50												50	Delivery likely to be longer term or not at all.

3.25 Homes estimated to be delivered between 2022/23 and 2026/27 are shown in green as there is strong evidence to suggest development will take place in the short term. Amber indicates homes expected in years 6 onwards. The pre-development stages involved in the planning process are also indicated for many sites with the following key.

LPA Local Plan adoption

RM Reserved matters approval

C Commencement of development

OUT Outline consent

HCC High Court challenge

DPD Development Plan Document

FUL Full consent

DC Discharge of conditions

Stage 5: Final Evidence Base

3.26 The findings of this assessment will help to inform future reviews of the Local Plan, which will contain specific housing allocations to deliver the amount of new housing required over a the remainder of the plan-period to meet the objectively assessed housing need for the district. It is important an annual update is carried out to ensure the Council continuously has a 5-year housing supply, in accordance with the National Planning Policy Framework, and to have enough land identified in the event of an undersupply. In accordance with the practice guidance, this Assessment will be reviewed and updated on an annual basis in order to monitor the District's housing supply and the delivery and effectiveness of the new Local Plan. This will include a judgement as to whether sites will come forward as anticipated and whether further sites need to be sought or original assumptions made about sites as part of this assessment, need to be revisited, in the event of an undersupply.

4 Assessment Conclusions

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

Source of housing supply	2013-2023 (10 years)	Years 1-5 2023-2028 (5 years)	Years 6-10 2028-2033 (5 years)	TOTAL	Notes
Objectively Assessed Need					
Housing requirement	5,871 (actual)	2,888	2,241	11,000	550 homes a year is the OAN for Tendring calculated within the 2016 OAN Study and confirmed by the Local Plan Inspector as being soundly based. The Council's adopted Local Plan reflects this requirement by planning for a minimum 11,000 homes over the 20-year period 2013-2033. The requirement within years 1-5 (the five-year supply) is greater than years 6-10 because it includes provision for a 5% buffer.
SOURCE 1: Completions Since 2013					
Supply of homes	5,871	-	-	5,871	House completions since April 2013 have already delivered around 5,900 homes and have therefore reduced the residual housing requirement for the period up to 2033 to around 5,100. To meet its objectively assessed housing needs over the plan period to 2033 and therefore meet the requirements of the NPPF, the Council must identify sufficient land, through the Local Plan, to deliver this residual requirement.
Residual requirement	-	2,888	2,241	5,129	
SOURCE 2: Large Sites with planning permission					
Supply of homes	-	3,216	1,157	4,373	Deliverable large sites with planning permission for housing and mixed-use development are expected to contribute 4,373 homes, thus addressing more than 85% of the residual housing requirement up to 2033. The majority of this development is expected in years 1-5. Large site with planning permissions will also deliver a fair number of homes in years 6-10 as some of the larger sites continue to deliver in their later phases.
Residual requirement	-	328 (surplus)	1,084	756	
SOURCE 3: Small sites and windfalls					
Supply of homes	-	501	306	807	Small sites and other windfall sites are expected to contribute around 800 homes in the period to 2033 thus eliminating the residual housing requirement for the plan period. The supply of small sites and windfall sites is expected to dry out over the plan period, so their contribution is higher in years 1-5 than in years 6-10.
Residual requirement	-	829 (surplus)	778	51 (surplus)	
SOURCE 4: Housing allocations in the emerging Local Plan					
Supply of homes	-	325	1,303	1,628	Based on the up to date assessment contained in this document, the sites specifically identified in the adopted Local Plan for housing or mixed-use development are expected to contribute just under 1,600 homes in the period to 2033 thus addressing the requirement over the plan period with over 1,600 homes to spare.
Total Surplus/Deficit	-	1,154 (surplus)	525 (surplus)	1,679 (surplus)	

4.2 The results of the SHLAA assessment show that it is realistic to comfortably address the full objectively assessed need for housing through the deliverable supply of sites, including an allowance for small sites and windfalls. Sufficient land can be identified to address the five-year requirement, including a 5% buffer. Over the full plan period, there is a potential surplus of land and the Local Plan identifies sufficient land to deliver an oversupply of over 1,600 homes. This is a level of flexibility of 14.5% over the full 2013-2033 requirement of 11,000 homes, and 31.2% over the residual 2023-2033 requirement of 5,129.

4.3 The SHLAA demonstrates that over 5,800 of the 11,000 homes needed up to 2033 have already been built. Large sites with planning permission and small sites (mostly benefitting from planning permission) can together deliver 5,180 homes. The emerging Local Plan identifies sufficient additional deliverable land to comfortably exceed the housing requirement for the plan period.

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

Source of supply:	Supply from large site planning permissions and small site/windfalls				Supply from Local Plan allocations				Grand Total	% of total dwellings planned for 2023-2033	Average rate of housing completions 2023-2033 per annum
	Years 1-5	Years 6-10		Total	Years 1-5	Years 6-10		Total			
Settlement/location											
Clacton	749	380		1129	0	590		590	1719	25.2%	172
Harwich	481	237		718	0	24		24	742	10.9%	74
Frinton and Walton	440	30		470	0	40		40	510	7.5%	51
Manningtree, Lawford and Mistley	503	215		718	0	0		0	718	10.5%	72
Brightlingsea	41	0		41	0	0		0	41	0.6%	4
Colchester Fringe (and Garden Community)	85	0		85	325	625		950	1035	15.2%	104
Alresford	0	0		0	0	0		0	0	0%	0
Elmstead Market	153	0		153	0	0		0	153	2.2%	15
Great Bentley	287	0		287	0	0		0	287	4.2%	29
Little Clacton	120	18		138	0	0		0	138	2.0%	14
St. Osyth	116	100		216	0	0		0	216	3.2%	22
Thorpe le Soken	59	0		59	0	0		0	59	0.9%	6
Weeley	140	140		280	0	24		0	304	4.5%	30
Smaller Rural Settlements	12	67		79	0	0		0	79	1.2%	8
Small Sites/Windfall	501	306		807	-	-		-	807	11.9%	81
TOTALS	3687	1493		5180	325	1303		1604	6808	100.0%	681

4.5 Through a combination of large sites with planning permission, small sites/windfalls and allocations in the emerging Local Plan, the residual requirement of 5,129 dwellings can be comfortably met. In line with the settlement hierarchy in the Local Plan, the strategic urban settlements of Clacton and Harwich, the Colchester Fringe/Tendring Colchester Borders Garden Community and the smaller urban settlements of Frinton/Walton, Manningtree/Lawford/Mistley and Brightlingsea are expected to accommodate the majority of new development.

Clacton

4.6 Clacton, being the district's largest settlement, would deliver just over 1,700 homes, some 25% of the district requirement. Allocations in the Local Plan include new primary schools at the Rouses Farm, Hartley Gardens and Oakwood Park developments to meet the increasing needs. Secondary school provision can be addressed through expansion at existing campuses. The large scale allocations also propose medical centres which would be subject to NHS approval in line with its emerging strategy for primary healthcare provision. Growth in Clacton is expected to take place at a fairly steady rate throughout the plan period averaging around 170 dwellings per annum. Since 2001, the average rate of house completions in the Clacton area has fluctuated between 100 and 300, so the anticipated rate of growth of 170 a year is reasonably achievable in the plan period to 2033. The emphasis on economic growth in the Clacton area is supporting existing businesses to expand, improving the retail and leisure offer through developments in the town centre and Brook Park West. Investing in tourism, regenerating Jaywick Sands and supporting innovation in the care and assisted living sectors are also key elements of the economic strategy.

Harwich

4.7 Harwich and Dovercourt, with a weaker housing market and more physical and environmental constraints is expected to deliver around 740 homes up to 2033 which is around 11% of the district requirement. This level of development can be accommodated without the need for any new schools or surgeries or any significant highways infrastructure. The growth is expected to take place mainly in the next five years but the average rate over the next 10 years would be around 75 homes a year. The average since 2001 has been around 60 a year fluctuating significantly between 30 and 200. There is a strong emphasis on delivering new inward investment and employment opportunities in the Harwich area to drive economic growth including those linked to the renewable energy sector.

Colchester Fringe/Garden Community

- 4.8** The Bromley Road development (by Bellway Homes) is expected to deliver a further 85 homes within the next five years whereas the development at the Tendring Colchester Borders Garden Community is anticipated to deliver homes in year 3 onwards, to the end of the plan period and beyond. The 950 included in the SHLAA would represent a 50:50 share of the total 1,900 anticipated for the Garden Community up to 2033 being allocated to Tendring's requirement. With the Local Plan over-allocating by some 1,600 homes, there is significant flexibility incorporated into the plan to guard against any delays or under-supply in the Garden Communities project. Close links to the growth at the University of Essex and promoting technological innovation are key strands of the Council's economic strategy to deliver jobs alongside housing in this location. This location is expected to deliver 15% of the district's total planned growth but with significant longer-term potential beyond 2033.

Smaller Urban Settlements

- 4.9** Frinton and Walton, including Kirby Cross, are expected to deliver around 500 homes of which the vast majority have already obtained planning permission or are well under construction. Development in Walton on the Naze has been accompanied by new investment in retail and tourism. An average rate of development around 50 homes a year over the plan period is broadly in line with the rates of 30 to 90 completions a year achieved since 2001. The Manningtree, Lawford and Mistley area is expected to accommodate just over 700 homes which represents a considerable increase in the settlement's housing stock and reflects the area's popularity, its attractive environment and its good mainline rail links. Many of the developments have already obtained planning permission or are under construction. The average rate of development over the remainder of the plan period would be around 70 completions a year and historic rates of development would suggest this is achievable. The level of development proposed for Brightlingsea is significantly lower at just 41 homes, but this reflects the town's environmental sensitivities and its limited transport infrastructure with no rail services and only one road in and out.

Rural Service Centres

- 4.10** The rural service settlements including Elmstead Market, Great Bentley, Little Clacton, St. Osyth, and Weeley would each accommodate something in the region of 100 to 300 dwellings, with Alresford and Thorpe-le-Soken now expected to deliver fewer than 100 following the completion of large developments in these settlements. However, it should be noted that the percentage increases in dwelling stock for these locations are considerably higher than in the urban settlements. Many of the developments were allowed on appeal at a time when the Council was unable to demonstrate a five-year supply of deliverable housing sites and the government's presumption in favour of sustainable development had to apply. The higher levels of development proposed in Great Bentley and Weeley reflect their locations on the transport network, particularly with branch line rail services. The majority of development in St. Osyth is associated with St. Osyth Priory and is enabling development to fund its restoration. With higher property values in these villages, the majority of the development is anticipated in years 1-5. There is a concern about too much development being accommodated by these settlements and resulting in an overly disproportionate level of growth taking place, but as the most sustainable rural locations for development, a modest proportion of total housing (around 1,150 homes and 17% of the district's planned growth) is proposed for villages in this tier of the settlement hierarchy.

Smaller Rural Settlements

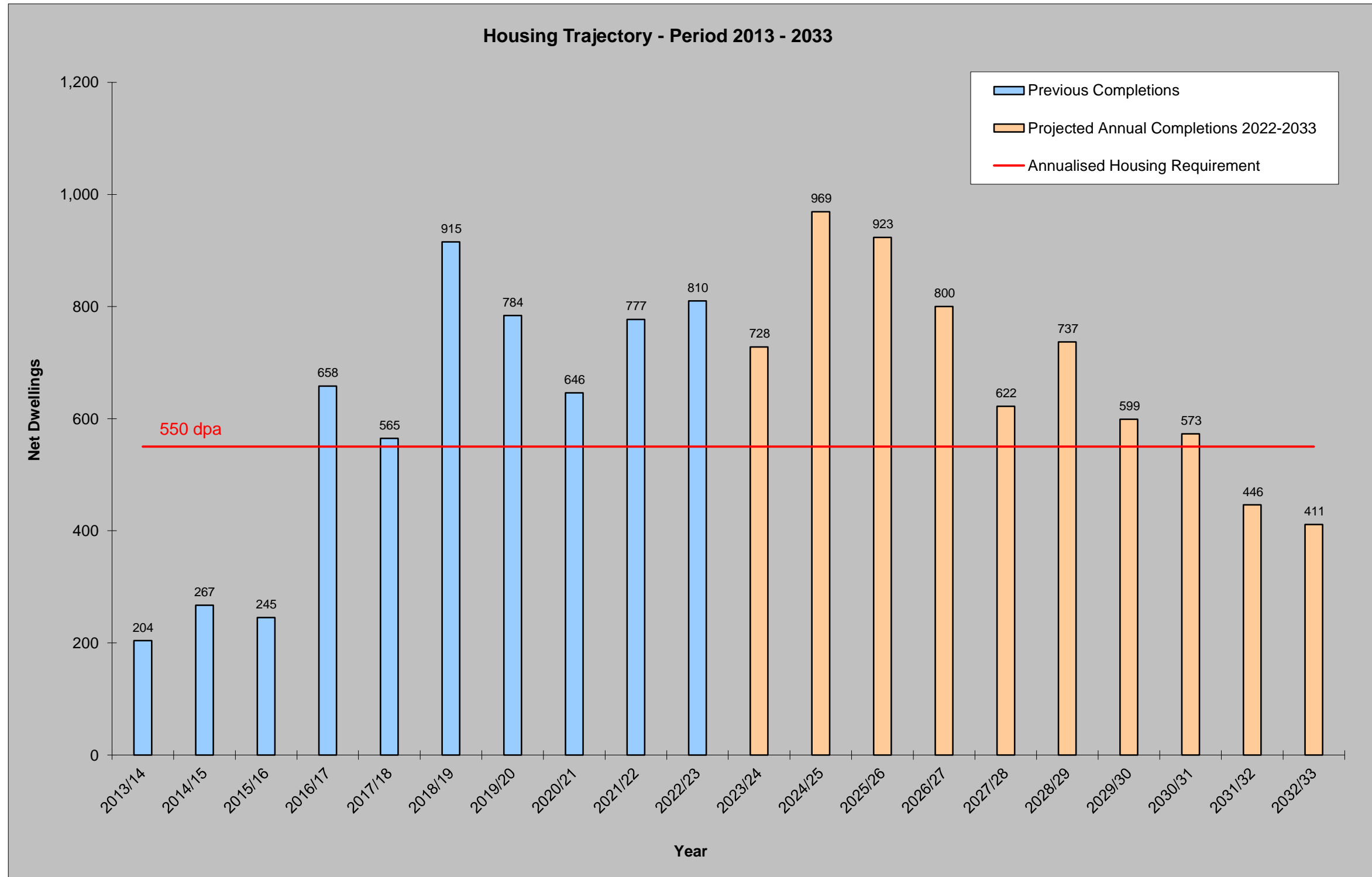
- 4.11** Smaller rural settlements are expected to accommodate a relatively small proportion of the district's overall growth which reflects their limited access to jobs, shops, services and facilities at just under 100 dwellings.

Summary of conclusions

- 4.12** This assessment confirms that the policies and proposals in the adopted Local Plan when combined with site with planning permission on large and small sites, and windfall sites, can reasonably ensure than 11,000 homes are delivered in Tendring in the period 2013-2033 in line with the recommendations in the OAN Study, as endorsed as sound by the Local Plan Inspector. The Local Plan over-allocates by around 1,600 homes which helps to guard against any under-delivery on certain sites or potential delay on larger strategic schemes including the Tendring Colchester Borders Garden Community or Hartley Gardens. The Council is also able to demonstrate a five year supply of deliverable housing sites against its adopted Local Plan housing requirements.

5 Housing Trajectory

5.1 The chart below is a trajectory showing both past rates of housing completions since 2013 and future projections based on the assessments of individual sites and realistic estimates of windfall potential for the years 2023 to 2033.



6 Five-Year Housing Supply Position

6.1 The following table sets out the Council's five-year housing supply position at 1st April 2023 and is based on the evidence and information contained within this assessment. Since adopting Section 1 of the Local Plan in January 2021, it is no longer necessary for the Council to use the standard methodology for the purposes of decision making. The five year housing supply position is therefore calculated using the Objectively Assessed Need (OAN) housing requirement of 550 dwellings per annum and a 5% buffer.

Five Year Requirement and Supply	Local Plan OAN of 550 homes a year	Notes
Requirement 2023/24 – 2027/28	2,750 (550 x 5)	OAN for Tendring has been examined by the Local Plan Inspector and has confirmed as being soundly based. Section 1 of the Local Plan was adopted in January 2021.
Shortfall 2013/14 – 2022/23	0	This is based on the actual net dwelling stock increase of 5,871 achieved in the period 2013-2023 against the total requirement of 5,500 (550dpa over 10 years since 2013). Strong delivery in the year 2021/22 eliminated the shortfall from the early part of the plan period.
Sub-Total	2,750	Requirement + Shortfall.
5% buffer	138	All authorities must apply a minimum 5% buffer to ensure choice and competition in the market for housing (as opposed to a 20% buffer where there has been persistent under-delivery).
Total Requirement	2,888	Sub-Total +5% buffer.
Supply from large site commitments	3,216	Taken from the trajectory data in Appendix 4.
Supply from Local Plan allocations	0	Taken from the trajectory data in Appendix 4.
Supply from small windfall sites	501	Taken from the projected small site completions over years 2023/24 to 2027/28 in Appendix 2 Assessment of Small Sites and Windfalls.
Total supply of Homes – Units	3,717	Supply from large site commitments = supply from emerging allocations + supply from small windfall sites.
Total five- year supply of Homes	128.7%	$\frac{\text{Total supply of Homes}}{\text{Total Requirement}} \times 100$
Total supply of Homes – Years	6.44	Total five-year supply of Homes % x 5 (years)

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

6.3 For plan-making purposes, utilising the objectively assessed housing requirement of 550 dwellings per annum, the Council can demonstrate a comfortable **6.44 years supply of deliverable housing sites**. The Council can demonstrate a surplus of just over 800 dwellings.

Appendix 1: Assessment of Large Site Commitments

Assessment of Clacton sites with planning permission (or a Committee resolution to grant permission)

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
17/0122 9/OUT	'Rouses Farm' Land adjacent and to The rear of 755 and 757 St Johns Road Clacton On Sea Essex CO16 8BJ	614803 (E) 215534 (N)	42.19ha	950 as per the outline planning application.	RESOLUTION TO APPROVE Committee resolution (1 st Aug 2023) to grant outline planning permission, subject to the completion of a s106 legal agreement. S106 negotiations have concluded and decision expected to be issued in the summer of 2023. Site is currently allocated for development in the emerging Local Plan (Policy SAMU4) but is now considered to be a 'commitment' following resolution to grant planning permission. Developer has undertaken pre-application consultation on a reserved matters proposal.	No irresolvable issues.	No irresolvable issues.	No irresolvable issues. The site includes provision for a new primary school.	Controlled by Persimmon Homes.	Viability being independently tested as part of the planning application and adjustments to the s106 planning obligations are being made to address any viability issues.	✓	✓	2026 onwards Assumptions: Outline consent granted 2023. Reserved matters approval (in phases) from 2024/25. Discharge of conditions and commencement on site 2025/26. First completions from 2026/27.	The trajectory assumes 30 completions per annum in the period 2026 to 2028 as the first phase of development takes place at the northern end of the site. Completions are expected to increase to 60 per annum from 2030 as a second outlet at the southern end of the site from Jaywick Lane is opened. For the plan period to 2033, the trajectory assumes 300 of the 950 dwellings will be completed. This is considered to be conservative estimate and the developers have suggested that a higher rate of completion might be achievable – albeit with an earlier start date.
18/0180 0/DETAIL 20/0017 9/FUL	'Oakwood Park' (Phase 1) / Flint Grange Land East of Thorpe Road Clacton On Sea Essex CO15 4TL	618291 (E) 218185 (N)	13.34ha	300 dwellings as per the detailed consent as part of a mixed-use development including business units, including an additional 50 dwellings within the same site area which has been approved.	UNDER CONSTRUCTION Outline planning permission for 250 granted in November 2015. Reserved matters application 18/01800/DETAIL approved July 2019. Application for additional 50 units approved Jan 2022. Scheme now under construction	Access to site secured through the construction of a roundabout on Thorpe Road, in line with a separate consent. No other overriding physical constraints.	Land not affected by any designations. Ecological mitigation, landscaping and SuDS secured through planning conditions.	S106 agreement to deliver £350k for primary school places. Access roundabout has already been constructed. No other infrastructure issues.	Controlled by Persimmon Homes.	Viability independently tested at planning application stage and s106 contributions were adjusted accordingly, with a clause that allows for viability to be reviewed in the future. S106 agreement currently provides for 16 affordable homes to be transferred into the Council's housing stock.	✓	✓	2022-2027 Scheme under construction, expect all remaining units to be delivered within years 1-2.	This site adjoins a wider area of land allocated in the emerging Local Plan (Oakwood Park, Policy SAMU3). Developers are understood to be working together to ensure the overall development can be achieved in a complementary and comprehensive manner. Developer advises a more optimistic build-out rate, completing within two years – but the trajectory takes a slightly more cautious approach.
16/0125 0/OUT	'Brook Park West' Land West of A133 Roundabout Clacton On Sea Essex	616639 (E) 217076 (N)	15.89ha	200 dwellings as per the detailed consent as part of a mixed-use development including retail, hotel, pub, restaurants, business uses and an extension to the Pickers Ditch walkway.	UNDER CONSTRUCTION Outline planning permission granted in June 2017. Retail and leisure phase has full consent and development has commenced with the completion of a Lidl food store, a McDonalds drive-thru and a Marstons pub/restaurant and hotel. Reserved matters for residential phase (19/01945/DETAIL) application approved June 2020. Variation of condition application approved May 2022. First dwellings now under construction.	Fourth arm onto existing roundabout needed to secure access, this has now been constructed. No other overriding physical constraints.	Land not affected by any designations. Ecological mitigation, landscaping and SuDS secured through planning conditions.	S106 agreement to deliver £250k for early years and childcare provision, £730k for primary school places and £69k for health provision. Access to the new homes would be via the spine road to be built as part of the commercial development.	Land controlled by development company with deals in place for the retail, pub and restaurant units. They are working with a housebuilder to bring the residential scheme forward.	Viability independently tested at planning application stage. No viability issues indicated. S106 agreement currently provides for 18 affordable homes to be transferred into the Council's housing stock.	✓	✓	2023-2029 Site under construction, expect first completions this year.	Variation of condition application approved May 2022.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
21/0100 0/FUL	St Johns Plant Centre Earls Hall Drive Clacton On Sea Essex CO16 8BP	614377 (E) 216021 (N)	7.49ha	180 dwellings following demolition of nursery buildings and existing dwelling.	DETAILED CONSENT Full planning permission granted at appeal.	Demolition of existing bungalow required to achieve suitable access.	No irresolvable issues.	S106 agreement to deliver 18 affordable houses, education contribution, Open Space, healthcare contribution, RAMS contribution, live-work units, and highways and transportation contribution.	The land is in single ownership.	Viability independently tested at application stage to determine appropriate amount of affordable housing. Allowed appeal secures 18 affordable houses.	✓	✓	2025-31 Assumes 30 dwellings per annum following discharge of conditions.	Allowed at appeal.
15/0135 1/OUT	Land Northwest of Sladburys Lane Clacton On Sea Essex CO15 6NU	618940 (E) 216638 (N)	8.56ha	132 dwellings as per the outline consent.	UNDER CONSTRUCTION Outline planning permission granted, on appeal, in October 2017. Reserved matters application (20/01416/DETAIL) approved October 2021. Construction now started on site.	Access required via new roundabout onto Sladbury's Lane. Overhead power lines to be grounded.	Southern part of site within fluvial flood zone and must be retained as open space with SuDS features.	S106 agreement to deliver £483k for primary school places and £32k for health provision. Access to the new homes would be via a new roundabout to be built on Sladbury's Lane.	Land controlled by housebuilder.	No viability issues raised during application or appeal process. It is however understood that a housebuilder pulled out of purchasing the site owing to uncertainties over viability and Brexit. Site to go back onto the market. Might be a need to re-visit the s106 obligations if sale does not progress.	✓	✓	2023-2027 Assumption: First completions 2023/24 at a rate of 30 dwellings per annum.	Developer has advised a two year build-out period, although a more conservative estimate of four years is included within the trajectory.
16/0042 1/FUL	Chicken Farm Thorpe Road Little Clacton Clacton On Sea Essex CO16 9RZ	618037 (E) 218873 (N)	4.01ha	81 dwellings as per the full consent. Development involves the demolition of an existing property so the net increase would be 80 dwellings – predominantly bungalows aimed at older and retired people.	GROUNDWORKS COMMENCED Full permission granted in June 2017. Pre-commencement conditions discharged. Site cleared, and groundworks commenced.	Existing bungalow to be demolished and access to be widened and formalised.	Potential bats on site that will require Natural England license for removal.	No overriding or irresolvable issues.	Land controlled by development company although it is expected to be sold on to a house builder.	Viability independently tested at planning application stage and s106 contributions were adjusted accordingly.	✓	✓	2024-2027 Assumptions: Commencement in 2023/24 with first completions in 2024/25.	This site adjoins a wider area of land allocated in the emerging Local Plan (Oakwood Park, Policy SAMU3). Site is currently in an isolated location away from the existing established built up area, but will eventually be connected through the adjoining development. Rate of 25-30 dwelling completions per annum advised by development company.
16/0191 6/FUL	Coppins Court Coppins Road Clacton On Sea Essex	617061 (E) 215686 (N)	0.87ha	60 independent living units as per the full consent.	DETAILED CONSENT Full permission granted in February 2017. Pre-commencement conditions discharged 2019. Site being prepared for development.	Existing building to be demolished to make way for development. Site clearance has begun.	Site surrounded by protected trees which will be retained within the scheme.	No overriding or irresolvable issues.	Site transferred from NHS to Essex Housing (part of Essex County Council) which specialise in independent living accommodation in Essex.	No viability issues raised during application process.	✓	✓	2023-2025. Assumptions: Commencement in 2024/25. Completion of whole complex by end of 2026/27.	High demand for independent living accommodation in the Clacton area and Essex Housing have confirmed that the scheme is progressing through internal procurement processes. Expect delivery from year 3.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
16/0152 0/FUL 17/0214 8/FUL 20/0078 0/FUL 22/0161 9/FUL 19/0191 5/FUL	82 Jaywick Lane Clacton On Sea Essex CO16 8BB	615119 (E) 215600 (N)	1.79ha	Original scheme was 69 units (68 net), but the current application (undetermined) for 9 bungalows in lieu of 48 originally approved supported living apartments suggests a smaller scheme is more likely to proceed. Additional consents form part of the wider site, bringing the current total proposed dwellings to 47 (net)	UNDER CONSTRUCTION Development under construction with 35 completions having taken place prior to April 2023. Remaining four dwellings of existing permissions under construction. Application 19/01915/FUL for 9 bungalows in lieu of the original 48 supported living units under consideration but yet to be determined.	No issues.	No issues.	No issues.	No issues.	Development progressing well with 35 completions. However a revised application for 9 units in lieu of the originally consented 48 supported living scheme has been submitted – indicating that the original proposal for the remainder of the site is no longer viable.	✓	✓	Four remaining dwellings from extant permission expected within year. Deliverability of the remainder of the scheme uncertain until the revised planning application is determined.	Adjoining land is subject of an allocation in the emerging Local Plan and an outline planning application for up to 950 homes (see Rouses Farm development above). Assumed that current scheme for 48 supported living units will not be delivered and that it is the developer's intention to proceed with the revised proposal for 9 bungalows if planning consent is secured.
19/0000 7/FUL	St. Helena Hospice Tendring Centre Jackson Road Clacton On Sea Essex CO15 1JA	617361 (E) 214697 (N)	0.25ha	40 flats as per the full consent.	DETAILED CONSENT Full planning permission granted in October 2019. Prior notification for change of use to 18 flats under permitted development rights received March 2022. Deliverability uncertain.	Existing building to be demolished.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Understood that a Registered Provider is preparing to deliver the scheme. Current Hospice facility declared surplus to requirements.	Costs involved in removing the existing building combined with low property values in Clacton Town Centre.	✓	✓	Prior notification for change of use to 18 flats under permitted development rights received March 2022. Deliverability uncertain.	Town Centre site where an increase in residential accommodation will assist with footfall and surveillance and wider programme of measures aimed at rejuvenating the town centre. Before its most recent use as a Hospice facility, the site was occupied by the town's Police Station.
19/0159 8/FUL	Crossways Garden Centre, Thorpe Road Clacton-on-Sea Essex CO16 9RZ	618002 (E) 218731 (N)	0.86 ha	21 dwellings based on detailed approval.	DETAILED CONSENT Full planning permission granted July 2021. Pre-commencement conditions in the process of being discharged. Site now cleared and groundworks commenced.	Site was last used as a garden centre but has been vacant for several months.	Due to the existing use of the site, there is potential for contamination.	S106 agreement to secure £182k education contribution, £11k highways contribution, £120k affordable housing contribution, £53.5k open space contribution and £2.6k RAMS contribution.	Land owned by applicant.	Costs involved in removing existing structures from the site. Independent viability testing has confirmed that full contributions in line with policy cannot be secured.	✓	✓	2024/25 Assumptions: commencement in 2023/24, and delivery in 2024/25.	The site lies amongst other parcels of land that have obtained planning permission for residential development, including the Flint Grange development, part of the wider Oakwood Park development. The rapid delivery of the 'Bramcote' development further south in Thorpe Road, in 2019/20, suggests that the market could deliver sites of this scale fairly easily.
16/0092 1/FUL	23 - 27 Brooklands Jaywick Essex CO15 2JS	614111 (E) 212764 (N)	0.06ha	15 flats as per the full consent.	DETAILED CONSENT Full planning permission granted in January 2017. Pre-commencement conditions discharged January 2020.	Flood risk issues require that no living accommodation be provided on ground floor. Site already cleared and ready for development.	Flood risk issues require that no living accommodation be provided on ground floor.	No overriding or irresolvable issues.	Land controlled by single owner who is keen to redevelop the site, as a means to assist the wider regeneration of Jaywick.	Low property values in the Jaywick area at present, but conditions improving as regeneration takes place in the area. High development costs involved in ensuring flood-resilient design.	✓	✓	2023/2024 Assumptions: Commencement in late 2024/25 with completion in 2025/26.	Prime location on Brooklands seafront. Council is actively supportive of this development and others like it.
14/0137 5/FUL	3 Marine Parade East (Former Liquor Lounge) Clacton on Sea Essex CI15 1PT	617689 (E) 214639 (N)	0.10ha	14 dwellings as part of a mixed-use scheme including restaurant/bar at ground level.	DETAILED CONSENT Site has been cleared and conditions discharged for landscaping and materials.	No irresolvable issues.	No irresolvable issues.	No irresolvable issues.	No irresolvable issues. Site has been cleared in anticipation of development. Site controlled by local developer Krishna Kandiah.	No viability issues raised during application process.	✓	✓	2024/25 Assumes commencement of building works in 2023/24 and completion in 2024/25.	Prime seafront site close to the town centre and the town's seafront attractions. Full consent has been granted for 14 dwellings, the site is cleared ready for development. Delivery is anticipated within two years.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
16/0092 0/FUL	32-37 Brooklands Jaywick Essex CO15 2JS	614192 (E) 212774 (N)	0.05ha	13 flats as per the full consent.	DETAILED CONSENT Full planning permission granted in January 2017. Pre-commencement conditions discharged December 2019.	Flood risk issues require that no living accommodation be provided on ground floor. Site already cleared and ready for development.	Flood risk issues require that no living accommodation be provided on ground floor.	No overriding or irresolvable issues.	Land controlled by single owner who is keen to redevelop the site, as a means to assist the wider regeneration of Jaywick.	Low property values in the Jaywick area at present, but conditions improving as regeneration takes place in the area. High development costs involved in ensuring flood-resilient design.	✓	✓	2024/2053 Assumptions: Commencement in 2023/24 with completion in 2024/25.	Prime location on Brooklands seafront. Council is actively supportive of this development and others like it. Same landowner as land at 23-27 Brooklands for 15 flats. Anticipated that the larger development will take place first.
17/0196 4/OUT	Land at 522 St. John's Road, Clacton-on-Sea, Essex CO16 8DY.	615303 (E) 216180 (N)	1.23ha	12 dwellings (11 net – following demolition of existing property.	DETAILED CONSENT Under construction.	Access dependent on either demolition of existing properties or access via a ransom strip on the adjoining development.	No irresolvable issues.	No irresolvable issues.	If a point of access onto St. John's Road is required – this might require the acquisition and demolition of existing adjoining properties to create a suitable access point (As is proposed in the current proposal).	Cost of creating a suitable access onto St. John's Road might affect viability. No viability issues raised in relation to current application proposal, but the site has been on the market for several months with no sale completed.	✓	✓	Under construction, nearing completion. Expected within year 1.	The current proposal for 12 units (11 net) on the curtilage of just one part of the two-property site allocated in the emerging Local Plan suggests that there has been no agreement between the two owners and a comprehensive scheme across both parcels of land is unlikely. Planning agent advises that site is yet to be sold to a housebuilder.

Assessment of Harwich sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
17/0216 8/OUT	'Languard View' Land West of Low Road Dovercourt Essex CO12 3TR	623253 (E) 230175 (N)	14.12	300 as per the outline planning permission.	UNDER CONSTRUCTION Outline planning permission granted in March 2019. Site is currently allocated for development in the emerging Local Plan (Policy SAH2) but is now considered to be a 'commitment' following the grant planning permission. Reserved matters application approved in June 2022 (22/00374/DETAIL). Ground works commenced on site.	No irresolvable issues.	No irresolvable issues.	No irresolvable issues.	Land controlled by developer North East Essex Builders who have a good track record of delivery in the Tendring area.	Dependent on prevailing housing market conditions.	✓	✓	2023-2030 Assumes slower delivery in the early years of development.	Developer has advised the Council of a 6 year build programme, although a more conservative prediction is made within the trajectory. This reflects the Harwich housing market, which has been weaker than in western parts of the district.
14/0143 1/OUT	'Harwich Valley' Land East of Pond Hall Farm Stour Close Harwich Essex	621818 (E) 230414 (N)	28.83ha	297 dwellings as per the outline consent as part of a mixed-use development including retail, hotel, restaurants, cinema and business uses.	DETAILED CONSENT Outline planning permission granted in June 2016. Retail and leisure phase has full consent. Reserved matters application (19/00851/DETAIL) determined March 2022. Conditions being discharged.	New roundabout onto the A120 required for access. Site lies on a steep incline around the Harwich Valley slopes and residential will need to take place on the higher land to the south. Access via adjoining housing in Stour Close prevented within approved scheme.	Northern parts of the site are within the flood zone and development will be restricted to lower-risk commercial uses.	Access via a new roundabout onto the A120 required. Access via Stour Close not permitted under existing permission.	Land controlled by Persimmon Homes.	Viability independently tested at planning application stage. S106 obligations adjusted accordingly. Concerns that the overall package of development (including retail) is no longer viable, but the submission of reserved matters and advanced discussions with a housebuilder suggest an appetite to bring the residential scheme forward.	✓	✓	2024 onwards. Assumes discharge of conditions and commencement in 2023/24 and first completions in 2024/25.	The residential element of this mixed-use development is dependent on access via the commercial phase and is therefore expected to form a later phase of the overall development programme. Likely that the format of the commercial uses might change in response to the downturn in demand for retail space. Pre-commencement conditions being discharged by Persimmon. Developer projects first completions in 2023, averaging 70 dwellings per year – but the trajectory takes a more cautious approach at this stage.
18/0210 9/OUT 22/0192 0/DETAIL	Sato UK Limited Valley Road Dovercourt Harwich Essex CO12 4RR	622700 (E) 230700 (N)	1.19ha	42 dwellings based on outline permission, granted at appeal.	DETAILED CONSENT Outline consent granted on appeal in May 2021, some conditions discharged. Reserved matters approved April 2023.	Redevelopment of old factory required, following the construction of the new factory on adjoining land.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	All land controlled by the existing business SATO.	Viability issues raised during latest application process. Affordable housing contribution adjusted to counter viability issues.	✓	✓	Assumptions: Delivery over 2 years, with first completions in 2024/25.	Developer has indicated their intention to begin construction in 2023/24. A conservative approach assumes no completions on site until 2024/25.
19/0091 7/OUT	South of Ramsey Road and East of Mayes Lane Ramsey Essex CO12 5EW	622120 (E) 230384 (N)	1.84 ha	41 dwellings based on current planning application with committee resolution to approve.	UNDER CONSTRUCTION Outline consent granted in August 2020. Reserved matters application approved November 2021 (21/00376/DETAIL)	Land forms part of the setting of Grade 1 Listed church. This will have been taken into account in determining the application.	St Michael's Grade 1 listed church to the north west.	No irresolvable Issues subject to a satisfactory s106 agreement.	The site is being promoted by the landowner.	Viability mainly dependent on prevailing housing market conditions i.e. sales values.	✓	✓	Assumptions: Average 10 dwellings per annum.	Outline consent granted, RM application approved Nov 2021. Site adjoins 19/00144/DETAIL for 14 units.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
19/0040 6/DETA IL 20/0179 8/FUL	Brickfield Site Land rear of Edward Street and Una Road Parkeston Essex CO12 4PS	623407 (E) 231983 (N)	1.89ha	30 dwellings as approved under the detailed consent.	DETAILED CONSENT Outline planning permission granted in June 2017. Reserved matters approved in August 2019. Full application to amend the plans was approved February 2022 (20/01798/FUL).	Topography makes middle part of the site difficult to develop and has resulted in several changes to the proposed layout and housing numbers. Site accessed by existing residential streets with tight on-street parking.	Site overgrown and offering some habitats for ecology. Mitigation strategy required to preserve and enhance the site's ecological value. This is secured through planning conditions.	No overriding or irresolvable issues.	Development proposed by a development company. The land has changed hands since earlier unimplemented consents.	Submission of reserved matters and applications to vary plans suggests that development is now likely to be implemented.	✓	✓	Assumed discharge of conditions and commencement in 2022/23 and first completions in 2023/24. Two years of delivery with 15 completions in each.	Approved scheme proposes development only in the southern portion of the site.
17/0133 8/FUL	Cliff Hotel 22 Marine Parade Dovercourt Harwich Essex CO12 3RE	625516 (E) 231287 (N)	0.25 ha	20 dwellings as part of a mixed scheme including a new 61-room hotel and a commercial unit.	DETAILED CONSENT Detailed planning permission granted in November 2019. Pre-commencement conditions discharged.	Existing hotel demolished to make way for the new development.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Costs involved in the demolition of existing hotel and preparation of site for development.	✓	✓	Assumed commencement in 2023/24 and completion in 2024/25.	Existing hotel closed due to viability issues. Development proposal includes a modern hotel facility as well as residential and ground floor restaurant. Demolition of the original hotel undertaken.
19/0014 4/DETA IL	Michaelstowe Farm Ramsey Road Ramsey Essex CO12 5EW	622155 (E) 230507 (N)	0.74ha	14 dwellings as per the outline consent.	UNDER CONSTRUCTION Outline planning permission granted in January 2018. Reserved matters approved in June 2019 and some conditions have been discharged. Applications to vary some of the plot designs have been submitted. All but 2 complete by April 2023.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No issues raised during determination of application.	✓	✓	Assumptions: Completion in 2023/24.	Part of a wider area of land being promoted for inclusion in the Local Plan by the landowners. Application (19/00917/OUT) for 41 dwellings on adjoining land has committee resolution to approve.
11/0030 1/FUL	Land By The Railway Line Ferndale Road Harwich Essex CO12 3BP	625973 (E) 232280 (N)	0.35 ha	13 dwellings based on the earlier lapsed planning permission.	Application 11/00301/FUL for 13 dwellings was approved and evidence provided to confirm implementation.	Access via tight historic roads and the site area itself is irregular and options for layout are limited.	Site adjacent to conservation area with numerous Listed Buildings in close proximity. .	No overriding or irresolvable issues.	No irresolvable issues.	Need to achieve flood resilience within development and located in a part of Harwich with lower property values. The site is subject of a lapsed planning permission. This would indicate a potential viability issue.	✓	✓	If market conditions could improve to a level that makes a scheme viable, it could be delivered relatively quickly. However, the amount of time that elapsed since consent was granted suggests the scheme isn't deliverable.	Land suitable for development as established through previous grant of planning permission. Delivery uncertain due time that has elapsed since permission was granted and prevailing housing market conditions.

Assessment of Frinton and Walton sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
15/0123 4/OUT 17/0189 5/DETA IL 17/0214 5/DETA IL 18/0089 8/DETA IL 20/0047 2/DETA IL 19/0028 3/FUL	'Finches Park' Land East of Halstead Road Kirby Cross Frinton On Sea Essex CO13 0LR	622300 (E) 221220 (N)	18.91ha	119 dwellings remaining of the 240 approved under the original outline consent 15/01234/OUT and the additional 13 dwellings approved under application 19/00283/FUL.	UNDER CONSTRUCTION Development under construction with 134 completions having taken place up to 1 st April 2023 (all of phase 1, part of phase 3, and all of the additional 13 units). Reserved matters have been approved in phases. Phase 1 (49 units) 17/01895/DETAIL. Phase 2 (28 units) 17/02145/DETAIL) approved in March 2018. Phase 3 (91 units) 18/00898/DETAIL approved in July 2019. Phase 4 (72 units) 20/00472/DETAIL approved in May 2021. Additional 13 units approved under 19/00283/FUL.	No overriding physical constraints.	Site forms part of strategic green gap designated between Kirby Cross and Kirby le Soken. Development required to include open space at its northern end to retain some gap whilst addressing ecological and SuDS issues.	S106 agreement to deliver £300k for early years and childcare, £876k for primary school places, £887k for secondary school places and £93k for health provision. Off-site junction works required to signalise and reconfigure nearby junctions (application to adjust the timing of these works has been submitted).	Site acquired and being constructed by developers Linden Homes.	No viability issues raised during application or appeal process.	✓	✓	2023-2027 Average rate of 30 completions per annum.	Linden Homes have commenced development. They advise a development rate of 30 completions per annum for the remainder of the build period, based on actual sales. Applications have been submitted to vary the conditions that affect the timing/phasing of the off-site highway works.
16/0003 1/OUT 20/0030 7/DETA IL	'Samphire Meadow' Turpins Farm Elm Tree Avenue Kirby Le Soken Essex CO13 0DA	623590 (E) 221594 (N)	11.73ha	210 dwellings as per the outline consent.	UNDER CONSTRUCTION Outline planning permission granted in March 2017. Reserved matters application approved March 2022, under consideration (reference 20/00307/DETAIL). Development commenced.	No overriding physical constraints.	Land to the north particularly sensitive in landscape terms as it forms part of the coastal slopes around Hamford Water. Scheme required to provide open space at its northern end to provide appropriate transition.	S106 agreement to deliver £162k for early years and childcare, £767k for primary school places, £777k for secondary school places and £63k for health provision.	Single landowner in advanced discussions with a housebuilder. Landowner also promoting development on land off Edenside and Bloomfield Avenue which is subject to a separate appeal.	No viability issues raised during application process. Reserved matters application has been submitted.	✓	✓	2023-2029 Expected to follow on from Taylor Wimpey site in Kirby Cross, first completions in 2023/24, then 40 dwellings per annum.	Site has very good access to local shops, schools and community facilities and is in an attractive location with views over Hamford Water. New homes in this location are expected to sell well and an average rate of 40 dwelling completions per annum is estimated for this site.
15/0171 0/OUT 19/0126 9/DETA IL 20/0046 2/FUL	'The Laurels' 171 Thorpe Road and Land to rear of 121-183 Thorpe Road and 4-20 Chapel Lane Kirby Cross Frinton On Sea Essex CO13 0NH	620776 (E) 221065 (N)	4.99ha	17 remaining of 116 dwellings as per detailed planning approval	UNDER CONSTRUCTION Outline planning permission granted, on appeal in September 2016. Reserved matters application 19/01269/DETAIL approved in March 2020. Additional 6 dwellings approved under 20/00462/FUL. Development commenced.	Existing property needs to be demolished to secure access. Row of important trees through the centre of the site need to be retained.	Important trees need to be retained within the development and development must respect the setting of nearby listed buildings.	S106 agreement to deliver £354k for primary school places and £33k for health provision.	Land controlled by Taylor Wimpey.	No viability issues raised during application or appeal process.	✓	✓	2023-2024 Assumptions: Remaining dwellings in 23/24.	Land lies to the rear of existing properties and located further from facilities and services than other available development sites.
19/0111 6/FUL	Land Site of Former Martello Caravan Park (rear of the Aldi and M&S food stores) Kirby Road Walton On The Naze Essex CO14 8QP	625045 (E) 221948 (N)	1.76ha	53 dwellings as proposed in the current planning application.	UNDER CONSTRUCTION Full planning permission granted in September 2020, applications to discharge conditions have been received. Works commenced on site, several houses nearing completion.	Land needs to be raised to remove the site from a risk of flooding.	Site impacts on the setting of the Martello Tower – a Scheduled Ancient Monument but has been designed to keep impacts to a minimum.	S106 agreement to secure delivery of all 53 dwellings as affordable housing, £501k education contribution, and £6.7k RAMS contribution.	Site expected to be delivered by a registered provider.	Viability tested as part of the application process and adjustments to s106 requirements to be adjusted accordingly.	✓	✓	2023-2025 Under construction, completions expected this year.	Land forms part of the wider Martello Caravan Park redevelopment. Land originally had planning permission to accommodate part of a Tesco food store, but when Tesco decided not to implement their scheme Aldi and M&S stores were built on part of the site, leaving over the land for this development.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
17/0198 8/FUL	Land to The East of Kirby Road Great Holland Essex CO13 0HL	621854 (E) 220602 (W)	0.89ha	41 over-55s dwellings as per the planning application proposal.	DETAILED CONSENT Full planning permission granted in June 2019. Variation of condition application received April 2022, approved March 23.	No overriding physical constraints.	No irresolvable or overriding issues.	No irresolvable or overriding issues.	Development by Beaumont Retirement Living.	No viability issues raised during application process.	✓	✓	2024-26 Assumptions: Commencement in 2023/24 and construction in 2024-26.	Part of a wider complex of care home and extra-care development.
17/0211 8/OUT	Former Martello Caravan Park Kirby Road Walton On The Naze Essex CO14 8QP	625045 (E) 221948 (N)	0.24ha	9 dwellings as per the 2 x full planning permission.	OUTLINE CONSENT Full planning permission granted in August 2017 for a 16 unit extra-care facility. Following lack of funding, outline permission for four terrace houses and six detached bungalows approved, as an alternative, in October 2018. Detailed applications rec'd for the 6 bungalows and four dwellings to the western end.	Access through the Martello site has been secured through a separate consent.	Development has needed to respect the setting of the Martello Tower on the site.	No overriding or irresolvable issues.	Land subject of proposal from Aspire Homes.	No viability issues raised during application process.	✓	✓	2023-2024 Assumes delivery over two years.	Forms part of the wider Martello development including housing, retail and extra-care accommodation.
18/0124 4/FUL	27-31 High Street Walton on the Naze Essex CO14 8BW	625264 (E) 221731 (N)	0.08ha	10 apartments as per the full planning consent.	DETAILED CONSENT Full planning permission granted in April 2019 for the proposed demolition of existing commercial building and replacement with 10 apartments with associated parking and landscaping. Conditions partially discharged. Former building now demolished.	Need to demolish existing buildings and remediate any contamination resulting from previous use as a petrol filling station.	No irresolvable or overriding issues.	No irresolvable or overriding issues.	No irresolvable or overriding issues.	No viability issues raised during application process.	✓	✓	Assumptions: Discharge of conditions and commencement in 2023/24 and completion in 2024/25.	Site lies on the edge of Walton Town Centre. Former building now demolished and site cleared ready for development.
16/0053 8/FUL	88 - 90 Pole Barn Lane Frinton On Sea Essex CO13 9NG	624009 (E) 220422 (N)	0.12ha	10 apartments as per the full planning consent.	UNDER CONSTRUCTION After stalling for a number of months, development is now underway.	No irresolvable or overriding issues.	No irresolvable or overriding issues.	No irresolvable or overriding issues.	No issues.	No viability issues raised during application process – but the fact that development has stalled might indicate a lack of viability.	✓	✓	Assumption: Completion in 2023/24.	Following a break in development, work now appears to be underway on the site and delivery is expected in year two.

Assessment of Manningtree/Lawford/Mistley sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
17/011 81/OUT	'Manningtree Park' Land to The South of Long Road and to West of Clacton Road Mistley Essex CO11 2HN	610381 (E) 230877 (N)	23.59ha	485 dwellings as per the outline consent which also includes 2 hectares of employment land.	UNDER CONSTRUCTION Outline planning permission originally granted for 300 dwellings in July 2016 and reserved matters applications were also approved. Outline application 17/01181/OUT for 485 dwellings subsequently allowed on appeal in December 2019. Reserved matters application approved December 2021. Development commenced on site.	No overriding or irresolvable issues.	Exposed site which is sensitive in landscape terms. Changes to parameter plans to reduced landscaped area rejected by the Council for this reason. No other irresolvable or overriding environmental issues.	S106 agreement to secure 73 (15%) affordable housing units, £586k early years and childcare contribution, £1.7m primary education contribution, £1.7m secondary education contribution, public open space and £186k open space maintenance contribution, £168k healthcare contribution, £16k highways contribution (relating to Manningtree station crossing), and £59k RAMS contribution.	Land controlled by Tendring Farms Ltd who are linked to developers City & Country.	No viability issues raised during application process.	✓	✓	2023 onwards. Assumptions: first completions 2023/24.	The grant of permission on appeal for a scheme including 485 units indicates that the earlier scheme of 300 units for the site is unlikely to be implemented. Development expected to achieve high rate of completions in response to strong market demand, as evidenced by the success of Summers Park and strong delivery at Lawford Green. A conservative average of around 40 completions per annum is estimated towards the end of the plan period – rising from 30 a year initially. Development phase could extend beyond Local Plan period.
15/008 76/OUT 17/015 27/DET AIL 19/014 75/DET AIL 20/004 80/DET AIL 20/007 82/OUT	'Lawford Green' Land East of Bromley Road Lawford Essex CO11 2HS	609826 (E) 230704 (N)	22.70ha	360 dwellings as per the original outline consent, a further 76 dwellings approved in May 2021, and an additional 4 in March 2023. 205 of the 440 dwellings were completed by April 22, leaving 235 remaining.	UNDER CONSTRUCTION Development under construction with 83 completions up to 1 st April 2021. Reserved matters being approved in phases. Phase 1 - 17/01527/DETAIL – 120 dwellings. Phase 2 - 19/01475/DETAIL – 140 Phase 3 - 20/00480/DETAIL – 100 dwellings. Phase 4 - 22/00958/FUL – 80 dwellings	No overriding or irresolvable issues.	No irresolvable or overriding issues. Mitigation plan includes the retention and expansion of wildlife corridors around and within the scheme.	S106 agreement to deliver community building, camp site and land for early years and childcare provision and/or equivalent financial contribution. Also £1.3m for primary school places, £1.3m for secondary school places, £108k for health provision and £45k contribution to traffic calming measures at Manningtree station crossing.	Land controlled by Rose Builders.	No viability issues raised during application process.	✓	✓	2023-2029 Assumed rate of 40 completions per annum.	Development expected to achieve high rate of completion in response to strong market demand, as evidenced by the success of Summers Park.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
18/019 94/OUT	'River Reach' (Phase 2) Land South of Harwich Road Mistley Essex CO11 2DN	612657 (E) 231278 (N)	7.23ha	100 dwellings as per the detailed consent.	UNDER CONSTRUCTION Outline planning permission granted, on appeal, in March 2020. Reserved matters approval in March 2021.	Access would be via the first phase River Reach development which is under the same control.	No overriding or irresolvable issues. Development includes comprehensive landscaping scheme to minimise impact on the exposed countryside.	S106 agreement to deliver £156k early years contribution, £458k primary education contribution, £464k secondary education contribution, £34k health contribution, £12k RAMS contribution and 30% affordable housing.	Land controlled by Hopkins Homes.	No viability issues raised during application process.	✓	✓	Assumptions: 40 dwellings per year until completion.	Planning permission granted on appeal. Same developer as the phase 1 scheme. Strong delivery on first phase.
15/018 10/OUT 20/004 79/DET AIL 18/007 67/OUT	Land North of Stourview Avenue Mistley Essex	612653 (E) 231602 (N)	4.63ha	72 dwellings as per the most recent outline consent allowed on appeal.	DETAILED CONSENT Outline planning permission granted in May 2017. Reserved matters application approved February 2021. Permission for 72 dwellings granted on appeal Sep 2021. No RM application received yet – but developer has indicated intention to submit application imminently. First pre-commencement condition discharged in March 2023.	Access to be secured via Council-owned land to avoid direct access through the existing housing estate.	Site sensitive in ecological and, less so, landscape terms but the ecological and landscaping arrangements will keep harm to a minimum and bring about ecological gain.	S106 agreement to deliver £255k for primary school places, £269k for secondary school places and £21k for health provision.	Land controlled by Rose Builders.	Viability was raised as an issue and the developers submitted a revised application for 72 units but that was refused by the Council. The submission of a reserved matters application in respect of the original outline consent indicates that a viable scheme for 70 dwellings can be delivered.	✓	✓	2024-2087 Assume reserved matters approval in 2023/24, discharge of pre-commencement conditions in 2024/25, with first completions in 2025/26.	Developer had indicated delivery of 30 dwellings per annum beginning 2023/24, following approval of reserved matters and discharge of pre-commencement conditions. Trajectory takes a more cautious approach with first completions in 2025/26.
12/004 27/FUL	Thorn Quay Warehouse, High Street, Mistley, Essex CO11 1HE.	611727 (E) 231811 (N)	0.24ha	45 dwellings as per full consent which involves the demolition of existing warehouse and construction of a new building comprising dwellings, quay level warehouse floorspace, office floorspace and car parking provision.	UNDER CONSTRUCTION Warehouse has been demolished in preparation for development. Site forms part of the EDME holdings subject of a mixed-use development allocation in the emerging Local Plan (Policy SAMU1).	Need to ensure the operational requirements of existing businesses is not compromised. Part of site is within Flood Zone and so development needs to be flood resilient.	Site immediately next to the Stour Estuary which is the subject of a number of environmental designations.	No irresolvable or overriding issues.	Land forms part of the holdings of EDME maltings which also operates from the southern side of the High Street. EDME is promoting a longer-term plan to relocate the business and redevelop the existing site for mixed-use development.	High costs involved with rebuilding retaining wall to the High Street. Scheme not currently considered viable.	✓	✓	Site now prepared for development. Assumed construction in 2024-27.	Due to unforeseen viability issues, delivery now uncertain.

Assessment of Brightlingsea sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
19/001 88/FUL	Lower Farm East End Green Brightlingsea Colchester Essex CO7 0SX	609674 (E) 217092 (N)	32.9 ha	36 retirement living apartments and 5 detached farmstead houses (41 units in total), as per full planning permission. Granted March 2021.	DETAILED CONSENT Full planning permission for a mixed-use tourist and residential scheme including 36 retirement living apartments, 5 farmstead houses and 104 holiday lodges.	North of site is Marsh Farm House Grade II; south east of site is East End Green Farmhouse Grade II	Close to SSSI land designation to the north and south. Adjacent to Local Wildlife Site. Within coastal protection boundary.	S106 agreement to secure £14k Open Space Contribution, £799k Affordable Housing Contribution and £5k RAMS Contribution.	Land promoted by its owner for inclusion in the Local Plan.	Potential costs in land preparation given its previous use for extraction.	✓	✓	2025-2027 Assumptions: discharge of pre-commencement conditions 2023/24, commencement on site 2024/25, and first completions 2025/26.	Site has potential to accommodate major tourism related development subject to addressing ecological, flood risk and access matters.

Assessment of Colchester Fringe sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
17/008 59/OUT	Land to the south of Bromley Road Ardleigh Colchester Essex CO7 7SE	603135 (E) 226075 (N)	7.47ha	145 dwellings as per the outline planning consent.	UNDER CONSTRUCTION Outline planning permission granted, on appeal, in September 2018. Reserved matters application 19/01392/DETAIL approved May 2020.	No overriding or irresolvable issues.	Close proximity to Salary Brook.	No overriding or irresolvable issues.	Site controlled by Bellway Homes.	No viability issues raised during application or appeal process.	✓	✓	2023-2025 Assumptions: Remaining 85 dwellings to be delivered over 3 years.	Development on the Colchester/Tendring border refused over concerns that it might prejudice the garden community proposed for that location. The appeal Inspector did not agree and permission was granted in September 2018. Strong market area where high completion rates are achievable. Bellway Homes is the developer.

Assessment of Alresford sites with planning permission

None.

Assessment of Elmstead Market sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
20/002 39/FUL	Lanswood Park Broomfield Road Elmstead Colchester Essex CO7 7FD	607119 (E) 223930 (N)	8.37ha	85 dwellings as per hybrid outline and full consent, as well as up to 10,000sqm commercial space.	UNDER CONSTRUCTION Detailed consent for 85 dwellings, and outline consent for commercial space. Reserved matters for 14 dwellings originally granted outline consent approved in August 2021 (21/00405/DETAIL)	No irresolvable outstanding issues	No overriding or irresolvable issues.	S106 agreement to secure £50k highways contribution, £430k open space contribution, and £10,674 RAMS contribution.	Access to the site is by a privately owned road, but right of access has been secured.	Independent viability testing confirmed that the proposal cannot provide education contribution or affordable dwellings.	✓	✓	2022-2026 Assumption: average of 20 dwellings per annum.	Approval of reserved matters and discharge of pre-commencement conditions in August 2021, and development now underway.
16/017 97/OUT	Land adjacent Market Field School School Road Elmstead Essex	606303 (E) 224251 (N)	4.39 ha	62 dwellings as per the outline consent.	UNDER CONSTRUCTION Planning permission for 62 dwellings granted on appeal in February 2018. Reserved matters application (19/00791/DETAIL) approved June 2020. Construction commenced on site.	No irresolvable outstanding issues	No overriding or irresolvable issues.	S106 agreement to secure £227k for primary school places and £230k for secondary school places.	Land controlled by Hills Residential.	No issues were raised at application or appeal stage.	✓	✓	2022-2025. Assumption: average of 25 dwellings per annum.	Development by Hills Residential who also have the Tye Road site. Average rate of development anticipated around 25 completions per annum, as advised by the developer.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
18/018 63/DET AIL	Charity Field Land South of Colchester Road Elmstead Essex CO7 7ET	606034 (E) 224401 (N)	6.10ha	7 remaining of 50 dwellings as per the outline consent which also provides for a community hall, allotments and open space.	UNDER CONSTRUCTION 43 dwellings completed.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	S106 agreement to secure £162k for primary school places, £7k school transport and a new Community Hall.	Site controlled by Go Homes.	No viability issues raised during application or appeal process.	✓	✓	Anticipate remaining dwellings delivered in year.	Development provides for a community hall and s106 requires this to be delivered halfway through the development.
18/018 84/FUL	Land to The West of Church Road Elmstead Market Essex CO7 7AR	606224 (E) 224518 (N)	3.19ha	14 dwellings remaining of the 41 approved under the most recent scheme.	UNDER CONSTRUCTION Outline planning permission for a 20 dwelling scheme granted in December 2016. New full planning application 18/01884/FUL for 41 dwellings approved.	No irresolvable issues – but Church Road would need improving.	No irresolvable issues.	S106 being drafted to secure affordable housing, education contribution, RAMS contribution, open space, community hall contribution and highway works.	Site has transferred to a new owner, Newell Homes, who are exploring options for the development of the site – as demonstrated by the new application for 41 units. Following completion of s106 agreement, it is the 41-unit scheme that is expected to be implemented.	Viability independently tested at planning application stage and s106 contributions were adjusted accordingly. However, likely to be some viability concerns arising from the cost of Community Hall secured through the s106 agreement. The developer has subsequently submitted a proposal for 41 dwellings where viability has been carefully considered.	✓	✓	2022-2024 Assumption: Remaining dwellings completed in year.	Scheme for 41 dwellings has been implemented.
20/017 97/FUL	Land to The East of Tye Road Elmstead Colchester Essex CO7 7BB	605640 (E) 224766 (N)	0.87ha	15 dwellings allowed on appeal.	DETAILED CONSENT Full planning permission granted at appeal.	Access would be via adjoining scheme although land under control of the same developer.	No irresolvable issues.	S106 agreement to secure Affordable Housing, RAMS contribution, Public Open Space, Education contribution, and Libraries contribution.	Site controlled by Hills Residential.	No overriding or irresolvable issues.	✓	✓	2024-25 15 dwellings to be completed in one year following discharge of all conditions.	Adjoins previously completed scheme at Tye Road.

Assessment of Great Bentley sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
18/0198 1/DETA IL	Land at Station Field Plough Road Great Bentley Essex CO7 8LG	611403 (E) 221331 (N)	9.97ha	125 remaining of 150 dwellings as per the outline consent which also provides for employment land.	UNDER CONSTRUCTION Outline planning permission granted, on appeal, in September 2016. Reserved matters application 18/01981/DETAIL approved in August 2019.	No more than 50 dwellings can be constructed until either the unmanned railway crossing north of the site is closed and the footpath diverted, or a new footbridge is constructed over the railway.	No overriding or irresolvable issues.	S106 agreement to secure £83k for early years and childcare provision, £487k for primary school places, £25k for school transport and £45k for health provision. The s106 also requires suitable resolution to the railway crossing issue.	Site controlled by housebuilder Cala Homes.	No viability issues raised during application or appeal process.	✓	✓	2023-2027. Assumptions: Trajectory advised by developer: 15 completions in 22/23, rising to 40 per year by 24/25.	Developer advises completion within 5 years, with high delivery of 50 dwellings per annum in years 3 and 4.
17/0188 1/OUT	'Hartford Green' Land south Weeley Road Great Bentley Essex	611907 (E) 222762 (N)	7.36ha	136 dwellings as per the outline planning consent.	UNDER CONSTRUCTION Outline planning permission granted, on appeal in May 2020 following a hearing in October 2019. Reserved matters application approved August 2022.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues. S106 put in place through the appeal process to secure contributions to education and health.	Site owned by a single farming family and likely to be sold on to a developer following the appeal decision.	No viability issues raised during application or appeal process.	✓	✓	Assumptions: Five year build out between 2023-2028.	Development allowed on appeal in 2020. Great Bentley is now the subject of major residential developments to the north, south and east. Reserved matters application submitted by Taylor Wimpey.
21/0217 6/FUL	Land at Moorlands Farm, Great Bentley Essex CO7 8RS	611387 (E) 222165 (N)	1.43ha	26 dwellings as per detailed consent, access via previous Admirals Farm development.	DETAILED CONSENT Full planning permission granted 20 th January 2023.	Additional housing to be accessed via the first phase of development at Admirals Farm.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Land controlled by Hills Residential.	No viability issues raised during application or appeal process.	✓	✓	Ground works started. Expect delivery in year 1.	Additional 26 dwellings to the south of Admirals Farm, proposed by the same developer.

Assessment of Little Clacton sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
15/0155 0/OUT 19/0009 3/DETAIL IL	Land at The Street Little Clacton Essex CO16 9LT	616305 (E) 219465 (N)	6.52ha	98 dwellings as per the outline consent.	DETAILED CONSENT Outline planning permission granted, on appeal, in January 2017. Reserved matters application 19/00093/DETAIL for first 18 approved in September 2019. Reserved matters (20/00016/DETAIL) for the remaining 80 approved June 2020. All pre-commencement conditions discharged.	No overriding or irresolvable issues.	Comprehensive drainage and ecological scheme to be implemented as part of the development.	S106 agreement to secure £340k primary school places and £30k health provision.	Land promoted by the landowner. First phase reserved matters application submitted by South East Developments Ltd.	No viability issues raised during application or appeal process.	✓	✓	Assumptions: First completions from 2024//25. Average rate of 20 completions per annum assumed.	Reserved matters approved and scheme expected to be delivered mainly within years 2 to 6.
17/0079 0/FUL	Land to rear of 59 & 61 London Road Little Clacton Essex CO16 9RB	616717 (E) 218254 (N)	1.45 ha	30 bungalows, as per the detailed planning permission.	UNDER CONSTRUCTION Full planning permission granted in February 2019. Site forms large part of the Local Plan allocation MSA14 (Montana Roundabout) and the site is now considered to be a commitment. Pre-commencement conditions discharged and ground works commenced.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Land controlled by local developer Krishna Kandiah. Site being marketed for sale.	Viability issues raised during the planning application process and independent viability assessment was undertaken. S106 obligations reduced accordingly.	✓	✓	Assumptions: Development completed over two years 2023/24 and 2024/25.	Groundworks commenced.
16/0042 7/OUT	24 The Street Little Clacton Clacton On Sea Essex CO16 9LD	616657 (E) 218938 (N)	0.52ha	10 dwellings as per the outline consent.	DETAILED CONSENT Outline planning permission granted in January 2017. Reserved matters application 19/01908/DETAIL approved April 2020 and pre-commencement conditions discharged. Variation of condition application submitted, and approved in May 2022 (22/00594/VOC).	Development will share access with the existing garage for which new junction arrangements will be implemented.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Land controlled by the owners of the adjoining car sales business.	No viability issues raised during application process.	✓	✓	Assumptions: Commencement in 2023/24 and scheme developed in 2024/25.	Development requires improvements to access to adequately serve both the homes and the existing garage. Variation of condition application indicates intention to deliver the scheme.

Assessment of St. Osyth sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
11/0033 3/OUT	'Wellwick Field' The Priory Estate St Osyth Clacton On Sea Essex CO16 8NY	612142 (E) 215737 (N)	16.30ha	190 dwellings as per the outline consent.	OUTLINE CONSENT Outline planning permission granted in March 2016. Reserved matters application 18/01476/DETAIL approved July 2020.	Site of former quarry requires considerable land preparation and a new access junction onto the main road.	Site is former quarry located close to Colne Estuary.	No overriding or irresolvable issues.	Land controlled by the owners of St. Osyth Priory who are also directors of development company City & Country.	Viability thoroughly tested as part of the planning application process to determine how much repair and restoration of the Priory can be secured through the uplift in land value. Standard s106 contributions towards, education, health and affordable housing have been waived to enable this funding to be maximised.	✓	✓	Development not expected to take place until after West Field. Assumed discharge of conditions and commencement in 2023/24 and first completions in 2024/25 following completion at West Field.	Development approved as part of a package of 'enabling development' to fund the repair and restoration of St. Osyth Priory – a heritage asset of national importance. Location of the site, effectively outside of the village and far from its centre makes properties less saleable than on the West Field site which is expected to come forward first. The increase in the value of the land through the grant of planning permission has however enabled the owners of the Priory to borrow money to commence some phases of the restoration.
16/0065 6/FUL	'West Field' St Osyth Priory The Bury St Osyth Clacton On Sea Essex CO16 8NZ	612142 (E) 215737 (N)	7.44ha	26 (net) remaining of the proposed 71 (net)	UNDER CONSTRUCTION Development under construction.	Site lies east of the main crossroads in the centre of St. Osyth where there are local concerns about impact of additional traffic. These were assessed as part of the planning application process.	Site forms part of the Priory Estate and is located close to the main buildings with the Priory complex. The location, scale, appearance and design of these properties have required careful attention.	No overriding or irresolvable issues.	Land controlled by the owners of St. Osyth Priory who are also directors of development company City & Country.	No issues, with development now well under way.	✓	✓	Remainder of development expected to be completed within 2023/24.	Development approved as part of a package of 'enabling development' to fund the repair and restoration of St. Osyth Priory – a heritage asset of national importance. City & Country undertaking the development itself.

Assessment of Thorpe-le-Soken sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
16/008 38/OUT	Land to South of Frinton Road (Lifehouse Drive) Thorpe Le Soken Essex CO16 0JF	618361 (E) 222073 (N)	5.15ha	49 as per the outline planning application.	UNDER CONSTRUCTION Outline planning permission granted, on appeal, in October 2017. Reserved matters approved August 2021 (21/00666/DETAIL) and pre-commencement conditions discharged. Groundworks commenced on site.	No overriding or irresolvable issues.	Site lies partly within the Conservation Area and adjoining the Thorpe Hall registered park and garden. Mitigation strategy to protect bats, reptiles and dormice would need to be put in place for development to proceed.	Submitted s106 agreement commits to providing £180k for primary school places.	Land owned by investment company. Land has been put on the market and advanced discussions are being held with housebuilders.	No viability issues raised during application or appeal process. However, there have been early discussions about the possibility of increasing the dwelling numbers on site as it has not been possible to sell the site to a housebuilder.	✓	✓	Followings submission and approval of the reserved matters application, it is expected that this development can be delivered in 2023-25.	Development allowed on appeal due to shortfall in the Council's five-year housing supply. Development with two access points likely to be completed in two phases over two years.
18/000 98/OUT	Land South of Frinton Road Thorpe Le Soken Essex CO16 0HS	619072 (E) 222055 (N)	1.16ha	10 dwellings as per the outline consent.	UNDER CONSTRUCTION Outline planning permission granted, on appeal, in January 2019. Reserved matters approval June 2022 (21/02075/DETAIL). Groundworks commenced on site.	No issues.	No issues.	No issues.	No issues.	No issues.	✓	✓	Assumes construction in 2023/24.	Land adjoins that with planning permission under 16/00838/OUT. A relatively small scheme, accessed independently of others is expected to deliver in 2023/24 following approval of reserved matters.

Assessment of Weeley sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
19/0052 4/OUT	'Barleyfields' Land to The South of Thorpe Road Weeley Essex CO16 9AJ	614989 (E) 222456 (N)	17.64ha	280 as per the outline consent.	OUTLINE CONSENT Outline planning permission granted in August 2019. Reserved matters application submitted and under consideration (22/00979/DETAIL).	S106 to secure works to public footpath and the construction of a pedestrian bridge over the railway.	Site close to Weeley Hall Wood SSSI, S106 agreement secures contribution towards work to mitigate impact of increased visitors. Mitigation measures and recommendations to enhance biodiversity are secured by planning condition.	S106 agreement to secure £55k towards Weeley Hall Wood, public open space, 84 (30%) affordable housing units, £1.3m primary education contribution, £1.3m secondary education contribution, £285k secondary school transport contribution, 2.1ha education site, £97k healthcare contribution, £150k highways contribution, works to footpath and pedestrian railway bridge, and £34k RAMS contribution.	Site controlled by Rose Builders.	No viability issues raised during application process.	✓	✓	Assumptions: Reserved matters approval and discharge of conditions 2022/23, completion of 40 dwellings per annum from 2024 until completion.	Site allocated in the emerging Local Plan and was the most contentious proposal in the plan in terms of public objection. Outline planning permission was granted in August 2019, and reserved matters application has been submitted. Developer advises 40 dwellings per annum.

Assessment of sites in Smaller Rural Settlements with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
20/0054 7/OUT	Hamilton Lodge, Parsons Hill Great Bromley Essex CO7 7JB	608787 (E) 225554 (N)	6.58ha	79 dwellings as per hybrid outline and full planning application.	HYBRID OUTLINE/DETAILED CONSENT Consent granted Feb 2022. Outline: 67 dwellings Detailed: 12 dwellings.	No overriding or irresolvable issues.	Historic buildings on the site to be retained.	S106 agreement to secure onsite open space and maintenance sum, 30% affordable housing, education contribution, £6k library contribution, £10k RAMS contribution, £20k highways contribution.	Land owned by Colchester Development Ltd.	No viability issues raised during the application process.	✓	✓	Assumptions: 12 dwellings with detailed consent to be delivered in 2024/25. Remain 67 dwellings require Reserved Matters application. These dwellings are not included within years 1-5, although it is expected that they will be delivered sooner than 2027-30 as indicated in the trajectory.	Hybrid consent. Only 12 dwellings have detailed approval, remaining 67 require reserved matters application.
15/0108 0/OUT 18/0035 2/DETAIL	Allotment Field adjacent Great Oakley Primary School Beaumont Road Great Oakley Essex CO12 5BA	619076 (E) 227241 (N)	3.63ha	51 dwellings approved under the overall outline application which also includes a village hall, doctors surgery and shop.	RESERVED MATTERS APPROVAL (Phase 1) Outline planning permission granted in March 2016. Phase 1 reserved matters 18/00352/DETAIL (23 units) approved in December 2018. Revised scheme for 86 dwellings submitted in October 2021 (21/01831/FUL). Still to be determined.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	S106 agreement to secure the doctors surgery, the village hall, the shop, £32k for early years and childcare provision, £8k for school transport.	It is understood the land has now changed ownership, and the new owners are considering applying for permission for a revised scheme.	No viability issues raised during the application process.	✓	✓	Following discussions with the new land owners, deliverability of the site is not certain at this stage.	Revised scheme for 86 dwellings awaiting determination.

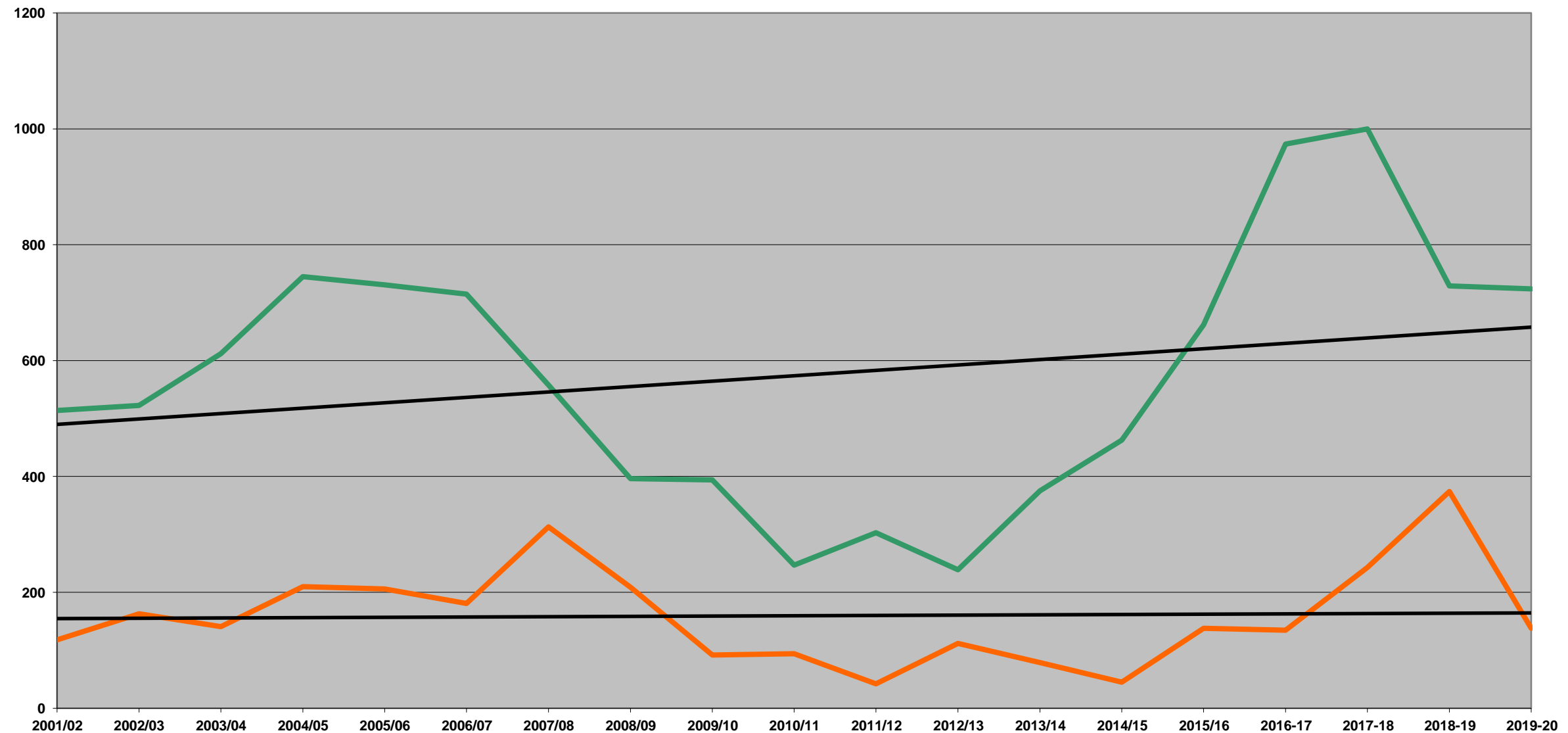
Appendix 2: Assessment of Small Sites and Windfalls

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

On 1st April 2017 (the last statistical base that was reflected in the 2017 publication draft Local Plan) a number of sites in the district had planning permission for residential development comprising 9 or fewer dwellings and involving a net increase in units which, in total, had the potential to deliver 974 homes. This reflected a steep increase in the number of planning permissions granted between 2012 and 2017 following the publication of the National Planning Policy Framework and the Council's application of the 'presumption in favour of sustainable development' through a period of time when it was unable to identify a 5-year supply of deliverable housing sites. Planning permissions for housing on small sites have continued to be granted since 2017 and the updated figure at 1st April 2020 stood at 724 dwellings with 755 dwellings having been completed in the three years to 1st April 2020 (an average of just over 250 a year). This is a very clear demonstration that small sites are likely to continue to make a significant contribution towards Tendring's housing supply.

Without assessing the suitability, availability and achievability of every one of these small sites, which would not have been practical within the resources available, it would not be appropriate to simply assume that the 724 dwellings with planning permission on 1st April 2020 would actually all be built. In reality, sites often gain planning permission for residential development and these can remain unimplemented for many years. It is therefore better to formulate an estimate of how many dwellings are likely to be built on small sites looking at the trends in both the supply of small housing sites and their delivery. The following graph shows, for the period between 1st April 2001 and 31st March 2020, both the outstanding potential for housing development (as measured in any one year) and the actual number of dwelling completions on small sites per year.

Small sites (9 or fewer next dwellings) with outstanding residential permission vs dwelling completions on small sites 2001 to 2020



This graph shows for each year between 2001 and 2020 the number of dwelling completions on small sites and the potential number of dwellings that could be delivered on small sites with outstanding residential planning permissions. The black lines indicate that the trend for each of these measures which over the 19 year period have both been gently upwards, even taking into account the impact of the economic downturn in 2008. The graph also shows that both planning permissions and completions have been increasing as the economy grows stronger and the publication of the NPPF has required more permissions to be granted. Taking the trend over the full 19 years, on average, the level of dwelling capacity has grown at a rate of approximately 10 dwellings per year and the ratio of outstanding dwelling potential to actual dwelling completions has been around 1 to 4. Whilst the trend shows a general increase in capacity on small sites over the last two decades, it would be reasonable to expect the supply to diminish in future years as land, available within the settlement development boundaries of the Local Plan, is a finite resource that can eventually be expected to run out.

The table below provides an indication of how many dwellings might be completed on small sites if it is assumed that the supply of land will 'dry up' over the period. For years 2020/21 to 2024/25 a rapid decline in available supply (of around 60 units per annum) is assumed, and from 2025/26 to 2032/33 a slower decline of 30 a year is applied.

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

Year	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
Projected dwelling potential of small sites (reducing by 60 a year in years 2020-2025 and by 30 a year thereafter)	664	604	544	484	424	394	364	334	304	274	244	214	184
Projected dwelling completions on small sites (one quarter of the figure above).	166 (actual outturn 146)	151 (actual outturn 152)	136 (actual outturn 168)	121	106	99	91	84	76	69	61	54	46
Cumulative dwelling completions on small sites (31st March 2020 base date as set out in 2020 SHLAA)	166	317	453	574	680	779	870	954	1,030	1,099	1,160	1,214	1,260
Updated cumulative dwelling completions on small sites (31st March 2023 base date)				121	227	326	417	501	557	646	707	761	807

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

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

This revised calculation was included as part of the Local Plan Inspectors Main Modifications, and the projected figures for small sites from April 2020 are included in the final adopted Local Plan.

The 2019 National Planning Policy sets out the tests for considering a housing site to be 'deliverable' and therefore justified for inclusion in the five year housing supply. It states: "To be deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans.
- b) Where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years."

For the purposes of the contribution of small sites of 9 or fewer dwellings (which are not classed as 'major development') towards the deliverable five-year supply, the guidance in the NPPF indicates that the Council could reasonably place all 724 dwellings with planning permission in the five-year supply. Therefore the projected five year contribution of 501 set out above is clearly justified and, if anything, conservative.

Appendix 3: Assessment of Local Plan Housing Allocations

Assessment of Clacton Local Plan housing allocations

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
SAMU3	'Oakwood Park' Land to The South of Holland Road Little Clacton Essex	618548 (E) 218698 (N)	53.80ha	900 dwellings as indicated in the adopted Local Plan.	Planning application for up to 896 dwellings submitted Mar 2022 (22/00537/OUT) Land allocated for a mixed-use development in the emerging Local Plan (Policy SAMU3) which includes housing, community facilities, a primary school and open space. The adopted Local Plan indicates that the development will deliver 450 homes within the plan period to 2033 with a further 450 post 2033. However, until planning consent is granted delivery cannot be assumed within years 1-5 so a more conservative prediction is made for the purposes of the SHLAA.	The need to secure pedestrian connection to the established built up area. Existing footpath runs through the centre of the site, but pedestrian access via the adjoining Flint Grange development of 250 homes will also be secured.	Site unaffected by any ecological or landscape designations. Site outside of the flood zone.	Development would be of a scale that would require infrastructure to be delivered on site. The Local Plan requires a primary school, early years and childcare facility and health facilities. No irresolvable transport or utilities problems.	Site being promoted by a single developer (Scott Properties) with an option on the land. They have an agreement with the developers of the Flint Grange scheme to ensure that adequate access arrangements are secured.	Viability likely to be determined by prevailing housing market conditions. Property prices in the Clacton area are generally lower than elsewhere in Tendring (excluding Harwich) and this will impact upon viability. Costs involved in delivering new facilities – particularly the school, however development would be of a scale capable of absorbing this cost.	✓	X	2028 onwards Assumptions: Outline approval in 2024/25. Reserved matters approval 2025/26. Discharge of conditions in 2026/27, commencement in 2027/28 and completions from 2028/29. Assume additional two outlets to the development will enable 80 completions per annum, potentially more.	Proposal not the subject of many substantive objectives following consultation on the Local Plan. The developer has indicated that the whole of the 900 dwellings can be delivered within the Local Plan period with three development outlets. The trajectory takes a more conservative estimate of approximately 290 in the plan period. Developer advises 417 bungalows to be delivered between 2020 and 2031 at a rate of between 35 and 40 per annum. 501 family homes to be delivered between 2024 and 2031, a rate of just over 70 a year across two development outlets. Trajectory assumes between 30-60 dwellings a year 2028-2030 with development rates stepping up to 80 a year from 2031 as an additional two outlets into the Oakwood Park scheme are created for family housing.
SAMU2	'Hartley Gardens' Land between St. John's Road and Little Clacton Road Clacton on Sea Essex	616298 (E) 217060 (N)	68.00ha	1,700 dwellings as indicated in the Local Plan.	Land allocated for a mixed-use development in the Local Plan (Policy SAMU2) which includes housing, community facilities, primary school, open space and employment. The Local Plan indicates that 210 dwellings will be delivered within the Plan Period to 2033.	Currently there are overhead power lines running across the site. These will need to be grounded prior to development commencing.	Site unaffected by any ecological or landscape designations. Site outside of the flood zone. Two areas of copse woodland will need to be protected and incorporated into the scheme.	Engagement with Anglian Water is required to address capacity issues within the waste water treatment works. Financial contributions will also be required for health care and education on or off site.	Land in multiple ownership but development is now being lead by Homes England, in collaboration with existing landowners. Some land has been acquired by Homes England, and discussions underway with smaller land owners.	It is understood that the developer deems the site viable and this is supported by the Council's evidence. Costs in regard to sewerage treatment works expansion will need to be considered and incorporated.	✓	X	2028 onwards Assumptions: First outline approval in 2024/25 following adoption of the Local Plan and the preparation of a master plan and SPD. First reserved matters approval 2025/26. Discharge of conditions 2026/27. Commencement 2027/28 with first completions in 2028/29. Development is essentially expected in the last five years of the Local Plan period, reflecting the scale and complexity of the scheme.	Previous planning agent indicated that all 1,700 homes are potentially deliverable within the plan period to 2033, but the Council has taken a conservative estimate for the purposes of the trajectory. This assumes that three access points to the development will be opened up at different stages of the development. This allows for 30 completions a year between 2028 and 2031 from one outlet, 60 a year from 2031 via two outlets. This would deliver 210 of the 1,700 homes up to 2033 with a further 1,490 post 2033 or earlier if market conditions prove stronger than anticipated.
MSA6	Land off Waterworks Drive, Clacton-on-Sea, Essex CO16 8AW.	615773 (E) 216219 (N)	2.19ha	90 dwellings based on pre-application discussions with site owners. Density would equate to around 40 dwellings per hectare.	This site is allocated in the Local Plan.	Demolition and remediation will need to be carried out on site.	Site adjoins a Local Wildlife Site and ancient woodland.	No significant issues.	Water company continues to occupy and utilise the site.	Costs of removing existing buildings and infrastructure from site and cost of creating a suitable access. Previous viability studies have suggested that viability could be marginal. General housing market issues	✓	X	2028-2031 Assumes that there will some years in the short term whilst operations are relocated to an alternative site.	Site suitable for residential development but timing dependent on the relocation of the current operation. Development most likely in the middle part of the plan period.

Assessment of Harwich Local Plan housing allocations

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
MSA8	Land adjoining Harwich & Parkeston Football Club Main Road Harwich Essex CO12 4AA	625083 (E) 231332 (N)	1.9	24 dwellings based on submitted planning application. Site allocated for 48 dwellings in adopted Local Plan.	Planning application for 24 affordable houses submitted May 2021. Site allocated for residential development in the adopted Local Plan.	No irresolvable issues.	Old Vicarage Farmhouse Grade II south of site; Towel Hotel Grade II north east of site	No irresolvable issues.	Land now controlled by developer.	Cost of demolition and land preparation and dependent on prevailing housing market conditions.	✓	✓	2028-2030 The trajectory assumes development in the middle part of the plan period, following determination of the submitted planning application.	Proposed allocation originally included land owned by the football club, but it is now understood that they will not be relocating or seeking to redevelop the land.

Assessment of Frinton and Walton Local Plan housing allocations

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
MSA11	Station Yard and Former Avon Works, off Station Road, Walton-on-the-Naze, Essex CO14 8DA.	625102 (E) 221452 (N)	0.72 ha	40 dwellings as indicated in the Local Plan. The density would be 60 dwellings per hectare – reflecting the site's accessible location next to the railway station and close to the town centre.	This site is allocated in the Local Plan and was recommended as an 'opportunity site' for development in the Walton Regeneration Framework.	Need to maintain operational access to the railway line for Network Rail. Part of the site is also industrial. Possible relocation of Sea Scouts too.	No irresolvable issues. Part of site falls within Walton Conservation Area.	No irresolvable issues.	Multiple Ownerships (including the Council). Part of site currently used by sea scouts and railway station car park.	Costs associated with redeveloping industrial site and dependent on prevailing housing market conditions.	✓	?	2028-2030 Assumes no resolution of various ownership issues in the early part of the plan period with development work likely to proceed at some point in years 6-10.	Site partly allocated in 2007 Local Plan and continues to be promoted by the Council and the owner of the adjoining industrial estate for residential or mixed use development.

Assessment of Manningtree, Lawford and Mistley Local Plan housing allocations

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
SAMU1	EDME Maltings High Street Mistley Manningtree Essex CO11 1HG	611858 (E) 231740 (N)	2.24	100 based on latest indicative proposals produced by the owners for pre-application consideration. This is a variance from the 150 units set out in the 2017 draft Local Plan, but excluding the Thorn Quay warehouse which already benefits from planning permission for 45 units.	Part of the site (Thorn Quay Warehouse) has planning permission (12/00427/FUL) including 45 dwellings. Just the southern part of the site is now allocated in the emerging Local Plan as a mixed use allocation. Council in discussions with current owners about relocating to alternative premises an enabling existing site to be developed.	Existing business operations would need to relocate and many historic building would need to be retained.	Listed buildings within the site and site falls within the conservation area. Land adjoins the Stour Estuary which is an internationally important wildlife designation.	No irresolvable issues subject to making necessary contributions to education and health through s106 or CIL.	Site controlled by Anglia Maltings (Holdings) Ltd who are keen to relocate the business to more modern premises within Tendring.	Careful consideration is needed in regard to the cost of conversion and/or alterations to listed buildings on site.	✓	X	Whilst the concept of a mixed use development at EDME is supported by the Council through the Local Plan, its timing is very much dependent on the successful relocation of the business to alternative premises in Tendring.	The redevelopment of EDME Maltings is dependent on its relocation to alternative premises. No timescales for this can be given at the present time and there is limited evidence to demonstrate that 150 dwellings will be delivered on the site within the plan period.

Assessment of Colchester Fringe Local Plan housing allocations

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
SP7	Tendring Colchester Borders Garden Community	603976 (E) 225113 (N)	Around 400 ha	7,000-9,000 homes as indicated in the Local Plan on an area that crosses the Tendring/Colchester administrative boundary.	Broad location for new Garden Community identified in Colchester and Tendring's adopted Local Plans. Proposal to be the subject of a specific Development Plan Document which will provide more detailed parameters and requirements for the development.	Various constraints within and adjoining the indicative search area, including Salary Brook and areas of woodland. Delivery dependent on construction of link road between the A120 and A133 which has secured government funding.	Proximity to protected: Colne Estuary; SSSI; coastal protection belt issues.	Development requires significant infrastructure investment including new schools, health facilities, sewerage facilities and a relief road between the A120 to the A133. A successful bid to the Housing Infrastructure Fund, for £99m, relates to the provision of a link road and rapid transit system. The link road has received planning permission.	Multiple ownership but two main landowners. The lead developer is Mersea Homes who have announced they will be delivering the site alongside Clarion Housing Group (the largest social landlord in the country).	Viability tested by the Local Plan Inspector who has confirmed the proposal as being viable and deliverable.	✓	?	The HIF funding is dependent on delivering a number of dwellings at the Garden Community by 2025. The developers are accordingly working to this programme. However, for the purposes of determining the five year housing supply, this development will be excluded from the calculation until that the DPD and subsequent Planning Applications have progressed.	The Planning Inspector has concluded that the development could potentially deliver 2,000 homes in the period to 2033 of which 1,000 (50%) would be attributed towards meeting Tendring's housing requirement, with the other 1,000 counting towards Colchester's requirement.

Assessment of Weeley Local Plan housing allocations

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
MSA1	Land at Weeley Council Offices Thorpe Road Weeley, Essex CO16 9AJ	614889 (E) 222434 (N)	0.8 ha	24 dwellings as indicated in the Local Plan.	This site is allocated in the Local Plan for residential development.	The Council offices have now closed, although parts of the site are still used for storage and other operations. The site will need to be fully vacated ahead of development.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	The Council owns this site. Development cannot take place until the site has been fully vacated.	Potential costs involved in relocation of Council services and demolition of buildings on site.	✓	X	2028/29. Potential for development in the later part of the plan period. Current assumption that development will happen in year 6.	Redevelopment or conversion of site can only take place once Council operations have been relocated. This has now taken place.

Appendix 4: Housing Trajectory Assumptions

Site Ref	Site name	Total capacity		YR1 2023/ 24	YR2 2024/ 25	YR3 2025/ 26	YR4 2026/ 27	YR5 2027/ 28	YR6 2028/ 29	YR7 2029/ 30	YR8 2030/ 31	YR9 2031/ 32	YR10 2032 -33	Next plan	Notes
CLACTON															
17/01229/OUT	Rouses Farm (s106)	950		OUT	RM	DC/C	30	30	30	30	60	60	60	650	S106 agreement being finalised.
18/01800/DETAIL	Flint Grange (Oakwood Park Phase 1) (U/C)	99 (of 300)		60	39										Under construction.
16/01250/OUT	Brook Park West	200		30	30	30	30	30	30	20					Part of mixed-use development. Under construction.
21/01000/FUL	St Johns Plant Centre	180		DC	C	30	30	30	30	30	30				Allowed at appeal.
15/01351/OUT	Sladburys Lane	132		30	30	30	42								Development allowed on appeal. RM application approved.
16/00421/FUL	Chicken Farm, Thorpe Road	80		C	26	27	27								Development aimed at the retirement market.
16/01916/FUL	Coppins Court, Coppins Road	60			C	30	30								Supported living complex on former NHS site.
16/01520/FUL	82 Jaywick Lane (U/C)	13 (of 47)			4										Planning application for smaller scheme on part of the site under consideration, no delivery assumed until this application is determined.
19/00007/FUL	St Helena Hospice Site	40													Deliverability uncertain.
19/01598/FUL	Crossways Garden Centre, Thorpe Road	21		C	21										
16/00921/FUL	23-27 Brooklands	15		C	15										Key regeneration scheme in Jaywick Sands.
14/01375/FUL	3 Marine Parade East	14		C	14										Site cleared ready for development.
16/00920/FUL	32-37 Brooklands	13			C	13									Key regeneration scheme in Jaywick Sands.
17/01964/OUT	R/o 522 St. John's Road (UC)	11		11											Reserved matters application approved.
LP Allocation SAMU3	Oakwood Park (Phase 2)	900			OUT	RM	DC	C	30	40	60	80	80	610	Outline application received.
LP Allocation SAMU2	Hartley Gardens	1,700		SPD	OUT	RM	DC	C	30	30	30	60	60	1,490	Long-term strategic development programme.
LP Allocation MSA6	Waterworks Drive	90			OUT	RM	DC	C	30	30	30				Development to follow relocation of water works.
				131	179	160	189	90	180	180	210	200	200		Total for Clacton = 1,719
HARWICH & DOVERCOURT															
17/02168/OUT	Languard View(U/C)	300		30	45	45	45	45	45	45					Development commenced on site.
14/01431/OUT	Harwich Valley	297		DC/C	30	40	40	40	40	40	40	27			Reserved matters approved.
18/02109/OUT	Sato UK Limited, Valley Road	42		DC/C	20	22									Reserved matters approved.
19/00917/OUT	South of Ramsey Road/East of Mayes Lane	27 (of 41)		10	10	7									Site adjoins 19/00144/DETAIL for 14 units.
19/00406/DETAIL	Brickfield Site, Parkeston	30		DC/C	15	15									Reserved matters application approved.
17/01338/FUL	Cliff Hotel	20		C	20										Mixed development of hotel and residential.
19/00144/DETAIL	Michaelstowe Farm	2 (of 14)		2											Adjoins 19/00917/OUT for 41 units.
11/00301/FUL	Ferndale Road	13													Deliverability uncertain.
LP Allocation MSA8	Land adjoining Harwich & Parkeston FC	24					FUL	DC/C	24						Planning application submitted.
				42	140	129	85	85	109	85	40	27	0		Total for Harwich = 742
FRINTON/WALTON/KIRBY CROSS															
15/01234/OUT (RM)	Finches Park, Kirby Cross (U/C)	119 (of 253)		30	30	30	29								Under construction.
16/00031/OUT (RM)	Samphire Meadow, Frinton (U/C)	210		20	40	40	40	40	30						Under construction.
19/01269/DETAIL	The Laurels, Kirby Cross (U/C)	17 (of 116)		17											Under construction.
19/01116/FUL	Martello Site (rear of supermarkets)	53		26	27										To be delivered by a registered provider.
17/01988/FUL	Kirby Road, Great Holland (s106)	41		C	21	20									Over-55s development.
17/02118/OUT	Martello Site (near Martello Tower)	10		6	4										Variations to scheme have been received.
18/01244/FUL	27-31 High Street, Walton	10		DC/C	10										Site lies on edge of Walton Town Centre.
16/00538/FUL	88-90 Pole Barn Lane (U/C)	10		10											Development resumed.
LP Allocation MSA11	Station Yard/Avon Works	40					FUL	DC/C	20	20					Part Council-owned site.
				109	132	90	69	40	50	20	0	0	0		Total for Frinton/Walton/Kirby Cross = 510

Site Ref	Site name	Total capacity		YR1 2023/ 24	YR2 2024/ 25	YR3 2025/ 26	YR4 2026/ 27	YR5 2027/ 28	YR6 2028/ 29	YR7 2029/ 30	YR8 2030/ 31	YR9 2031/ 32	YR10 2032 -33	Next plan	Notes
MANNINGTREE/LAWFORD/MISTLEY															
17/01181/OUT (RM)	'Manningtree Park', Long Road/Clacton Road (U/C)	485		30	30	30	30	30	30	30	40	40	40	155	Development commenced on site.
15/00876/OUT (RM)	'Lawford Green', Bromley Road (U/C)	235 (of 440)		40	40	40	40	40	35						Under construction
18/01994/OUT (RM)	'River Reach', Harwich Road (Phase 2) (U/C)	81 (of 100)		40	41										Second phase allowed on appeal. Under construction.
15/01810/OUT	Stourview Avenue	72		RM	DC/C	30	30	12							Revised outline application allowed at appeal.
12/00427/FUL	Thorn Quay Warehouse (U/C)	45													Deliverability Uncertain
LP Allocation SAMU1	EDME Maltings	100													Deliverability uncertain.
				110	111	100	100	82	65	30	40	40	40		Total for Manningtree/Lawford/Mistley = 718
BRIGHTLINGSEA															
19/00188/FUL	Lower Farm, East End Green	41		DC	C	20	21								
						20	21	0	0	0	0	0	0		Total for Brightlingsea = 41
COLCHESTER FRINGE/GARDEN COMMUNITY															
17/00859/OUT	Bromley Road	85 (of 145)		30	30	25									Allowed on appeal.
LP Allocation SP7	Tendring Colchester Borders Garden Community	8,000		DPD	OUT/ RM	100	100	125	125	125	125	125	125	3k+	Long-term strategic development programme.
				30	30	125	100	125	125	125	125	125	125		Total for Colchester Fringe = 1,035
ELMSTEAD MARKET															
20/00239/FUL	Lanswood Park	65 (of 85)		20	20	25									Hybrid consent.
16/01797/OUT	School Road East	52 (of 62)		20	32										Under construction.
18/01863/DETAIL	Charity Field (U/C)	7 (of 50)		7											Under construction.
18/01884/FUL	Church Road	14 (of 41)		14											Under construction.
20/01797/FUL	Land to The East of Tye Road	15			DC/C	15									Allowed on appeal.
				61	52	40	0	0	0	0	0	0	0		Total for Elmstead Market = 153
GREAT BENTLEY															
18/01981/DETAIL	Station Field (U/C)	125 (of 150)		20	40	40	25								Under construction.
17/01881/OUT	Weeley Road (U/C)	136		20	30	30	30	26							Allowed on appeal in 2020.
21/02176/FUL	Land at Moorlands Farm	26		13	13										South of Admirals Farm development.
				53	83	70	55	26	0	0	0	0	0		Total for Great Bentley = 287
LITTLE CLACTON															
15/01550/OUT (RM)	West of The Street	98		C	20	20	20	20	18						All reserved matters approved.
17/00790/FUL	R/o 59 & 61 London Road (U/C)	30		10	20										Groundworks commenced.
16/00427/OUT	24 The Street (Hayes)	10		C	10										Reserved matters approved.
				10	50	20	20	20	18	0	0	0	0		Total for Little Clacton = 138
ST. OSYTH															
11/00333/OUT	Wellwick Field	190		DC/C	30	30	30	30	30	30	10				Reserved matters approved.
16/00656/FUL	Priory West Field (U/C)	26 (of 71)		26											Under construction.
				26	30	30	30	30	30	30	10	0	0		Total for St. Osyth = 216
THORPE-LE-SOKEN															
16/00838/OUT (RM)	Frinton Road/Lifehouse Drive	49		25	24										Allowed on appeal. Reserved matters approved.
18/00098/OUT (RM)	South of Frinton Road	10		10											Allowed on appeal (adjoins 16/00838/OUT).
				35	24	0	0	0	0	0	0	0	0		Total for Thorpe = 59

Site Ref	Site name	Total capacity		YR1 2023/ 24	YR2 2024/ 25	YR3 2025/ 26	YR4 2026/ 27	YR5 2027/ 28	YR6 2028/ 29	YR7 2029/ 30	YR8 2030/ 31	YR9 2031/ 32	YR10 2032 -33	Next plan	Notes	
WEELEY																
19/00524/OUT	Barleyfields, Land South of Thorpe Road	280		RM/ DC	20	40	40	40	40	40	60				Outline approval.	
LP Allocation MSA1	TDC Council Offices	24					FUL	DC/C	24						Site vacated.	
				0	20	40	40	40	64	40	60	0	0		Total for Weeley = 304	
SMALLER RURAL SETTLEMENTS																
20/00547/OUT	Hamilton Lodge, Great Bromley	79			12	RM	DC	C	20	20	27				Hybrid consent granted.	
15/01080/OUT (RM)	Adj Great Oakley Primary School	51													Deliverability uncertain.	
				0	12	0	0	0	20	20	27	0	0		Total for smaller rural settlements = 79	
	Small Sites Windfall Allowance			121	106	99	91	84	76	69	61	54	46		Total for small/windfall sites = 807	
	TOTAL FIGURES			728	969	923	800	622	737	599	573	446	411		TOTAL = 6808	
				Five Year Supply = 3,717 (excluding 325 dwellings from TCB Garden Community)												

Key:

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

Appendix 5: Assessment of Alternative and Discounted Sites

Alternative and discounted – draft Local Plan allocations that were removed prior to adoption.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
MSA5	Land adjacent to Railway Station and Sadd's and St. John's Yard, Skelmersdale Road. Clacton-on-Sea	617733 (E) 215373 (N)	1.7ha	60 dwellings as part of a mixed use scheme which is likely to include commercial units at ground floor and improvements to facilities at the neighbouring railway station.	This site was allocated in the emerging Local Plan, but removed as part of the Inspectors' Main Modifications. The site was identified as an opportunity for development in the Clacton Town Centre Area Action Plan (AAP) associated with the wider regeneration of the area around the station. A Main Modification proposed by the Local Plan Inspectors removes this allocation from the emerging plan.	No irresolvable issues but suitable access would need to be obtained from Skelmersdale Road. Possible contamination from former uses.	No irresolvable issues.	No irresolvable issues.	Any development must form part of a wider comprehensive scheme, as required by the Local Plan. This will require cooperation with adjoining landowners including Network Rail. Site continues to operate viably in its existing business use and as a car park for the railway station.	Costs of removing existing buildings and infrastructure from site. General housing market issues.	✓	X	There has been limited contact with the site owners or Network Rail about the development of this area and whilst identified as a development opportunity in the Clacton AAP, there is limited evidence to support the realistic deliverability of the scheme within the plan period. The site continues to operate in its current range of uses.	Serious questions over whether a mixed-use development on this site is likely to deliver 60 dwellings within the plan period to 2033. The trajectory therefore assumes that the development will not take place. A Main Modification proposed by the Local Plan Inspectors removed this allocation from the now adopted Local Plan.
MSA2	109 Oxford Road, Clacton-on-Sea, Essex CO15 3TJ.	617834 (E) 216068 (N)	0.68 ha	12 dwellings as per a previous planning permission which has since lapsed.	Land subject of a previous planning permission which has been allowed to lapse. The previous consent proposed new industrial buildings as well as housing on the site but the existing operation has continued in its current form. A Main Modification proposed by the Local Plan Inspectors removed this allocation from the now adopted Local Plan.	No irresolvable issues if access is achieved from Cotswold Road. Possible contamination from former uses.	No irresolvable issues.	No irresolvable issues.	Part of site continues to operate as a dance studio and the other part is a commercial premises that is still in operation.	Costs of removing existing buildings and infrastructure from site. General housing market issues.	✓	?	There has been no approach for planning permission since the lapse of the previous consent. With business use continuing at the adjoining site, there is no indication that a residential scheme will come forward.	In the absence of any further attempts to obtain planning permission, there is insufficient evidence to demonstrate that development on this site is deliverable within the plan period. The trajectory assumes no completions. A Main Modification proposed by the Local Plan Inspectors removed this allocation from the now adopted Local Plan.
MSA7	Mayflower County Primary School Main Road Harwich Essex CO12 4AJ	624936 (E) 231411 (N)	0.4 ha	15 as indicated in the emerging Local Plan. This represents a gross density of 37 dwellings per hectare.	This site was allocated for residential development in the old 2007 Local Plan at the request of Essex County Council and was been carried forward into the 2017 draft plan. A Main Modification proposed by the Local Plan Inspectors removed this allocation from the now adopted Local Plan.	No irresolvable Issues as long as staff car park is relocated.	No irresolvable issues.	No irresolvable issues.	Public ownership.	Dependent on prevailing housing market conditions.	✓	✓	Land has been allocated in the Local Plan for more than a decade with no approach by the County Council to develop it. There is limited evidence to suggest that the site will deliver 15 homes in the plan period to 2033.	Urban site suitable for development and deliverable within the plan period subject to the operational requirements of the school being maintained. However, there is limited evidence to suggest that the County Council is seeking to bring a development forward. A Main Modification proposed by the Local Plan Inspectors removed this allocation from the now adopted Local Plan.
MSA12	Land at the Farm, Kirby Road	624896 (E) 221821 (N)	2.1 ha	47 dwellings as indicated in the emerging Local Plan which is a gross density of 22 dwellings per hectare.	This site was allocated for residential development in the 2017 draft Local Plan. A Main Modification proposed by the Local Plan Inspectors removed this allocation from the now adopted Local Plan.	Most appropriate point of access is likely to be from adjoining Martello Site/Hamford Park development. Southern part of site within flood zone.	Historic Farm building within the centre of the site that should be retained and enhanced in any wider development of the site.	No irresolvable Issues subject to making necessary contributions to education and health through s106 or CIL.	Possible ransom strip from Warde Chase. But site is within the same ownership as adjoining Martello site, so access could come from this site. Land understood to be controlled by the original owners of the Martello site.	Development not likely to take place ahead of the adjoining Martello development and may need to secure access from that development.	✓	?	Development not expected during the plan period.	This site is only likely to come forward after the completion of the Taylor Wimpey development on the adjoining Martello site (Hamford Park).

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
MSA10	Southcliffe Trailer Park, Woodberry Way, Walton-on-the-Naze, Essex CO14 8PE.	625034 (E) 221129 (N)	0.8 ha	15 dwellings as indicated in emerging Local Plan. This represents a gross density of 19 dwellings per hectare and reflects the site's location close to the cliff.	This site was allocated for residential development in the old 2007 Local Plan at the request of the owners who were concerned about the long-term sustainability of the existing trailer park, and having been assessed as part of an earlier urban capacity study. A Main Modification proposed by the Local Plan Inspectors removed this allocation from the now adopted Local Plan.	Important to ensure gap from the cliff. There is also a trailer park on site which would need to be removed or relocated.	No irremovable issues. Within the Frinton Conservation Area.	No irremovable issues.	Site still operating as a holiday park.	Residential use value would need to exceed value of existing use for residential scheme to be viable. Understood that site is unable to occupy the latest range of larger static caravans which may impact upon the continued operation of the site in the future.	✓	X	There is no evidence to indicate that the owners of the Trailer Park intend to redevelop during the plan period. The site has been allocated for more than a decade with no planning applications coming forward.	In the absence of any firm evidence to suggest a reasonable likelihood of this site being redeveloped for housing, a Main Modification proposed by the Local Plan Inspectors removed this allocation from the now adopted Local Plan.
MSA9	Former Town Hall Site, Public Conveniences ad depot, Mill Lane	625325 (E) 221791 (N)	0.14	15 dwellings as had been indicated in the Walton Regeneration Framework. Represents a high density of development that reflects the site's sustainable location close to the town centre.	This site was allocated in the 2017 draft Local Plan and was also identified as an opportunity site in the Walton Regeneration Framework. A Main Modification proposed by the Local Plan Inspectors removed this allocation from the now adopted Local Plan.	Site lies within Flood Zone. Building works have begun on site.	Southern half of site lies within Walton Conservation Area.	No irremovable issues.	Likely to be in multiple ownerships. Most of site is vacant but part of site remains occupied by public toilets, servicing for local shops and lock ups.	Costs associated with preparing site for development and dependent on prevailing housing market conditions.	✓	✓	Deliverability of site uncertain with limited activity since its identification in the Walton Regeneration Framework.	Land provides sustainable location for residential development close to the town centre. However, there has been no interest in bringing the development forward since it was identified in the Walton Regeneration Framework and a Main Modification proposed by the Local Plan Inspectors removed this allocation from the now adopted Local Plan.

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

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
SDB1	112-118 Oxford Road, Clacton-on-Sea, Essex CO15 3TH.	617923 (E) 216074 (N)	1.2 ha	60 flats based on information provided as part of refused planning applications from 2013.	Site protected for employment use through policies in the Local Plan. Previous planning applications for mixed commercial and residential (13/01309/OUT and 13/01310/OUT) refused by the Council and dismissed on appeal.	The site is surrounded by employment uses which may well conflict with residential on this site.	The site is located within a predominantly employment area of Clacton-on-Sea recommended for protection in the Employment Land Review. A proposed change to residential or mixed use would be out of character and would conflict with the area's economic function.	No overriding or irremovable issues	Landowner promoted the site through the Local Plan process.	Development costs involved in removing existing use and any contamination. Alternative land use value affects viability on the site for residential or mixed use development. Residential use not compatible with the wider area which could have an impact on sales value.	X	X	Land best retained in employment use for the plan period.	Due to the location and nature of existing development and the need to protect employment land, a proposal for residential or mixed use development is considered to be unsuitable.
SDB2	Land off Lotus Way, Jaywick, Essex CO15 2JE.	614632 (E) 212948 (N)	7.4 ha	A Master Planning exercise being undertaken for Jaywick Sands is considering options to deliver in the region of 500 and 1,000 homes on this land and a wider area of greenfield land. At a range of between 30-50 dwellings per hectare, this 7.4ha site might accommodate between 200 and 400 units.	Site included within the settlement development boundary of the Local Plan but not specifically allocated for development. The land is however controlled by the Council who is exploring options for major residential-led development to assist in the regeneration of the area, which could include a wider area of greenfield land (20ha approx) currently beyond the settlement boundary (see site URB22).	The land is within Flood Zone 3 and any development would need to pass the Environment Agency's sequential and exceptions tests. Development would need to be flood resilient.	Land within flood zone 3. Suitability of development dependent on sequential and exceptions tests being addressed. Site is located within Coastal Protection Belt and Strategic Green Gap	Longer term impacts on education and health services and sewerage system. The regeneration of Jaywick is a multi-agency project with scope to secure public funding.	The Council controls the land in question and is actively promoting development as a means of bringing about regeneration in the area.	Low property values combined with high development costs in order to ensure flood resilience effect viability, development being promoted as a means of generating improvements which are expected to have a positive effect on property values in the medium to long term.	?	✓	The likelihood is that development will take place gradually over the plan period. Estimated 30 net completions per annum from 2026. Rate of development could be higher if regeneration takes off in the short to medium term.	Development likely to happen in phases throughout the course of the Local Plan period. The delivery of new housing designed to improve social conditions in the area whilst encouraging redevelopment of existing poor-quality accommodation. Intention is to reduce the number of unsuitable properties in the existing stock of Brooklands and Grasslands in the long term.

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SDB5	Foots Farm (South) Thorpe Road Clacton-on-Sea Essex CO15 4QD	617830 (E) 218019 (N)	5.4 ha.	100 dwellings based on a gross density of 20 dwellings per hectare.	The site was allocated as an employment site in the old 2007 Local Plan. In adopted Local Plan, the site is within the defined settlement development boundaries but not allocated for a specific use. Part of site has permission for 9 bungalows (20/00065/FUL) Further application 20/01130/FUL for 122 residential units yet to be determined.	No irresolvable outstanding issues.	Subject to appropriate ecological mitigation and access. This site has potential to be suitable for residential development.	No significant issues subject to the completion of a satisfactory legal agreement.	The land was previously used for a horse riding centre. It is now understood that this has abated.	Dependent on prevailing housing market conditions.	?	✓	If the site were to gain planning permission in 2022/23, there could conceivably be development from 2027.	There are local concerns about development in this location on ecological grounds which would need to be addressed as part of any development proposal. Land is being promoted for inclusion as an allocation in the Local Plan. Land north of Cenary Way, which is also part of Foots Farm is the subject of a planning application for 245 units.
SDB7	'Oakwood Park (Potential Phase 3)' Land to The South of Holland Road Little Clacton Essex	619339 (E) 218631 (N)	11.6 ha	200 dwellings based on a previous planning application.	The site is within the Settlement Development Boundary as shown in the Local Plan and lies immediately adjacent to the Oakwood Park (Phase 2) allocation. The site is not specifically allocated for development itself.	Without the Phase 2 Oakwood Park scheme in place, there could be issues obtaining a suitable pedestrian and vehicular access and the development would be isolated.	Sladbury's Old House Grade II south east of site; Cartlodge opposite and approximately 30 metres north west of Sladbury's Old House Grade II south east of site.	In conjunction with the larger Phase 2 Oakwood Park site, Phase 3 would have no irresolvable infrastructure issues.	Land actively promoted through Local Plan representations by its owners and development company Gladman Homes. The current application has been submitted by the owners.	Dependent upon prevailing housing market conditions and the success or otherwise of earlier phases of Oakwood Park.	✓	✓	With Phase 2 of Oakwood Park expected to continue into the next plan period beyond 2033, it is assumed that any Phase 3 will be more likely to take place in the next plan period. It is questionable if it would be sensible to allow development to proceed ahead of Phase 2.	Development acceptable, in principle, as part of a wider comprehensive scheme but expected to be delivered as part of a latter part of the scheme. Potentially beyond the plan period of 2033.
SDB8	Navyard Wharf, Kings Quay Street The Quay Harwich Essex CO12 3JJ	626119 (E) 232860 (N)	4.17 ha	373 dwellings based on current planning application.	Identified as an opportunity for development in the Harwich Master Plan which was reflected in the old 2007 Local Plan. Shown in the adopted Local Plan with no specific designation. The site is the subject of a current, but yet to be determined planning application (19/01837/FUL).	The site is currently used as a port. There are flood risk issues to be considered. The site also lies adjacent a SSSI on the Dovercourt Foreshore.	Adjacent to Conservation Area; partly in Historic Town designation and numerous Listed Buildings within close proximity to the site.	No irresolvable Issues subject to a satisfactory s106 agreement.	Owner continuing to use Navyard Wharf as a port to serve the offshore wind farm industry. Existing operation would need to relocate to Harwich International Port for this development to go ahead.	High development costs involved in site remediation, flood defence measures and demolitions. Density of development would need to be sufficient to ensure a scheme is viable.	?	X	Applicant's viability assessment indicates a six-year build period. It is assumed that it would take at least 3 years from planning approval for the port to relocate to Harwich International and a further year for the land to be prepared for re-development. Dwelling completions not likely until at least 2026/27.	Development is envisaged through the Harwich masterplan. However, delivery is dependent upon a number of economic and physical factors. Relocation of the existing operation to Harwich International Port would be required to ensure no loss of employment in the Harwich area.
SDB10	Land opposite Public Gardens, Barrack Lane, Harwich	625981 (E) 231754 (N)	0.9 ha	28 dwellings as indicated in the old 2007 Local Plan.	Designated in the old 2007 Local Plan for mixed use development.	Site contains various community uses that would need to be incorporated into a new mixed-use development.	Conservation Area; protected Open Space. Numerous Listed Buildings within close proximity to the site.	No overriding or irresolvable issues.	Council owned site but there are numerous leaseholders and tenants involved in the running of existing community facilities.	Costs involved in achieving an appropriate mixed development that provides for community uses.	?	X	There are a range of complicated leasehold arrangements and a lack of public support for redevelopment. It is assumed that a scheme will not deliver within the plan period.	Development would need to incorporate or relocate community uses. This complexity would suggest deliverability only achievable in latter part of the plan period. Proposal was locally contentious when considered as part of the Local Plan.
SDB11	Durite Works Valley Road Dovercourt Harwich Essex CO12 4RX	622772 (E) 230863 (N)	1.19 ha	32 dwellings based on a density of 27 dwellings per hectare.	Protected employment site	Vicarage Farmhouse Grade II east of site; Rockhaven Grade II south east of site.	Adjacent to Coastal Protection Belt and Local Green Gap	No irresolvable Issues subject to a satisfactory s106 agreement.	Site continues to operate viably in its existing business use.	Cost of clearing and remediating land combined with the existing land use value will impact upon viability of any proposal for redevelopment.	X	X	Site best retained in employment use for the plan period.	Land best retained in employment use unless a similar scheme to that at SATO is proposed, which secured a new factory for the business to remain on site.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suit-able?	Avail-able?	Achievable? / Likely Timescale	Other Comments
SDB14	88-92 Oxford Road Clacton On Sea Essex CO15 3TH	617834 (E) 215878 (N)	0.16ha	10 dwellings based on refused application..	Site subject of planning application 19/00167/OUT for 10 flats and 3 commercial units, which was refused.	Existing commercial development would need to be removed from the site to allow redevelopment but commercial units would be incorporated.	The site is within a built up area where there would be limited environmental issues. Proximity to the railway line may have noise implications that would have to be factored into the development.	Infrastructure impacts could be mitigated through s106 contributions if development were to be permitted.	Site controlled by the current tyre company.	Cost of demolishing existing buildings combined with the relatively low sale value of residential property in central Clacton.	?	X	If permission was granted in 2022/23, it might be feasible for development to take place in 2026/27 following reserved matters approval, discharge of conditions and clearance of site.	Applications for similar schemes at 112-118 Oxford Road were refused by the Council and dismissed on appeal. The Oxford Road Industrial Estate is a designated employment area and the priority will be to ensure that employment is promoted and retained.
SDB15	Rumours Night Club 50 Rosemary Road Clacton On Sea Essex CO15 1PB	617606 (E) 214831 (N)	0.09ha	16 dwellings based on a current, yet to be determined planning application and a previous lapsed consent.	Site subject of a current planning application 19/00003/FUL which is yet to be determined. Full permission for the same scheme previous granted in October 2015 but was allowed to lapse in October 2018.	Conversion of existing building as opposed to new-build.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Unknown.	Assumed that there are viability issues given the lack of any progress in implementing the previous consent.	✓	✓	No indications that the owners intend to carry out the development. Assumed (for now) that development might take place from 2024/25 if new application is approved.	Uncertain as to whether the development will take place. Previous planning permission lapsed in October 2018. Current application yet to be determined. Site identified as a possible location for an arts facility as part of the Council's bid to the government's Future High Streets Fund.
SDB17	71 Brooklands Jaywick Clacton On Sea Essex CO15 2JG	614512 (E) 212832 (N)	0.06ha	8 dwellings based on a current, yet to be determined, planning application. 6 dwellings net, taking into account loss of two existing bungalows.	Site was subject of a planning application 18/01289/FUL for 12 flats following demolition of existing bungalows. The proposal was subsequently changed to 4 terraced houses and 4 flats, a net increase of 6 dwellings. This is now considered a small site, and is covered by projections in appendix 2.	Two bungalows would need to be demolished. Site lies within flood zone and development would need to be built to a flood-resilient specification.	Flood risk issues require that no living accommodation be provided on ground floor.	No overriding or irresolvable issues.	Not understood to be overriding or irresolvable issues.	Low property values in the Jaywick area at present, but conditions improving as regeneration takes place in the area. High development costs involved in ensuring flood-resilient design.	✓	?	Permission granted for minor development (8 dwellings) and it seems unlikely that a major scheme will take place here now.	Site well within the built up area and close to the seafront. Council encouraging the redevelopment of parts of Jaywick Sands to help facilitate its long-term regeneration.
SDB20	Affinity Water Ltd Mill Hill Manningtree Essex CO11 2AZ	610465 (E) 231587 (N)	2.1ha	90 dwellings based on indicative ideas for the potential development of the site.	Site located within the settlement development boundary of the Local Plan but not subject of any specific allocations.	Existing operations would need to relocate and many historic building would need to be retained.	Site contains a number of buildings of historic value which would be desirable to retain within any scheme. Pond on the site has developed into an area of ecological value.	No irresolvable Issues subject to making necessary contributions to education and health through s106 or CIL.	Site controlled by the water company.	Careful consideration is needed in regard to the cost of conversion and/or alterations to listed buildings on site.	?	X	2026-2029 Assumes that there will some years in the short term whilst operations are relocated to an alternative site.	Site suitable for residential development as long as historic buildings are retained within the scheme. Timing dependent on the relocation of the current operation. Development most likely in the middle part of the plan period.
SDB21	Land at Greenfield Farm Main Road Harwich Essex CO12 4LT	623345 (E) 230929 (N)	2.23ha	42 dwellings as per lapsed permission.	Planning approval (17/01909/OUT) for 42 dwellings has now lapsed. Site was part of an area allocated for 164 dwellings in the 2017 draft Local Plan (Policy SAH1) but was removed as part of the Inspectors Main Modifications.	Limit to how many dwellings can be accessed via Main Road. Brings into question the deliverability of the wider site without alternative access point.	No irresolvable or overriding issues subject to achieving suitable landscaping and ecological mitigation.	No irresolvable Issues subject to making necessary contributions to education and health through s106.	Part of site actively promoted by the landowner through current application. Landowner intentions for the remaining land uncertain.	Dependent on ability to gain access to the site and prevailing housing market conditions.	✓	✓	Delivery uncertain as land has been on the market for several months with no news of a sale. Permission has now lapsed, and no indication from the land owners that they intend to reapply for permission.	

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

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
URB1	Land Forming Part of Earls Hall Farm Earls Hall Drive Clacton On Sea Essex CO16 8BS	614282 (E) 216057 (N)	1.9 ha	34 dwellings as per the recently refused planning application.	Previous planning application (17/00826/OUT) refused in 2017 for being beyond settlement development boundaries. Planning permission 18/00952/FUL granted for 62 holiday units.	Access through another site which has planning permission for residential development.	None known	No significant issues subject to the completion of a satisfactory legal agreement.	Land promoted by the landowner.	Costs involved in demolition of property to achieve access. Delivery subject to prevailing housing market conditions.	X	X	To obtain planning permission, a new application would be required. If it were to gain outline permission following adoption of the Local Plan, it would most likely form a further phase of development beyond land north of 782 to 828 St. John's Road, from which access would be secured.	Development dependent on access via adjoining land. Development refused outline planning permission. Any development would follow development on land to the south. The land was subject to objections to the Local Plan. Given current permission for holiday units and the conclusions on the deliverability of dwellings on land to the south, it is not considered likely that residential development will take place on this site within the plan period to 2033.
URB3	Land south of Ramsey Road and east of Mayes Lane, Ramsey, Essex	621950 (E) 230418 (N)	2.2 ha	55 dwellings based on a density of 25 dwellings per hectare.	Outside of the Settlement Development Boundary in Local Plan, having been included in the earlier preferred options draft.	Land forms part of the setting of Grade 1 Listed church.	St Michael's Grade 1 listed church to the north west. A planning application for development on land west of Mayes Lane was dismissed on appeal over concerns about this impact. Due to the appeal decision at Mayes Lane, this land is not proposed for inclusion within the Settlement Development Boundary.	No irresolvable issues subject to a satisfactory s106 agreement.	The site was promoted by the landowner for inclusion in the Local Plan.	Viability mainly dependent on prevailing housing market conditions i.e. sales values.	?	✓	If planning permission were granted in 2023/24 development could potentially take place from 2026/27.	Site has potential to deliver housing within the plan period. However, the setting of the Grade 1 listed church is a particular issue in terms of the suitability of the site.
URB4	Land to The South of Low Road Dovercourt Essex CO12 3TS	623784 (E) 229955 (N)	16.2 ha	390 dwellings at a density of around 24 dwellings per hectare.	Outside of the Settlement Development Boundary in the Local Plan.	Flood Risk affecting a large area of the site.	Flood risk; Coastal Protection Belt – landscape sensitivity is more of an issue in this location.	No irresolvable issues subject to a satisfactory s106 agreement.	Ownership unknown.	Costs involved in ensuring development is flood resilient.	X	✓	Land not promoted for inclusion in the Local Plan for housing. Landowner seeking consent for a Chalet Park for holiday use.	Land not suitable for residential use. However, holiday use with occupancy restrictions and flood resilience measures is an alternative option being considered by the landowners through the current planning application.
URB5	Land west of Low Road and south of Oakley Road, Dovercourt/Little Oakley	623204 (E) 230199 (N)	63 ha	1,415 based on a density of 22 dwellings per hectare.	Site lies outside of the settlement development boundary of the Local Plan. Was assessed as part of initial sieving exercise to inform the preparation of the Local Plan.	Millbank Grade II north of site; Foulton Hall Farmhouse Grade II south east of site	Site lies within the Coastal Protection Belt in the Local Plan but landscape sensitivity is more of an issue towards the south. Suitable landscaping would be required.	Development on this scale would require significant new infrastructure including new schools.	Landowners considering chalet park development as opposed to residential – given flood risk issues.	Dependent on prevailing housing market conditions.	X	?	Land not promoted for inclusion in the Local Plan for housing.	Sensitive location in landscape and environmental terms and not being actively promoted for residential development. Deliverability of any homes unlikely within the plan period.

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URB6	Walton Mere Mill Lane Walton On The Naze Essex CO14 8PE	625382 (E) 222254 (N)	15.8 ha	129 dwellings as per the previous planning application.	Planning application for mixed use development (11/01062/OUT) including for up to 129 dwellings, a care home, a health centre, shops and yacht haven withdrawn by the applicant following strong local objection. Site was identified as a potential regeneration opportunity in the Walton Regeneration Framework.	The site is a Mere, much of which would need to be reclaimed from the sea to enable development.	St Dominics Grade II east of site. Local Wildlife site and Hamford Waters adjoins site. Hamford water has a considerable amount of environmental designations.	Significant improvements to surrounding streets required to accommodate scale of development.	Owned by Titchmarsh Marina.	Substantial costs in land preparation and flood defences. Scale of development would need to be sufficient to cover these costs whilst ensuring a form of development that meets the regeneration objectives of the area in a sympathetic manner.	?	X	Very significant issues to overcome if the Council would support a scheme. Delivery within the plan period very uncertain.	Major physical and environmental constraints. Development can only be justified if it brings about regeneration in Walton and can address flood risk and ecological concerns. Given lack of advancement since the 2011 application, no development in the plan period is assumed.
URB7	Land west of North Street (adjoining Walton Mere), Walton on the Naze. Essex	625407 (E) 222011 (N)	0.22 ha	16 dwellings as proposed in a planning application that was refused.	Site was promoted through the Local Plan process. Lies outside but abutting the settlement development boundary in the Local Plan. Planning application 18/01098/OUT refused by the Council in October 2018 on technical design, ecological and highways matters.	Narrow historic streets in surrounding area and land may need raising to bring it out of the flood zone.	In the coastal protection belt. Part of the site is in the Flood Zone. Adjacent to: National Nature Reserve; Site of Special Scientific Interest; Ramsar site; Special Protection Area.	Significant improvements to surrounding streets required to accommodate scale of development.	Land is actively being promoted by landowners.	Cost of addressing flood risk causes concerns and achieving density of development which is viable and appropriate for area.	?	✓	Serious questions over the suitability of this land for residential development. No completions assumed for the plan period.	To comply with sequential and exceptions tests in respect of flood risk, development would have to be justified by its positive impacts on regeneration. Deliverability of a viable scheme is uncertain.
URB8	Land east of Mill Lane (Adjoining Walton Mere), Walton on the Naze, Essex	625326 (E) 221911 (N)	0.34 ha	20 as suggested by the site promoter – a higher density waterfront scheme.	Site was promoted through the Local Plan process. Lies outside but abutting the settlement development boundary in the Local Plan.	Narrow historic streets in surrounding area and land may need raising to bring it out of the flood zone.	In the coastal protection belt. Part of the site is in the Flood Zone. Adjacent to: National Nature Reserve; Site of Special Scientific Interest; Ramsar site; Special Protection Area.	Significant improvements to surrounding streets required to accommodate scale of development.	Land being actively promoted by its owner.	Cost of addressing flood risk causes concerns and achieving density of development which is viable and appropriate for area.	?	✓	Serious questions over the suitability of this land for residential development. No completions assumed for the plan period.	Proposal raises concerns about impact on international wildlife designation. Any such proposal is best considered by its individual merits and must be accompanied by detailed environmental assessment, habitat regulation assessment and flood risk assessment.
URB9	Land west of Old Hall Lane, Walton on the Naze, Essex	626041 (E) 223516 (N)	20 ha	400 dwellings at a density of 20 dwellings per hectare.	Site lies outside of the settlement development boundary of the Local Plan. Was assessed as part of initial sieving exercise to inform the preparation of the Local Plan.	Earmarked as a location for managed realignment in the Shoreline Management Plan.	Major landscape sensitivity issues as site is within the Coastal Protection Belt and is a very exposed site.	Development would need to contribute towards the expansion of existing schools.	Unknown.	Securing appropriate access. Dependent on prevailing housing market conditions.	X	?	Land not promoted for inclusion in the Local Plan for housing. Development unlikely within the plan period.	Unsuitable for residential development due to its sensitive location.
URB10	Land north west of the Martello Caravan Park, north of Lowe Chase, Walton-on-the-Naze, Essex CO14 8SG.	624698 (E) 222103 (N)	5.26 ha	120 dwellings at a gross density of around 23 dwellings per hectare.	Not being promoted. Initially assessed as part of 2014 SHLAA. Land outside of the settlement development boundary in the Local Plan.	No obvious suitable means of vehicular access other than through the adjoining Martello Caravan Park. Part of site within flood zone.	Possible landscape sensitivity issues as site is within the Coastal Protection Belt.	Development would need to contribute towards the expansion of existing schools.	Land understood to be owned by the original freeholders of the adjoining Martello development (Hamford Park).	Contribution towards new infrastructure and general housing market issues may affect viability.	?	?	If development were to happen, it is most likely to follow completion of Hamford Park development from 2023/24 as a further phase.	On its own not considered to be suitable due to lack of access but there is potential for it to be considered with adjoining Hamford Park scheme. Timing dependent on the delivery of the remainder of Hamford Park. Careful landscaping and design required to minimise landscape impacts.
URB11	Land off First Avenue, east of the Cricket Club, Frinton on Sea, Essex	623060 (E) 219969 (N)	2.97 ha	60 dwellings at a density of 20 dwellings per hectare.	Site outside of settlement development boundary in Local Plan and protected for recreational use. Previously promoted for inclusion in the Local Plan.	The Council is unsure if the site has suitable topography for development.	Adjacent to Conservation Area. The site is designated Green Space	No irresolvable outstanding issues.	Unknown. The site was promoted in 2015 but not promoted since.	Dependent on prevailing housing market conditions.	X	?	Development unlikely within the plan period.	Land not being actively promoted for development at the present time. Landscape impact issues.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
URB12	Land at rear of 185 Thorpe Road, Kirby Cross, Essex	620664 (E) 221010 (N)	2.4 ha	55 dwellings at a density of 23 dwellings per hectare.	Site was promoted for inclusion in the Local Plan. However, outline planning permission has been granted, on a small portion of the site, for five dwellings (19/01054/OUT).	Access issues.	White Ladies Grade II north of site; Blue House Farmhouse Grade II north of site; 178 Thorpe Road Grade II, north of site.	No irresolvable outstanding issues.	Promoted through Local Plan representations and planning permission granted for a portion of the site.	Cost associated in attaining access through demolition of existing property. The consented scheme for five dwellings is accessed by a driveway between existing dwellings. A larger scheme would require property demolition.	?	?	The consented scheme of five dwellings is designed in a way that cannot facilitate access to the remainder of the site without significant changes. It is considered unlikely that a larger scheme is deliverable within the plan period.	Potential location for development although located at the extremity of the urban settlement. A considerable distance from services and facilities especially compared to other comparable sites nearby. The grant of permission for five dwellings on the site, accessed between existing dwellings, suggests that the landowner is not likely to actively pursue a larger development.
URB13	Land off Grange Road, Lawford, Essex	609047 (E) 230644 (N)	3.19 ha	110 as proposed in the planning application from Gladman Developments which was refused planning permission and subsequently dismissed on appeal. Permission for Judicial Review also rejected.	Land promoted for inclusion in the Local Plan through representations and also the subject to refused application 17/01950/OUT for 110 dwellings that has been dismissed on appeal.	The character on Grange Road is that of ribbon development fronting the highway. If the entire site were to be developed, this would promote backland development, out of character with the area.	Settlement Site NNE of Lawford House; Lawford House Grade II to south east of site; Glanfields Grade II to west of site; War Memorial to north of site Grade II; Grange Farmhouse Grade II to south west of site. Adjacent to open green space. Appeal dismissed partly on heritage impact grounds.	No irresolvable Issues subject to satisfactory s106.	Land being promoted by Gladman Homes through Local Plan objections and recent application.	Dependent on prevailing housing market conditions.	X	✓	Refusal of permission, dismissal of appeal (on grounds of ecological and heritage impact) and subsequent rejection of permission for a Judicial Review would indicate that deliverability in the plan period is unlikely.	Site has been determined through the planning application and appeal process to be unsuitable for a large residual development.
URB15	Land off Samsons Road, Brightlingsea	608461 (E) 218210 (N)	2.7 ha	67 based on a density of 25 dwellings per hectare.	Site lies outside of the settlement development boundary of the Local Plan. Was assessed as part of initial sieving exercise to inform the preparation of the Local Plan.	North east of site is Morses Farmhouse Grade II	Site lies within Coastal protection belt designed to protect the undeveloped landscape around the coast.	Development would need to contribute towards the expansion of existing schools and medical provision through s106. Brightlingsea is only served by an in/out road which makes for a problematic highway connection. With limited bus services, and no rail, this situation is compounded.	Site promoted at preferred options stage by Hills Group for inclusion in the Local Plan.	Dependent on prevailing housing market conditions.	?	?	Land not promoted for inclusion in the Local Plan at publication stage and delivery within the plan period is considered unlikely.	Site poorly related to the built up area and would represent an illogical intrusion into the countryside.
URB17	Land north of Church Road, Brightlingsea	608258 (E) 218445 (N)	13.0 ha	230 dwellings based on a low density scheme of around 18 dwellings per hectare.	Site lies outside of the settlement development boundary of the Local Plan. Was assessed as part of initial sieving exercise to inform the preparation of the Local Plan.	Land adjoins the existing urban area but development would extend the settlement northwards away from its centre and the location of most services and facilities.	Land adjoins the existing urban area but development would extend the settlement northwards away from its centre and the location of most services and facilities. Potential adverse impacts on landscape character. Potential adverse impacts on the setting of All Saints church.	Development would need to contribute towards the expansion of existing schools. Brightlingsea is only served by an in/out road which makes for a problematic highway connection. With limited bus services, and no rail, this situation is compounded.	Unknown.	Dependent on prevailing housing market conditions.	?	?	Land not promoted for inclusion in the Local Plan and delivery within the plan period is considered unlikely.	Land not promoted for development and there are concerns about its impacts on the location.

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URB18	Land at Brightlingsea Hall Farm, west of Church Road, Brightlingsea	605810 (E) 218386 (N)	17 ha	306 dwellings based on a low density scheme of around 18 dwellings per hectare.	Land promoted for inclusion in the Local Plan by the landowner.	No overriding or irresolvable issues. However, as with all sites in Brightlingsea, there is only one point of access and egress to and from the town.	Potential for some biodiversity as neighbouring land contains former gravel pits and woodland, which is likely to be a habitat for wildlife. Northern part of site adjoins a Conservation Area around the Listed All Saints Church.	Development would need to contribute towards the expansion of existing schools and medical provision through s106. Brightlingsea is only served by an in/out road which makes for a problematic highway connection. With limited bus services, and no rail, this situation is compounded.	Site promoted by its owners, Trinity College, Cambridge, for inclusion in the Local Plan.	Dependent on prevailing housing market condition and any costs of off-site highway works.	?	✓	If outline planning permission were granted in 2022/23 development could potentially take place from 2026/27.	Concerns about its impacts on the location in terms of the sensitive landscapes around Brightlingsea and the setting of All Saint's Church.
URB19	Land west of Lodge Lane, Brightlingsea	607943 (E) 217457 (N)	9.0 ha	160 dwellings based on a low density scheme of around 18 dwellings per hectare.	Site lies outside of the settlement development boundary of the Local Plan. Was assessed as part of initial sieving exercise to inform the preparation of the Local Plan.	No irresolvable issues but access may be difficult to achieve unless access from the existing built up area to the east is possible.	Potential for some biodiversity as neighbouring land contains woodland, which is likely to be a habitat for wildlife.	Development would need to contribute towards the expansion of existing schools and medical provision through s106. Brightlingsea is only served by an in/out road which makes for a problematic highway connection. With limited bus services, and no rail, this situation is compounded.	Ownership unknown. Third party land may be required for access.	Costs involved in obtaining suitable access via third party land and dependent on prevailing housing market conditions.	X	X	Site not considered deliverable within the plan period to 2033.	No active interest in delivering development on this site combined with access problems and potential adverse environmental impacts.
URB20	Land at 85 Halstead Road Kirby Cross Frinton On Sea Essex CO13 0LR	621954 (E) 221321 (N)	0.86ha	13 dwellings based on the current, yet to be determined planning application.	Site lies outside of the settlement development boundary in the Local Plan for Kirby Cross.	New access would need to be created on the western side of Halstead Road.	Site is in open countryside adjoining a ribbon of development extending along Halstead Road. Site in agricultural use and landscape impact would be an important consideration.	No irresolvable issues at the scale of development proposed – although impacts would need to be considered in combination with the major developments already under construction to the east of Halstead Road.	Site understood to be in single ownership with no ransom strips or other access issues. This site is not being actively promoted through the Local Plan process.	Unlikely to be any unresolvable issues.	?	✓	If planning permission was granted in 2022/23, it is conceivable that the development could take place from 2025/26 or earlier.	Development in this location would extend growth into a backland location in an illogical manner that would depart significantly from the general character of Halstead Road which is ribbon development.
URB21	Land at Plains Farm Plains Farm Close Ardleigh Colchester Essex CO7 7QU	602087 (E) 228644 (N)	8.84 ha	116 dwellings as per planning application 19/01085/OUT which was refused.	Site lies outside of the settlement development boundary of the Local Plan. It lies on the Colchester Fringe. This land, and the wider landholding, has been considered as an alternative option to Garden Communities as part of the Section 1 Local Plan examination process and Sustainability Appraisal.	One point of access via Plains Farm Close which might or might not be deemed suitable to serve this level of development. No alternative points of access available.	Listed Farm House in the centre of the site surrounded by a number of agricultural buildings.	Development would need to contribute towards social infrastructure including schools and health facilities through s106 legal agreement.	This particular site is in single ownership, but a wider development involving other landowners is being promoted by a strategic development company as part of the Local Plan process.	Given the strong progress of Avellana Place, the Bellway Homes development immediately to the south, there should not be any significant viability concerns about further development in this general location. .	?	✓	If t and outline planning permission were granted in 2022/23 development could potentially take place from 2026/27.	Colchester Borough Council would be a key consultee in determining any application because the site is more closely related to the urban area of Colchester than to any defined settlement in Tendring. .

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URB22	Tudor Fields Jaywick, Essex CO15 2JE	614916 (E) 213372 (N)	20ha approx.	300-600 dwellings based on initial feasibility work being undertaken on a potential Master Plan for Jaywick Sands.	Land lies outside of the settlement development boundary of the Local Plan but the Council is in the early stages of developing proposals for the land that would assist in the regeneration of the wider area. It is envisaged that the site could accommodate a significant amount of high quality new housing with accompanying services and facilities.	The land is low-lying and at risk of flooding. Any development proposal would need to eliminate flood risk concerns and help to improve the overall flood resilience of Jaywick Sands.	See physical constraints.	Any development of this scale would need to be accompanied by new infrastructure including schools, health and employment opportunities and possibly new link roads.	The land is owned by Tendring District Council.	Severe viability issues in the short term whilst Jaywick Sands remains a low-value area with issues of high deprivation. Also need to build to a high specification to address flood risk concerns. As regeneration takes hold and improves the market conditions in Jaywick Sands, the viability is expected to improve.	?	✓	If deemed suitable for development, land is most likely to form part of the Council's next Local Plan.	Development likely to happen in phases beyond the current Local Plan period. The delivery of new housing designed to improve social conditions in the area whilst encouraging redevelopment of existing poor-quality accommodation. Intention is to reduce the number of unsuitable properties in the existing stock of Brooklands and Grasslands in the long term.

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

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RSC1	Land adjacent to 2 Wivenhoe Road, Alresford	607326 (E) 221158 (N)	4.25 ha	85 at a density of 20 dwellings per hectare.	Land first submitted to the Council at the Preferred Options Call for sites. Land is not subject of a representation at publication stage.	It is unclear how access to the site would be possible.	Ancient woodland to south west; Milestone on south verge approximately 100 metres east of junction with Heath Road Grade II east of site	The site is located in a remote location. It is unclear how access to the site will be achieved. Land intrudes into sensitive open countryside.	Land is being promoted by the landowner.	Cost of access and dependent upon prevailing housing market conditions.	X	✓	Site not considered deliverable within the plan period to 2033.	While the land is being promoted by the owner, the landscape constraints and accessibility issues make the site undeliverable in the plan period. Land also poorly related to the established settlement. Existing permissions already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.
RSC2	Land at Tenpenny Farm, North of St Osyth Road Alresford Essex	606888 (E) 221747 (N)	3.34 ha	50 as per the planning application currently at appeal.	Application 16/00669/OUT for 50 dwellings was refused for being poorly related to existing settlement form and this decision was upheld on appeal.	Site is on the opposite side of St. Osyth Road from the main built up area containing local services and facilities.	Concern over landscape impact in this location.	S106 agreement submitted as part of appeal process.	Land is being promoted by the landowner	No issues were raised at application stage.	X	✓	The appeal has been dismissed and this location is not considered suitable for development.	The site has been subject of a refused planning application and subsequent dismissal on appeal. Development is unlikely to be acceptable any time during the plan period.
RSC3	Land South of Main Road Alresford Essex CO7 8DG	606407 (E) 222179 (N)	3.98ha	40 dwellings as proposed in the most recent refused planning application which is subject to appeal.	Application 17/01761/OUT for 56 homes refused in March 2018 and later dismissed on appeal. A later application 19/00474/OUT for 40 homes was refused in June 2019 and also dismissed on appeal in April 2020.	No irresolvable outstanding issues	Concern over the impact on the countryside and local character.	No irresolvable outstanding issues	Land controlled by Go Homes.	No issues were raised at application stage.	X	✓	The application has been refused and dismissed on appeal due to its impact on local character so development not considered suitable.	Existing permissions already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village. This development was considered to be detrimental to the rural character of the area.
RSC4	Land at the end of Orchards Close, Elmstead Market.	606466 (E) 224813 (N)	4.05 ha	100 dwellings at 25 dwellings per hectare.	Site promoted for inclusion in the Local Plan at preferred options stage.	No irresolvable outstanding issues	Lodge Farmhouse Grade II east of site; Barn approximately 30 metres south west of Lodge Farmhouse Grade II east of site	No irresolvable outstanding issues.	Land is being promoted by the landowner	Cost of securing suitable access and dependent upon prevailing housing market conditions.	X	?	Site not considered deliverable within the plan period to 2033.	Due to the location and nature of development, the proposal is considered to be unsuitable. The development would represent an illogical intrusion into the countryside. Existing permissions already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.

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RSC5	Land north of Meadow Close and west of Holly Way, Elmstead Market, Essex CO7 7QR.	605806 (E) 224949 (N)	4.5 ha	72 dwellings on the basis of 80% of the site being developed at a density of 20 dwellings per hectare.	Site lies outside the settlement boundary of the Local Plan but had been allocated in an earlier version to be met with strong local objection. Land is subject of an objection at publication stage.	No irresolvable issues— but there are local concerns about highway safety and suitability of Meadow Close for access.	No irresolvable issues.	No irresolvable issues subject to securing suitable s106 contributions.	No irresolvable issues. Land controlled by the same owner as adjoining Meadow Close site.	General housing market issues and cost of providing a new primary school and other community infrastructure would affect viability.	?	✓	If permission were ever granted on this site, development would, at the earliest, follow on from the adjoining development off Meadow Close or Tye Road from 2023/24.	Development of this land higher contentious when suggested as part of the draft Local Plan in 2012. Existing permissions already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.
RSC6	Land to the north of Colchester Road and east of Tye Road	605639 (E) 224630 (N)	1.9 ha	30 dwellings on the basis of 80% of the site being developed at a density of 20 dwellings per hectare.	Whilst this land has not been submitted as part of the call for sites process, development exists to the north and east so this would form a logical extension.	No irresolvable issues.	No irresolvable issues.	No irresolvable issues.	Unknown.	Development would have to factor in joining up with the main road network.	?	X	If permission were ever granted on this site, development would, at the earliest, follow on from the adjoining development off Meadow Close or Tye Road from 2024/25.	Whilst the site has not been formally submitted as part of the Local Plan process, or has been submitted to the Council as a planning application, it is considered that due to the recent grant of planning permission for land to the north and east and hard boundaries formed by the highway to the west and south, it may be that this land would be suitable for residential development to "fill-in" this corner of Elmstead Market. There are however concerns about disproportionate levels of growth being allowed in the village.
RSC7	Land to The South of Thorrington Road Great Bentley Essex	610573 (E) 221769 (N)	3.1 ha	40 dwellings as per the refused planning application that was subsequently dismissed on appeal.	Application 17/01098/OUT for 40 dwellings, a health centre and land for the expansion of the local primary school was refused by the Council and later dismissed on appeal. Sites RSC7, RSC8 and RSC9 were determined as a package of developments.	No overriding or irresolvable issues.	The Field House Grade II north of site; Gardens of Cottage at Rear of Field House Grade II north of site; Church of St Mary Grade I east of site; Great Bentley Hall Grade II east of site. East of site; adjacent to Conservation Area	No overriding or irresolvable issues subject to securing an appropriate s106 agreement for health and education provision.	Land controlled by developers City & Country.	No viability issues raised during the application or appeal process.	X	✓	Inspector's decision highlighted significant impacts arising from the development, in particular the setting of the listed Church. Development not considered suitable or deliverable.	Site subject of dismissed appeal where the Inspector identified significant harm to heritage assets and the landscape character around the village.
RSC8	Land to The North of Thorrington Road Great Bentley Colchester Essex CO7 8QD	610426 (E) 221828 (N)	3.2 ha	75 dwellings as per the refused planning application that was subsequently dismissed on appeal.	Applications 17/01096/OUT and 16/02125/OUT for 75 dwellings refused by the Council and later dismissed on appeal. Sites RSC7, RSC8 and RSC9 were determined as a package of developments.	No overriding or irresolvable issues.	The Field House Grade II north of site; Gardens of Cottage at Rear of Field House Grade II north of site; Sturrick Farmhouse Grade II north east of site	No overriding or irresolvable issues subject to securing an appropriate s106 agreement for health and education provision.	Land controlled by developers City & Country.	Cost of securing access through demolition of existing property. Dependent upon prevailing housing market conditions.	X	✓	Inspector's decision highlighted significant impacts arising from the development, in particular the setting of the listed Church. Development not considered suitable or deliverable.	Site subject of dismissed appeal where the Inspector identified significant harm to heritage assets and the landscape character around the village.
RSC9	Land to The West of Plough Road Great Bentley Essex CO7 8LG	611200 (E) 221186 (N)	3.1 ha	75 dwellings as per the application currently subject of an appeal.	Applications 17/01097/OUT and 16/02127/OUT for 75 dwellings refused by the Council and later dismissed on appeal. Sites RSC7, RSC8 and RSC9 were determined as a package of developments. Developer has submitted a new application 19/00562/OUT for 75 dwellings on this site alone which was again refused by the Council.	No overriding or irresolvable issues.	No overriding or irresolvable issues. Site does however comprise flat exposed land with limited landscape features.	No overriding or irresolvable issues subject to securing an appropriate s106 agreement for health and education provision.	Land controlled by developers City & Country.	Dependent upon prevailing housing market conditions.	?	✓	If permission were granted, development from 2027/28 would be possible – probably following development of Station Field to the east of Plough Road.	The previous appeal decision for this site suggests that negative impacts would be unacceptable and that the current application is unlikely to be supported. Of the three sites promoted by City & Country in Great Bentley, this one is arguably the least harmful in respect of impact on heritage assets.

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RSC11	South of Station Field, East of Plough Road, Great Bentley	611438 (E) 221096 (N)	37 ha	500 dwellings based on around 80% of the site being developed at a density of 20 dwellings per hectare.	Land promoted for inclusion in the Local Plan through representations at publication stage.	No irresolvable issues.	Significant landscape impacts and the potential coalescence of two settlements – Great Bentley and Aingers Green.	Scale of development would potentially require new school, health and other social infrastructure.	Land being actively promoted by its owner through the Local Plan process.	Dependent upon prevailing housing market conditions and any infrastructure requirements.	X	✓	Site not considered deliverable within the plan period to 2033. Major concerns over scales of development already proposed for the village.	The site was promoted as part of the Publication Draft Local Plan. Whilst the area has relatively few physical constraints, it is considered that the scale and situation of the development would go against the sustainable strategy advocated in the Local Plan and would lead to coalescence between villages. Existing permissions already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.
RSC12	Land at Progress Way, Little Clacton, Essex	616429 (E) 218210 (N)	3.3 ha	70 dwellings based on indicate proposals from the landowner.	Site lies beyond the settlement development boundary in the Local Plan.	It is unclear how access to the site would be possible without direct access onto Progress Way, close to the roundabout at the entry to Little Clacton.	Local Green Gap. Part of site effected by fluvial flood risk and is located within the Strategic Green Gap designed to maintain separation between Clacton-on-Sea and Little Clacton. Arrangements for access are also unclear.	No irresolvable issues.	Land was promoted by the landowner as part of the Local Plan process. The same promoter as for Brook Park West and Phase 1 of Oakwood Park.	Cost of securing suitable access. Dependent upon prevailing housing market conditions.	?	✓	If landowner was to submit a planning application in 2022/23, it might be conceivable – if permission were granted that development from 2027/28 might be achievable. Site lies immediately opposite approved scheme. Access issues are likely to be difficult to resolve.	Due to the coalescence, access and flood risk issues above, this site is considered unsuitable for residential development. Deliverability in the plan period is very uncertain. Existing permissions already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village. Access issues could be significant.
RSC13	Land West of Grove Road (east of Amerells Road)	616686 (E) 219949 (N)	4.37	87 dwellings at a density of 20 dwellings per hectare.	Site lies beyond the settlement development boundary in the Local Plan. Land previously promoted for inclusion in the Local Plan.	Potential ransom strip at entry to the site which affects access rights.	No overriding or irresolvable issues.	Contribution would be needed towards expansion of existing primary school.	Willing landowner, but access to site affected by possible ransom strip for which ownership has not been established..	Cost of resolving access issues.	?	?	If access issues could be resolved, development in the middle part of the plan period from 2026/27 could be possible.	Access issues would appear to impact up on the realistic deliverability of the site in the early part of the plan period. Existing permissions already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.
RSC14	Land South of Clacton Road and East of Rochford Road St Osyth Essex CO16 8PR	612967 (E) 215813 (N)	6.83 ha	100 dwellings based on a current planning application, yet to be determined.	Site lies beyond the settlement development boundary in the Local Plan. Land previously promoted for inclusion in the Local Plan. Application 19/01946/OUT for up to 100 dwellings refused January 2021.	No irresolvable Issues.	No irresolvable Issues. The impact on landscape character would be a key consideration in this falling location.	Cannot be accommodated without the provision of additional school and health capacity.	Bennett Homes have submitted the planning application and are likely to have an option on the land.	Dependent upon prevailing housing market conditions and any infrastructure requirements.	?	✓	If planning permission were granted, either by the Council or on appeal, it is likely that development would follow on from Bennett Homes other development in Alresford – potentially from 2025/26.	The site has previously been submitted as part of the Local Plan process. However, this was in an older iteration of the plan. Existing permissions (associated with enabling development for St. Osyth Priory) already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.
RSC15	Land south of Clacton Road, St. Osyth, Essex	613052 (E) 213891 (N)	4.6	70 dwellings based on applying a similar density of development to the adjoining site RSC14.	Site lies beyond the settlement development boundary in the Local Plan. Land previously promoted for inclusion in the Local Plan.	No irresolvable Issues	No irresolvable Issues	Cannot be accommodated without the provision of additional land or provision of a new school. Sewerage treatment is also likely to be an issue.	Land in same ownership as site RSC14 but not being promoted, at this time, for development through a planning application.	Contribution towards infrastructure and general housing market issues may affect viability.	?	X	If site were not excluded from the Local Plan, dwelling completions could be possible in the latter part of the plan period from 2026/27 following development at Folly Farm.	The site has previously been submitted as part of the Local Plan process. However, this was in an older iteration of the plan. Existing permissions (associated with enabling development for St. Osyth Priory) already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.

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

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
RSC19	Homestead Caravan Park, Thorpe Road, Weeley	615029 (E) 222576 (N)	1.5 ha	30 dwellings based on a density of 20 dwellings per hectare.	Site continues to operate as a holiday park. Land promoted through the Local Plan process. Outline planning permission (15/0737/OUT) granted for commercial development (B1) in August 2015. Land promoted for housing through the Local Plan.	No irresolvable issues but access to holiday park would need to be retained.	Dale Brow Grade II south east of site; Brook Farmhouse Grade II south east of site. On a designated caravan site	Potential cumulative impacts on transport, health, utilities and education infrastructure if coming forward alongside other sites.	Still operating as a viable caravan park and a single residential dwelling and there is planning permission for employment uses.	Costs of removing existing buildings and infrastructure from site, the need to contribute to new infrastructure and general housing market issues may affect viability.	X	X	Site most likely to continue in tourism/employment use. No completions anticipated in plan period.	Site is currently operating as a viable caravan park to which Policy PP11 in the Local Plan applies and so is not currently deemed to be suitable. The requirements of that policy would need to be met before a residential scheme could sensibly be considered.
RSC20	Land behind Rainbow Nurseries, Thorpe Road, Weeley	614503 (E) 222589 (N)	4.3 ha	129 at 30 dwellings per hectare.	Site situated outside of the Settlement Development Boundary.	Access appears to be a considerable constraint. There is a crematorium to the west of the site.	Rose Farmhouse Grade II north west of site	Access would need to be addressed.	Unknown.	Site is a working nursery, the cost of removing the existing buildings and any remediation works would need to be taken into account	X	X	Site not considered deliverable within the plan period to 2033.	The site is located in a remote area of Weeley. Should development on the east come forward, this would make this site more acceptable. Consideration needs to be given to surrounding land uses. Site not being actively promoted so unlikely to deliver within plan period.
RSC21	Land at Saxon Lodge, Colchester Road	614081 (E) 222544 (N)	2.39 ha	34 dwellings on part of the site.	Outline approval (13/00038/OUT) for erection of B1 class unit and improvements to the existing vehicular access and road junction was granted in 2013 but lapsed in 2016. Land not being actively promoted for residential use either through the Local Plan process or through a planning application.	No irresolvable issues but a suitable access from the B1033 would be required that would not reduce the flow of traffic on this busy route.	No irresolvable issues.	No irresolvable issues for development at this scale.	No irresolvable issues but site continues to operate as a viable kennels/cattery and there is planning permission for employment uses.	Costs of new infrastructure and general housing market issues may affect viability.	?	?	Land only likely to come forward for development if a wider strategy for growth in Weeley proceeds through the Local Plan process.	There are doubts over the suitability of this land for housing as it would introduce housing on the opposite side of a busy road. There are also some doubts about whether suitable access can be achieved for housing. The recent approved planning application suggests there is more interest from the landowner for employment use than housing. There may be potential for it to be considered in the longer-term for housing but only if the issues identified above are addressed and additional growth is required at Weeley at the time.
RSC23	Land off Crow Lane, Weeley	614477 (E) 222369 (N)	19.25	300 as indicated in the Local Plan preferred options draft.	Land included in the Local Plan at preferred options stage for a major mixed use development as part of a wider proposal for strategic growth around Weeley but deleted from the plan at publication stage.	Significant improvements to Crow Lane would be required to achieve suitable access.	Dale Brow Grade II south east of site; Tocketts (probably formerly known as Byways) Grade II south of site; 2, The Street Grade II south of site; The Elms Grade II south of site; Ash Farmhouse Grade II south of site.	Scale of development would need to be supported by new services and facilities which are only realistically deliverable as part of a wider comprehensive scheme.	Land understood to be controlled by a willing landowner with an agreement with a housebuilder.	Costs of new infrastructure and general housing market issues may affect viability.	✓	✓	If development were allowed to proceed, as part of wider comprehensive strategy, it would most likely follow completion at land south of Thorpe Road as allocated in the emerging Local Plan, after 2033.	Land only suitable for development as part of a wider strategy for growth around Weeley. This approach was part of the preferred options Local Plan but deleted at publication stage both in response to significant levels of local objection, but also on confirmation of OAN at 550 dwellings per annum as opposed to 600. Development not needed in the current plan period.
RSC24	Land North of Colchester Road Weeley Essex CO16 9AG	613982 (E) 222532 (N)	25 ha	380 as per the refused planning application which included commercial uses and community facilities. .	Site subject of planning application (16/01847/OUT) for mixed use development including 380 homes, employment land, school and medical facilities. Application was refused mainly on prematurity grounds and for being poorly related to the established settlement of Weeley but no appeal has been lodged. Site was promoted by Taylor Wimpey for inclusion in the Local Plan with objections to the publication draft.	No irresolvable issues but development at the scale proposed would require a suitable access from the B1033 that would not reduce the flow of traffic on this busy route.	Rose Farmhouse Grade II north west of site. Significant ecological diversity on the site requiring a comprehensive mitigation strategy.	Scale of development would need to be supported by new services and facilities which are only realistically deliverable as part of a wider comprehensive scheme.	No irresolvable issues but large area of site operates as a viable car-boot business. Land controlled under option by Taylor Wimpey.	Costs of new infrastructure and general housing market issues may affect viability.	X	✓	Rate of development assumed at 40 completions per annum in line with assumptions for land south of Thorpe Road.	There are doubts over the suitability of this land for housing as it would introduce housing on the opposite side of a busy road and would protrude the settlement northwards into a relatively uncontained area of countryside that is poorly connected with the existing built up area. There may be potential for this land to be considered for other uses such as employment or commercial rather than housing. There may be potential for it to be considered in the longer-term for housing but only if the issues identified above are addressed and additional growth is required at Weeley through a comprehensive strategy.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
RSC25	Land between Tendring Park Services and Weeley Bridge, Land South of Colchester Road Weeley Essex	614055 (E) 221994 (N)	53 ha	800 dwellings as indicated in the preferred options draft Local Plan as part of a mixed scheme including services and facilities.	Land included in the Local Plan at preferred options stage for a major mixed use development as part of a wider proposal for strategic growth around Weeley but deleted from the plan at publication stage. Part of the site was subject of a planning application (16/02131/OUT) for up to 228 dwellings, land for a primary school, a car park to serve Weeley Railway Station and other community uses. The application was refused mainly on prematurity grounds but no appeal has been lodged. A further application 18/00578/OUT for 228 units was later refused for similar reasons as before.	No irresolvable issues but southern part of site lies within the Flood Zone. Potential for direct access to the strategic road network. Access to railway and bridge over the railway may need to be maintained for operational reasons.	Weeley House Grade II east of site. Significant landscape impact due to topography of the site and viewpoints from Colchester Road, Weeley Bypass and the A133.	Scale of development would need to be supported by new services and facilities which are only realistically deliverable as part of a wider comprehensive scheme.	Site in single Ownership. Landowner promoted site for inclusion in the Local Plan but has not objected to the sites exclusion from the publication draft. Land not understood to be under the control of a developer.	Costs of new infrastructure and general housing market issues may affect viability .	?	✓	With the land no longer being actively promoted, it is more likely to be an option for consideration in the next review of the Local Plan.	Has potential to be considered to meet future growth requirements. Site is well placed close to the strategic road network at the junction of the A133 and B1033. Land only suitable for development as part of a wider strategy for growth around Weeley. This approach was part of the preferred options Local Plan but deleted at publication stage both in response to significant levels of local objection, but also on confirmation of OAN at 550 dwellings per annum as opposed to 600. Development not needed in the current plan period.
RSC26	Land West of Heckfords Road Great Bentley Essex CO7 8RR	610982 (E) 222215 (N)	3.31 ha	50 dwellings based on a current planning application that is yet to be determined.	Site outside of the settlement development boundaries shown in the Local Plan. Subject of outline planning application 19/01258/OUT for up to 50 dwellings which was refused. Site lies immediately to the north of the Fusiliers Green development by Go Homes that is currently under construction.	Whilst vehicular access is proposed via Heckfords Road, this would be the third access to residential developments within very close proximity. There are questions as to whether a pedestrian footpath could be created without dependence on access via the Fusiliers Green scheme to the south.	Development of this site would represent an obvious intrusion into the open countryside to the north of Great Bentley, whereas the other developments under construction formed more logical extensions to the village. Landscape impact would be a significant environmental consideration.	Development would need to contribute towards the provision of social infrastructure including schools and health provision. A significant amount of residential development is already proposed for Great Bentley and there could be a limit to how far education and health provision could be expended without the requirement of new facilities.	Land understood to be in single ownership albeit separate to that of the developers of land further south. If no footpath is provided along Heckfords Road, the scheme would rely on agreement for pedestrian access via the Fusiliers Green development which might be affected by a ransom strip.	The progress of the Fusiliers Green development immediately south of the site would indicate that there should not be any major issues with viability. There is however questions about the cumulative level of residential development that the area could deliver within the constraints of the market – particularly given the number of schemes under construction or expected to be take place within a close proximity.	?	✓	Realistically, even if planning permission were granted in 2022/23, any development at this site would most likely take place after 2026/27 and once the Fusiliers Green and Admiral Farm schemes to the south have completed.	Concerns over impact of the countryside and cumulative impact on development in the village. Existing permissions already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.
RSC27	Land to The North of Bromley Road Elmstead Essex CO7 7BX	606722 (E) 224501 (N)	3.84ha	45 dwellings based on a current planning application that is yet to be determined.	Site outside of the settlement development boundaries shown in the Local Plan. Subject of outline planning application 19/00933/OUT for up to 45 affordable residential dwellings which was refused in Jun 2020.	Site lies immediately east of a reservoir and pumping station and its location is slightly detached from the established shape and form of the settlement.	Development of this site would represent an obvious intrusion into the open countryside to the north of Elmstead Market where a sensitive approach to landscape impact would be required.	Development would need to contribute towards the provision of social infrastructure including schools and health provision.	No known issues. Land understood to be in single ownership.	No known issues. As scheme is being promoted for affordable housing, it would be the subject of funding through a registered provider.	?	✓	Realistically, even if planning permission were granted in 2022/23, any development at this site would most likely take place after 2026/27 – once some of the other developments in Elmstead Market had reached completion.	Concerns over impact of the countryside and cumulative impact on development in the village. Existing permissions already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.

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RSC28	Land at Warren Farm The Bury St Osyth Clacton On Sea Essex CO16 8EH	612297 (E) 215272 (N)	0.77 ha	13 dwellings based on a recent planning application that has been refused by the Council.	Site outside of the settlement development boundaries shown in the Local Plan. Subject of outline planning application 18/00958/OUT for 7 almshouse type properties and 6 houses in conjunction with the provision of a new public car park for the village. The application was refused by the Council in March 2020.	See environmental constraints.	Planning application was refused, in part, for its landscape impact within the Coastal Protection Belt to the south of St. Osyth. It was also refused on its impact on the character of the Conservation Area and the setting of listed buildings.	No irresolvable issues.	No issues.	No known issues. The planning application proposed that the residential development would support the construction of car park for the village which, if approved, might have required an exceptional approach to s106 contributions.	X	✓	The site is not currently considered to be a suitable or deliverable site.	Scheme had been promoted to help facilitate the creation of a new car park close to the centre of St. Osyth village – an aspiration of the Parish Council.

Alternative and discounted sites within Strategic Green Gaps (as defined in the Local Plan – Policy PPL6)

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SGG1	Land west of Cherry Tree Avenue, Clacton on Sea, Essex	616290 (E) 214257 (N)	15 ha	300 homes at a density of 20 dwellings per hectare. Smaller scales of development might be possible depending on which areas of the land were brought forward for development. A smaller scheme incorporating only land between West Country Lodge and West Road could accommodate 50-60 dwellings.	Site outside of the settlement development boundaries shown in the emerging Local Plan and is also within the designated strategic green gap. Site being promoted for inclusion in the Local Plan by its owners.	Cherry Tree Avenue is a narrow road and it is likely that major improvements would be needed.	Land lies within Strategic Green Gap between Clacton-on-Sea and Jaywick Sands which has a strong recreational function. Development would erode this gap and adversely affect the objective of maintaining separate character and identity of the two areas.	Potential problems with sewerage treatment capacity in this location without securing direct pipe to the nearby Jaywick treatment works.	Land in agricultural use with a willing land owner - St. Monica's Convent.	Dependent on prevailing housing market conditions and securing access to necessary utilities.	X	✓	The site is not currently considered to be a suitable or deliverable site.	Site considered unsuitable for development due to its impact on maintaining the Strategic Green Gap. There could be timing issues for resolving any sewerage capacity issues.
SGG2	Land east of Rush Green Road Clacton-on-Sea CO16 7BL	615810 (E) 214732 (N)	3.6 ha	100 dwellings as per refused planning application.	Application 17/00683/OUT refused for extending into the strategic green gap. No appeal was lodged.	Site is in close proximity to Clacton Airfield.	Partially within the proposed settlement boundary so potential for a development of the right scale to be considered favourably. Large part of site within Local Green Gap. Development would have to reflect these policies.	No irresolvable outstanding issues.	Outline application submitted on behalf of the landowner.	Agricultural land with limited constraints viability dependent on prevailing housing market conditions.	X	✓	The site is not currently considered to be a suitable or deliverable site.	Development proposal rejected by the council and may be the subject of an appeal. Proposal is also subject of objections to the Local Plan which may or may not result in changes to the plan in this location. The site lies directly opposite Persimmon Homes' Rouses Farm development in Jaywick Lane.

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SGG3	Land North of Rush Green Road Clacton On Sea Essex CO16 8BQ	615323 (E) 214813 (N)	9.7 ha	276 dwellings based on the larger of the previous planning applications dismissed on appeal.	Planning permission for three residential schemes refused by the council and dismissed on appeal (15/00904/OUT, 16/00208/OUT, 16/00209/OUT). All three proposed developments were refused on similar grounds. This was detrimental impact on the Protected Green Gap. The purpose of this Green Gap is to maintain separation between Jaywick Sands and Clacton-on-Sea and to maintain their individual characters. The proposed development would, in effect, infill this gap to the detriment of the wider character.	Site is in close proximity to Clacton Airfield.	Development contrary to Local Green Gap policy and harmful to the separate identities and characters of Clacton-on-Sea and Jaywick Sands.	No irresolvable outstanding issues. Impact on infrastructure was not considered unacceptable at appeal	Land promoted by Bloor Homes who submitted the previous planning applications.	No issue raised in application or during the appeal process	X	✓	The site is not currently considered to be a suitable or deliverable site.	Development proposal rejected by the council and dismissed on appeal. Site not considered suitable for residential development.
SGG4	Land South of Centenary Way London Road Clacton On Sea Essex CO16 9RA	616801 (E) 218029 (N)	8.34ha	175 dwellings as per the previous outline planning application.	The site was the subject of a Local Plan representation. It was also the subject of a planning application 15/01720/OUT for up to 175 dwellings. That application was refused by the Council in June 2016. It was allowed on appeal, but that decision was quashed following a legal challenge by the Council and the appeal had to be re-determined. At the second appeal, the scheme was dismissed by the Planning Inspector and a subsequent legal challenge from the applicants was rejected.	No overriding physical constraints.	Site home to rare flower species that will need to be preserved within the site as part of ecological mitigation. Site forms part of strategic green gap designated between Clacton and Little Clacton.	No irresolvable outstanding issues. Impact on infrastructure was not considered unacceptable at appeal	Land currently used for car boot sales. Use would need to cease before development took place. The land is understood to still be under the control of the landowner and is yet to be transferred to a developer or housebuilder.	Viability independently tested at planning application stage. No irresolvable issues identified.	X	✓	The site is not currently considered to be a suitable or deliverable site.	Site has a complex planning history having been refused by the Council, allowed on appeal, the appeal decision quashed, appeal subsequently dismissed and final legal challenge rejected.
SGG5	Land off London Road Clacton On Sea Essex	616711 (E) 218031 (N)	10.56 ha	220 dwellings as per the refused planning application 16/02039/OUT.	Proposal subject of outline planning application that was refused in July 2022.	Cost of removing existing buildings on site	The site would constitute coalescence of Little Clacton and Clacton-on-Sea. Site located within Strategic Green Gap between Little Clacton and Clacton-on-Sea. The purpose of this Green Gap is to separate Clacton-on-Sea and Little Clacton and to protect each settlements unique character.	No irresolvable outstanding issues	Site in multiple ownership but all owners willing to release their land for development	No viability issues raised to date through application process. Site dependent on prevailing housing market conditions.	?	✓	If the Council was to grant planning permission in 2022/23, development from 2025 is conceivable. However, it would be an exceptional decision given the site's location in the Green Gap.	Site currently considered unsuitable for residential development as located within the Strategic Green Gap. Developer considering altering the scheme and promoting it for self-build plots. The dismissal of the appeal for land north of Centenary Way (immediately north of this site) supports the Council's policy for maintaining a green gap in this location.
SGG6	Land adj to Burrs Road/Sladbury's Lane, Clacton on Sea	618933 (E) 216890 (N)	30.5 ha	508 on the basis that the wider site had an estimated capacity of 670 homes in the last SHLAA assessment but part of the site has gained permission for up to 132 dwellings and is assessed separately as a site with permission.	Land outside of the settlement development boundary of the Local Plan and within the designated strategic green gap. Part of this landowner's site to the south has gained outline planning permission on appeal (15/01351/OUT) for up to 132 homes.	Potential issue with access. Overhead lines currently run across the site. The applicant will need to bear the cost of this remediation work.	The site is located within a strategic green gap. The function of this Green Gap is to desparate Holland-on-Sea from Clacton-on-Sea and protect these settlements individual character.	Access is potentially dependent upon approved site to the south. However, it may be that this may not be an acceptable solution in capacity and safety terms. Development of this scale would require new schools and medical provision.	Land promoted by landowner for inclusion in the Local Plan.	Dependent on prevailing housing market conditions. Development might require undergrounding of electricity cables.	X	✓	The site is not currently considered to be a suitable or deliverable site.	Due to the location and nature of development, the proposal is considered to be unsuitable as it would bring about coalescence and have an adverse impact on maintaining the separate character and identities of Holland-on-Sea and Clacton-on-Sea.

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SGG7	Land Adj Two Villages School Mayes Lane Ramsey Essex CO12 5EL	621743 (E) 230269 (N)	3.28 ha	71 as per the previous planning application that was dismissed on appeal.	15/00964/OUT – Refused and dismissed at appeal (APP/P1560/W/16/3146802). Application for residential development dismissed on appeal over concerns about the impact on the setting of the Grade 1 listed St Michael's Church. The development site was removed from the Local Plan at Preferred options stage. The site is currently adjacent to the Settlement Boundary and within the Green Gap designation. Later application 19/00439/OUT for five self-build units and a new car park was refused in May 2019 on landscape and heritage impact grounds.	No overriding or irresolvable issues.	Flood risk to the west. The site is situated in the Green Gap and in the vicinity of St Michael's Grade 1 listed church.	At appeal stage, a s106 legal agreement was produced that satisfied infrastructure requirements.	The site is being promoted by the developer	Dependent on prevailing housing market conditions. Viability not raised an issue during the application or appeal process.	X	✓	The site is not currently considered to be a suitable or deliverable site.	Land currently deemed unsuitable for residential development following recent appeal decision. Site lies within the strategic green gap and impact on the setting of the Grade I Listed Church difficult to resolve.
SGG8	Land to The West of Edenside Off Bloomfield Avenue Frinton On Sea Essex CO13 0DA	623566 (E) 221584 (N)	9.5 ha	85 dwellings as per the refused planning application and subsequently dismissed appeal.	Planning application 17/00836/OUT for up to 85 dwellings refused in 2017 and dismissed on appeal in 2017. Site lies outside of settlement development boundary and within strategic green gap designation in the Local Plan. Landowner made representations to the Local Plan.	Access via existing area of open space.	Within Strategic Green Gap designed to maintain separation between Kirby Cross and Kirby le Soken.	No irresolvable outstanding issues.	Land actively promoted by its owner.	Viability was not raised as an issue at the application stage. Dependent on prevailing housing market conditions	X	✓	The appeal for this site was dismissed, partly over concerns about the impact on the green gap. The site is not currently considered to be a suitable or deliverable site.	Land forms part of important open gap between Frinton and Kirby-le-Soken. Appeal was firmly dismissed by the Planning Inspector and it is considered unlikely that the site will proceed to be allocated in the Local Plan. Land in the same ownership as Turpins Farm, Frinton which has planning permission for 210 units and it is likely that the landowner will prioritise the delivery of that scheme.
SGG9	Land off Colchester Road Lawford Essex	610305 (E) 231432 (N)	0.55 ha	15 dwellings as per the current planning application.	Subject of current withdrawn planning application 11/00530/OUT.	Site topography affects potential layout.	Protected green gap; Conservation Area	No irresolvable Issues subject to satisfactory s106.	Land is being actively promoted by developer.	Dependent on prevailing housing market conditions. No issues raised at planning application stage.	X	✓	The site is not currently considered to be a suitable or deliverable site.	Site within Green Gap area and not currently considered suitable for development.
SGG10	Land off Trinity Road Trinity Road Mistley Essex CO11 2HH	610420 (E) 231338 (N)	2.4 ha	75 dwellings as per the current planning application.	Subject of planning application 11/00532/OUT which provides for open space and allotments on adjoining land. Application refused in August 2020 and dismissed at appeal.	Topography of land may affect suitability of site and it is within the Strategic Green Gap that separates Lawford and Mistley.	Protected green gap. Adjacent to extension to AONB.	Development would need to contribute towards the expansion of existing schools. Subject to satisfactory s106	Land is being actively promoted by developer.	Dependent on prevailing housing market conditions. No issues raised at planning application stage.	X	✓	The site is not currently considered to be a suitable or deliverable site.	Site within Green Gap area and not currently considered suitable for development.
SGG11	Land at Foots Farm (North of Centenary Way) Thorpe Road Clacton On Sea Essex CO16 9SB	617884 (E) 218683 (N)	13.26 ha	245 dwellings as per the refused planning application, dismissed at appeal.	Subject of current undetermined outline planning application 18/01499/OUT for up to 245 dwellings. The scheme is being promoted as 'enabling development' by the owners of St. Osyth Priory to generate funds to assist in its restoration. An appeal against non-determination was dismissed.	No overriding physical constraints.	Within Strategic Green Gap designed to maintain separation between Clacton on Sea and Little Clacton.	Development would need to contribute towards the expansion of existing schools and health provision through s106 contributions, although as development is being promoted as enabling development whereby land value uplift would be diverted to the restoration of the heritage assets.	Land understood to be controlled by Manningtree Farms Ltd which is connected with the owners of ST. Osyth Priory and developers City & Country.	No viability issues raised to date through application process. Site dependent on prevailing housing market conditions. Current development proposal seeks to utilise land value uplift to generate funding for the restoration of St. Osyth Priory.	X	✓	The site is not currently considered to be a suitable or deliverable site.	The site was not promoted as part of the Local Plan process but was the subject of a current application for enabling development. As the scheme was being promoted as enabling development, it was envisaged that affordable housing and infrastructure contributions would be reduced or waived to generate maximum funding for the restoration of St. Osyth Priory. The site has no direct relationship with St. Osyth village nor the Priory. Land lies immediately west of Local Plan allocation at Oakwood Park.

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SGG12	Land East of Halstead Road Kirby Cross Frinton On Sea Essex CO13 0LP	622300 (E) 221220 (N)	5.46 ha	130 dwellings as per the current planning application which was dismissed at appeal.	Site subject of planning application 20/00002/OUT for up to 130 dwellings. A non-determination appeal was lodged and subsequently dismissed.	Site lies within the Strategic Green Gap between Kirby Cross and Kirby le Soken and on sensitive sloping land.	Site lies within the Strategic Green Gap between Kirby Cross and Kirby le Soken and on sensitive sloping land. Potential impact on listed heritage assets.	Development would need to contribute towards social infrastructure.	Site promoted through the planning application by land agents.	No viability issues raised to date. Progress of Finches Park scheme to the south would indicate that viability might not be an issue so long as the two sites are not competing for sales at the same time.	X	✓	Realistically any development would have to come forward following completion of Finches Park scheme to avoid competing sales and would be from 2028/29.	The Finches Park development to the south of this site was granted planning permission on appeal. The Inspector considered the location of the site within the designated Strategic Green Gap but concluded that the large area of open space proposed at the north of the scheme would help to safeguard the function of the gap whilst keeping landscape impacts to a minimum. If the land to the north were developed, it would completely undermine the function and role of the open space at Finches Park in maintaining the green gap and would have a very substantial impact on the character of the area.

Appendix 6: Correspondence with Developers

Correspondence with Hopkins Homes relating to: River Reach, Harwich Rd

From: Site Manager - Trevor Mills
Sent: 14 September 2023 11:30
To: Mark Wilson <mwilson@tendringdc.gov.uk>
Subject: RE: Tendring SHLAA Trajectory

Morning mark

We will be complete at Mistley by dec 2024.

56 this year and 44 next year

Kind Regards

Trevor

Trevor Mills
 Site Manager

Development: **Mistley**
 Tel:
www.hopkinshomes.co.uk



Hopkins Homes Ltd
 Melton Park House, Woodbridge, Suffolk, IP12 1TJ
 Registered in England and Wales: 02875798

From: Site Manager - Jason Frost
Sent: Thursday, September 14, 2023 10:31 AM
To: Mark Wilson <mwilson@tendringdc.gov.uk>; Site Manager - Trevor Mills
Subject: Re: Tendring SHLAA Trajectory

Morning Mark,

I'm afraid I can't help you with that one as I haven't been on the Mistley development for over a year.

You would need to contact Trevor Mills who is the site manager there and I have copied him into the email.

Kind regards

Jason

Jason Frost
 Site Manager

Development: **Woolpit**
 Tel:

www.hopkinshomes.co.uk



Hopkins Homes Ltd
 Melton Park House, Woodbridge, Suffolk, IP12 1TJ
 Registered in England and Wales: 02875798

From: Mark Wilson <mwilson@tendringdc.gov.uk>
Sent: 13 September 2023 14:52
To: Site Manager - Jason Frost
Subject: Tendring SHLAA Trajectory

Dear Jason

I'm currently updating Tendring's SHLAA, looking at projected housing delivery over the coming financial years, and am hoping you could have a look at the predictions we've made regarding build out rates at the below sites in Tendring District, please.

I'd be grateful if you could respond by 21st September and confirm whether the trajectories I've outlined below look realistic, or if you would suggest any amendments.

Site name	Total capacity	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029
'River Reach', Harwich Road (Phase 2) (U/C)	81 (of 100)	30	30	21				

Kind Regards

Mark Wilson
Planning Technical Officer
Planning Services

☎ 01255 686168 | ✉ mwilson@tendringdc.gov.uk | 🌐 www.tendringdc.gov.uk
📍 Tendring District Council, Town Hall, Station Road, Clacton-on-Sea, Essex CO15 1SE

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Correspondence with Marcus Clarke relating to: Cliff Hotel

From: Marcus Clarke
Sent: 14 September 2023 09:59
To: Mark Wilson <mwilson@tendringdc.gov.uk>
Subject: RE: Tendring SHLAA Trajectory

Good morning Mark,

Yes this looks realistic.

Kind regards,

Marcus Clarke.
Director

Clarkehaus New Homes Ltd
121 – 123 High Street
Dovercourt

Harwich

Essex

CO12 3AP



From: Mark Wilson <mwilson@tendringdc.gov.uk>
Sent: Wednesday, September 13, 2023 2:38 PM
To: Marcus Clarke
Subject: Tendring SHLAA Trajectory

To Whom it may concern

I'm currently updating Tendring's SHLAA, looking at projected housing delivery over the coming financial years, and am hoping you could have a look at the predictions we've made regarding build out rates at the below sites in Tendring District, please.

I'd be grateful if you could respond by 21st September and confirm whether the trajectories I've outlined below look realistic, or if you would suggest any amendments.

Site name	Total capacity	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032-33
Cliff Hotel	20	C	20								

Kind Regards

Mark Wilson

Planning Technical Officer

Planning Services

☎ 01255 686168 | ✉ mwilson@tendringdc.gov.uk | 🌐 <https://link.edgepilot.com/s/dcb7f4b4/p-bUBnTapUiMyqLZnPRSVQ?u=http://www.tendringdc.gov.uk/>

📍 Tendring District Council, Town Hall, Station Road, Clacton-on-Sea, Essex CO15 1SE

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Correspondence relating to: Martello Site.

From: Stephen Sibley
Sent: 13 September 2023 14:53
To: Mark Wilson <mwilson@tendringdc.gov.uk>
Subject: Re: Tendring SHLAA Trajectory

Hi Mark,

Your projected build out for our remaining plots at the Martello site is spot on.

Thanks.

Stephen

Sent from my iPhone

On 13 Sep 2023, at 15:44, Mark Wilson <mwilson@tendringdc.gov.uk> wrote:

Dear Stephen

I'm currently updating Tendring's SHLAA, looking at projected housing delivery over the coming financial years, and am hoping you could have a look at the predictions we've made regarding build out rates at the below sites in Tendring District, please.

I'd be grateful if you could respond by 21st September and confirm whether the trajectories I've outlined below look realistic, or if you would suggest any amendments.

Site name	Total capacity	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032-33
Martello Site (near Martello Tower)	10	6	4								

Kind Regards

Mark Wilson

Planning Technical Officer

Planning Services

☎ 01255 686168 | ✉ mwilson@tendringdc.gov.uk | 🌐 www.tendringdc.gov.uk

📍 Tendring District Council, Town Hall, Station Road, Clacton-on-Sea, Essex CO15 1SE

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Correspondence with Stefanie Dodson relating to: Kirby Rd, Great Holland

From: Dodson (nee Mizen), Stefanie
Sent: 13 September 2023 14:43
To: Mark Wilson <mwilson@tendringdc.gov.uk>
Subject: RE: Tendring SHLAA Trajectory

Hi Mark,

That looks realistic. Many thanks.

Stef

Stefanie Dodson (nee Mizen)
Director - Planning and Development
JLL
30 Warwick Street | London | W1B 5NH

jll.co.uk

From: Mark Wilson <mwilson@tendringdc.gov.uk>
Sent: 13 September 2023 14:42
To: Dodson (nee Mizen), Stefanie
Subject: [EXTERNAL] Tendring SHLAA Trajectory

Dear Stefanie

I'm currently updating Tendring's SHLAA, looking at projected housing delivery over the coming financial years, and am hoping you could have a look at the predictions we've made regarding build out rates at the below sites in Tendring District, please.

I'd be grateful if you could respond by 21st September and confirm whether the trajectories I've outlined below look realistic, or if you would suggest any amendments.

Site name	Total capacity	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032-33
Kirby Road, Great Holland (s106)	41	C	21	20							

Kind Regards

Mark Wilson

Planning Technical Officer

Planning Services

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Correspondence with Bocking Homes relating to: Sato UK LTD, Valley Rd

From: Nick Marquez
Sent: 13 September 2023 12:43
To: Mark Wilson <mwilson@tendringdc.gov.uk>; Sunny Ahonsi
Subject: RE: Tendring SHLAA Trajectory

Hi Mark,

Yes happy with your predictions, however, this might change if the housing market doesn't improve in the next six months.

Kind regards,

Nick Marquez | Managing Director



www.bockinghomes.co.uk | Bocking Homes, Abbey Farm, Spinnels Lane, Wix, CO11 2UJ



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From: Mark Wilson <mwilson@tendringdc.gov.uk>
Sent: Wednesday, September 13, 2023 12:26 PM
To: Sunny Ahonsi ; Nick Marquez
Subject: Tendring SHLAA Trajectory

Dear Sunny/Nick

I'm currently updating Tendring's SHLAA, looking at projected housing delivery over the coming financial years, and am hoping you could have a look at the predictions we've made regarding build out rates at the below sites in Tendring District, please.

I'd be grateful if you could respond by 21st September and confirm whether the trajectories I've outlined below look realistic, or if you would suggest any amendments.

Site name	Total capacity	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032-33
Sato UK Limited, Valley Road	42	DC/C	20	22							

Kind Regards

Mark Wilson

Planning Technical Officer

Planning Services

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Correspondence with Rose Builders relating to: Barleyfields, Land South of Thorpe Road

From: Will Vote (Rose)
Sent: 12 September 2023 17:30
To: Mark Wilson <mwilson@tendringdc.gov.uk>
Subject: RE: Tendring SHLAA Trajectory

Dear Mark,

I'm happy to respond to your email below.

I would suggest that 2024/25 now shows the delivery of 20 units. The subsequent financial years should continue to show 40 per year, with the last year taking up the remaining 20 units.

Kind regards,

WillVote



rosebuilders.co.uk

ROSE



Switchboard: 01206 392613 Riverside House | Riverside Avenue East | Lawford | Manningtree | Essex | CO11 1US



Registered Address as above | Company registration number 3106982

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From: Mark Wilson <mwilson@tendringdc.gov.uk>
Sent: Tuesday, September 12, 2023 12:37 PM
To: Will Vote (Rose)
Subject: Tendring SHLAA Trajectory

CAUTION: This email originated from outside the Rose Builders Office 365 tenant. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Will

I'm currently updating Tendring's SHLAA, looking at projected housing delivery over the coming financial years, and am hoping you could have a look at the predictions we've made regarding build out rates at the below sites in Tendring District, please.

I'd be grateful if you could respond by 21st September and confirm whether the trajectories I've outlined below look realistic, or if you would suggest any amendments.

Site Ref	Site name	Total capacity	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
19/00524/OUT	Barleyfields, Land South of Thorpe Road	280	RM/DC	40	40	40	40	40	40	40

Kind Regards

Mark Wilson

Planning Technical Officer

Planning Services

01255 686168 | mwilson@tendringdc.gov.uk | www.tendringdc.gov.uk

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Correspondence with Harriet Vincent-Wilson relating to: Manningtree Park, Wellwick Field and Priory West Field

From: Harriet Vincett-Wilson
Sent: 12 September 2023 15:54
To: Mark Wilson <mwilson@tendringdc.gov.uk>; Martin Farley
Subject: RE: Tendring SHLAA Trajectory

Hi Mark,

I can confirm that the below figures are still realistic.

Please let me know if you need anything else.

Kind regards

Harriet Vincett-Wilson AssocRTPI

Planning Manager



BENTFIELD PLACE | BENTFIELD ROAD | STANSTED | ESSEX | CM24 8HL
 | W: cityandcountry.co.uk



From: Mark Wilson <mwilson@tendringdc.gov.uk>
Sent: Monday, September 11, 2023 5:15 PM
To: Martin Farley ; Harriet Vincett-Wilson
Subject: Tendring SHLAA Trajectory

Dear Harriet/Martin

I'm currently updating Tendring's SHLAA, looking at projected housing delivery over the coming financial years, and am hoping you could have a look at the predictions we've made regarding build out rates at the below sites in Tendring District, please.

I'd be grateful if you could respond by 21st September and confirm whether the trajectories I've outlined below look realistic, or if you would suggest any amendments.

Site name	Total capacity	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032-33
'Manningtree Park', Long Road/Clacton Road (U/C)	485	30	30	30	30	30	30	30	40	40	40
Wellwick Field	190	DC/C	30	30	30	30	30	30	10		
Priory West Field (U/C)	26 (of 71)	26									

Kind Regards

Mark Wilson

Planning Technical Officer

Planning Services

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Correspondence with Hills Building Group relating to: School Road East, Land to the East of Tyr Road and Land at Moorlands Farm

From: Stephen Williams
Sent: 12 September 2023 15:24
To: Mark Wilson <mwilson@tendringdc.gov.uk>
Subject: RE: Tendring SHLAA Trajectory

Hi Mark,

It's all a bit slow at the moment as you probably know so I think best to delay things a little so as below:

School Road – 20/32

Tye Road – drop the 15 into year ending 26

Moorlands Farm – 13/13

Please let me know if anything more is needed.

Thanks,
Steve



Steve Williams

Director

Hills Building
Group



www.hills-residential.co.uk



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

From: Mark Wilson <mwilson@tendringdc.gov.uk>
Sent: 12 September 2023 12:03
To: Stephen Williams
Subject: Tendring SHLAA Trajectory

Dear Stephen

I'm currently updating Tendring's SHLAA, looking at projected housing delivery over the coming financial years, and am hoping you could have a look at the predictions we've made regarding build out rates at the below sites in Tendring District, please.

I'd be grateful if you could respond by 21st September and confirm whether the trajectories I've outlined below look realistic, or if you would suggest any amendments.

Site Ref	Site name	Total capacity	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032-33
20/00239/FUL	School Road East	52 (of 62)	26	26								
20/01797/FUL	Land to The East of Tye Road	15	DC/C	15								
21/02176/FUL	Land at Moorlands Farm	26	26									

Kind Regards

Mark Wilson

Planning Technical Officer

Planning Services

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Correspondence with Taylor Wimpey relating to: Sapphire Meadow, The Laurels and Weeley Road

From: Samuel Caslin - TW London
Sent: 12 September 2023 11:16
To: Mark Wilson <mwilson@tendringdc.gov.uk>; David Pelle - TW London
Subject: RE: Tendring SHLAA Trajectory

Hi Mark

That looks about right – thanks for checking.

Samuel Caslin | Planning Manager | Taylor Wimpey London
BT Brentwood, 1 London Road, Brentwood, Essex, CM14 4QP

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From: Mark Wilson <mwilson@tendringdc.gov.uk>
Sent: 11 September 2023 17:02
To: Samuel Caslin - TW London; David Pelle - TW London
Subject: Tendring SHLAA Trajectory

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Dear Samuel/David

I'm currently updating Tendring's SHLAA, looking at projected housing delivery over the coming financial years, and am hoping you could have a look at the predictions we've made regarding build out rates at the below sites in Tendring District, please.

I'd be grateful if you could respond by 21st September and confirm whether the trajectories I've outlined below look realistic, or if you would suggest any amendments.

Site name	Total capacity	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032-33
Sapphire Meadow, Frinton (U/C)	210	20	40	40	40	40	30				
The Laurels, Kirby Cross (U/C)	17 (of 116)	17									
Weeley Road (U/C)	136	20	30	30	30	26					

Kind Regards

Mark Wilson

Planning Technical Officer

Planning Services

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Correspondence with CALA relating to: Station Field

From: James Angus
Sent: 19 September 2023 12:03
To: Mark Wilson <mwilson@tendringdc.gov.uk>
Subject: RE: Tendring SHLAA Trajectory

Dear Mark,

Thanks for your email. As requested, please see below the financial year(s) for build completions:

April 23 - March 24 – 19

April 24 – March 25 – 58 (Including 11 HA)

April 25 – March 26 – 48 (Build complete)

Please do let me know if you require any further information.

Regards,

James

James Angus | Planner (MRTPI)

From: Mark Wilson <mwilson@tendringdc.gov.uk>
Sent: 13 September 2023 15:10
To: James Angus
Subject: Tendring SHLAA Trajectory

Dear James

I'm currently updating Tendring's SHLAA, looking at projected housing delivery over the coming financial years, and am hoping you could have a look at the predictions we've made regarding build out rates at the below sites in Tendring District, please.

I'd be grateful if you could respond by 21st September and confirm whether the trajectories I've outlined below look realistic, or if you would suggest any amendments.

Site name	Total capacity	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032-33
Station Field (U/C)	125 (of 150)	20	40	40	25						

Kind Regards

Mark Wilson

Planning Technical Officer

Planning Services

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Correspondence with Barratt David Wilson Homes relating to: Low Road (Languard View)

From: Houghton, Ray
Sent: 19 September 2023 14:30
To: Mark Wilson <mwilson@tendringdc.gov.uk>
Subject: RE: *EXTERNAL:Tendring SHLAA Trajectory

Afternoon Mark,

Here is our latest forecast regards build out rates for our 300 unit site at Low Road Dovercourt site known as [Languard View](#)

2024 - 59

2025 - 81

2026 - 68

2027 - 50

2028 - 41

2029 - 1

I trust this is the information you require.

Regards

Ray

Ray Houghton

MRTPI Head of Planning
Barratt David Wilson Homes (Eastern Counties)

7 Springfield Lyons Approach, Chelmsford, Essex, CM2 5EY
W: bdwhomes.co.uk



From: Mark Wilson <mwilson@tendringdc.gov.uk>
Sent: 13 September 2023 12:23
To: Houghton, Ray
Subject: *EXTERNAL:Tendring SHLAA Trajectory

Dear Ray

I'm currently updating Tendring's SHLAA, looking at projected housing delivery over the coming financial years, and am hoping you could have a look at the predictions we've made regarding build out rates at the below sites in Tendring District, please.

I'd be grateful if you could respond by 21st September and confirm whether the trajectories I've outlined below look realistic, or if you would suggest any amendments.

Site name	Total capacity	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032-33
Low Road (U/C)	300	20	30	40	40	40	40	45	45		

Kind Regards

Mark Wilson

Planning Technical Officer

Planning Services

☎ 01255 686168 | ✉ mwilson@tendringdc.gov.uk | 🌐 www.tendringdc.gov.uk

📍 Tendring District Council, Town Hall, Station Road, Clacton-on-Sea, Essex CO15 1SE

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Tendring District Council wants to hear your views on its draft Vision (Corporate Plan) for the next four years. You can submit your views using this link - [TDC Our Vision consultation 2023](#) or completing a paper copy at our offices in Pier Avenue or the Town Hall, Clacton-on-Sea. The consultation does not end until 25 September 2023.

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Correspondence with Persimmon Homes relating to: Rouses Farm, Flint Grange, and Harwich Valley

From: Willsher, Stuart
Sent: 24 August 2022 12:04
To: Paul Woods <pwoods@tendringdc.gov.uk>
Subject: RE: Tendring Housing Trajectory

Hi Paul,

Looking at our own internal 5 year supply figures, we're slightly more optimistic with completions naturally and are currently forecasting the following:

Rouses

2024 – 60 completions
2025 – 70 completions
2026 – 65 completions
2027 – 65 completions
2028 onwards – 82 completions

Flint Grange

2022 – 120 completions
2023 – 105 completions

Harwich

2023 – 74 completions
2024 – 74 completions
2025 – 77 completions
2026 – 32 completions

Hope that helps!

Happy to discuss though,

Stuart

From: Paul Woods <pwoods@tendringdc.gov.uk>
Sent: 24 August 2022 11:45
To: Willsher, Stuart; Moseley, David
Subject: Tendring Housing Trajectory

Dear Stuart and David

I'm currently updating Tendring's SHLAA, looking at projected housing delivery over the coming years, and am hoping you could have a look at the predictions we've made regarding build out rates at the below sites in Tendring District, please.

I'd be grateful if you could respond by 5th September and confirm whether the trajectories I've outlined below look realistic, or if you would suggest any amendments.

Site name	Capacity	Yr1 2022/23	Yr2 2023/24	Yr3 2024/25	Yr4 2025/26	Yr5 2026/27	Yr6 2027/28	Yr7 2028/29	Yr8 2029/30	Yr9 2030/31	Yr10 2031/32	Yr11 2032/33	2033 onwards
Rouses Farm, Clacton	950	Outline approval	Reserved matters	Discharge conditions	30	30	30	30	60	60	60	60	590
Flint Grange	183 (of 300)	40	40	40	40	23							
Harwich Valley (Land East of Pond Hall Farm)	297	Discharge conditions	Commence	20	30	40	40	40	40	40	40	7	

Many thanks for your help,
Paul

Paul Woods
Planning Officer
Tendring District Council

01255 686612 | pwoods@tendringdc.gov.uk | www.tendringdc.gov.uk
Planning Policy – Room 112, Town Hall, Station Road, Clacton-on-Sea, Essex CO15 1SE



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Correspondence with E.J. Taylor & Sons relating to: Sladburys Lane


From: Phil Brown
Sent: 25 August 2022 13:06
To: Paul Woods <pwoods@tendringdc.gov.uk>
Subject: RE: Sladbury's Lane, Clacton

Thanks Paul,

Please see the below...

Site name	Capacity	Yr1 2022/23	Yr2 2023/24	Yr3 2024/25
Sladburys Lane, Clacton	132	Discharge of conditions	60 dwellings	72 dwellings

Kind regards,



Phil Brown
Head of Construction Division
E.J. TAYLOR & SONS LIMITED
BUILDING | CIVIL ENGINEERING | REMEDIAL WORKS
Direct Phone
Mobile



Registered Office: Mill Works, Hazeleigh, Nr Purleigh, Chelmsford, Essex. CM3 6QT.
Company Registration No: London 751383. VAT No: 103 5950 92.



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From: Paul Woods <pwoods@tendringdc.gov.uk>
Sent: 25 August 2022 12:50
To: Phil Brown
Subject: Re: Sladbury's Lane, Clacton

Hi Phil

I'm working on financial years, April - March.

Many thanks,
Paul


From: Phil Brown
Sent: Thursday, August 25, 2022 12:47:38 PM
To: Paul Woods <pwoods@tendringdc.gov.uk>
Subject: RE: Sladbury's Lane, Clacton

Hi Paul,

Apologies for the delay.

I am just working on your numbers, could you confirm if you're working on calendar years or financial years please?

Kind regards,



Phil Brown
Head of Construction Division
E.J. TAYLOR & SONS LIMITED
BUILDING | CIVIL ENGINEERING | REMEDIAL WORKS
Direct Phone
Mobile



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From: Paul Woods <pwoods@tendringdc.gov.uk>
Sent: 24 August 2022 09:56
To: Phil Brown
Subject: Sladbury's Lane, Clacton

Good morning

I work in the Planning Policy team at Tendring District Council, and I'm currently updating Tendring's SHLAA – looking at projected housing delivery over the coming years.

Would you mind having a look at our prediction below, regarding build out rates at the Sladburys Lane site in Clacton please?

I'd be grateful if you could respond by 5th September and confirm whether the trajectory I've outlined looks realistic, or if you would suggest any amendments.

Site name	Capacity	Yr1 2022/23	Yr2 2023/24	Yr3 2024/25	Yr4 2025/26	Yr5 2026/27	Yr6 2027/28
Sladburys Lane, Clacton	132	Discharge of conditions	30 dwellings	30 dwellings	30 dwellings	30 dwellings	12 dwellings

Many thanks for your help,
Paul

Paul Woods
Planning Officer
Tendring District Council

01255 686612 | pwoods@tendringdc.gov.uk | www.tendringdc.gov.uk
Planning Policy – Room 112, Town Hall, Station Road, Clacton-on-Sea, Essex CO15 1SE



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Correspondence with Essex Housing relating to: Coppins Court

From: Adam Thompson - Senior Development Operations Manager
Sent: 01 September 2022 09:33
To: Johnathon Cuthbertson - Economic Growth Delivery Manager ; Paul Woods <pwoods@tendringdc.gov.uk>
Subject: RE: Coppins Court, Clacton

Hi Paul – sorry for the delay in coming back to you – Yes it is our intention to deliver these units across these two years referenced.

Adam

From: Johnathon Cuthbertson - Economic Growth Delivery Manager
Sent: 23 August 2022 22:23
To: Paul Woods <pwoods@tendringdc.gov.uk>
Cc: Adam Thompson - Senior Development Operations Manager
Subject: RE: Coppins Court, Clacton

Hello Paul,

I am afraid I am no longer working in Essex Housing. My colleague Adam Thompson should be able to advise – he is cc'd.

Thanks,
Johnathon

Johnathon Cuthbertson

Economic Growth Delivery Manager
Economy, Investment & Public Health
Essex County Council
Email: | www.essex.gov.uk
Essex County Council | telephone:

From: Paul Woods <pwoods@tendringdc.gov.uk>
Sent: 23 August 2022 19:46
To: Johnathon Cuthbertson - Economic Growth Delivery Manager
Subject: Coppins Court, Clacton

CAUTION: This is an external email.

Dear Johnathon

Hope you're well!

I'm currently updating Tendring's SHLAA – looking at projected housing delivery over the coming years. Are you able to give me an update on Coppins Court in Clacton, please? I understand you were experiencing some delays when my colleague, Eleanor, contacted you last year.

Are you still looking at delivering the site across two years 2023/4 – 2024/5?

Many thanks
Paul

Paul Woods
Planning Officer
Tendring District Council

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Correspondence with Pomery Planning Consultants relating to: Crossways Garden Centre

From: Robert Pomery
Sent: 14 September 2021 09:00
To: Eleanor Storey <estorey@tendringdc.gov.uk>
Subject: Re: Crossways Garden Centre - Build Out Rate

Eleanor,

Yes I think that would be a reasonable assumption.

Robert Pomery BA (Hons), Dip TP, MRTPI



Mobile:
Landline:

Pomery Planning Consultants Limited, Pappus House, Tollgate West, Stanway, Colchester, Essex CO3 8AQ

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From: Eleanor Storey <estorey@tendringdc.gov.uk>
Date: Monday, 13 September 2021 at 20:16
To: Robert Pomery
Subject: Crossways Garden Centre - Build Out Rate

Dear Robert

I work with Gary Guiver at Tendring District Council, we are in the process of updating our SHLAA document. Would it be possible for you to confirm whether or not the current estimates for residential dwellings the sites listed below are realistic?

Crossways Garden Centre, Thorpe Road:

2021/22: Discharge of conditions
2022/23: Commencement
2023/24: 21 dwellings completed

Do please let me know if you are not the right person to ask.
If possible, I would really appreciate the information by the middle of this week.

I look forward to hearing from you.

Many thanks

Eleanor Storey
Development Technician
Strategic Planning & Place

☎ 01255 686167 ✉ estorey@tendringdc.gov.uk 🌐 www.tendringdc.gov.uk
Tendring District Council, Council Offices, Thorpe Road, Weeley, Essex, CO16 9AJ

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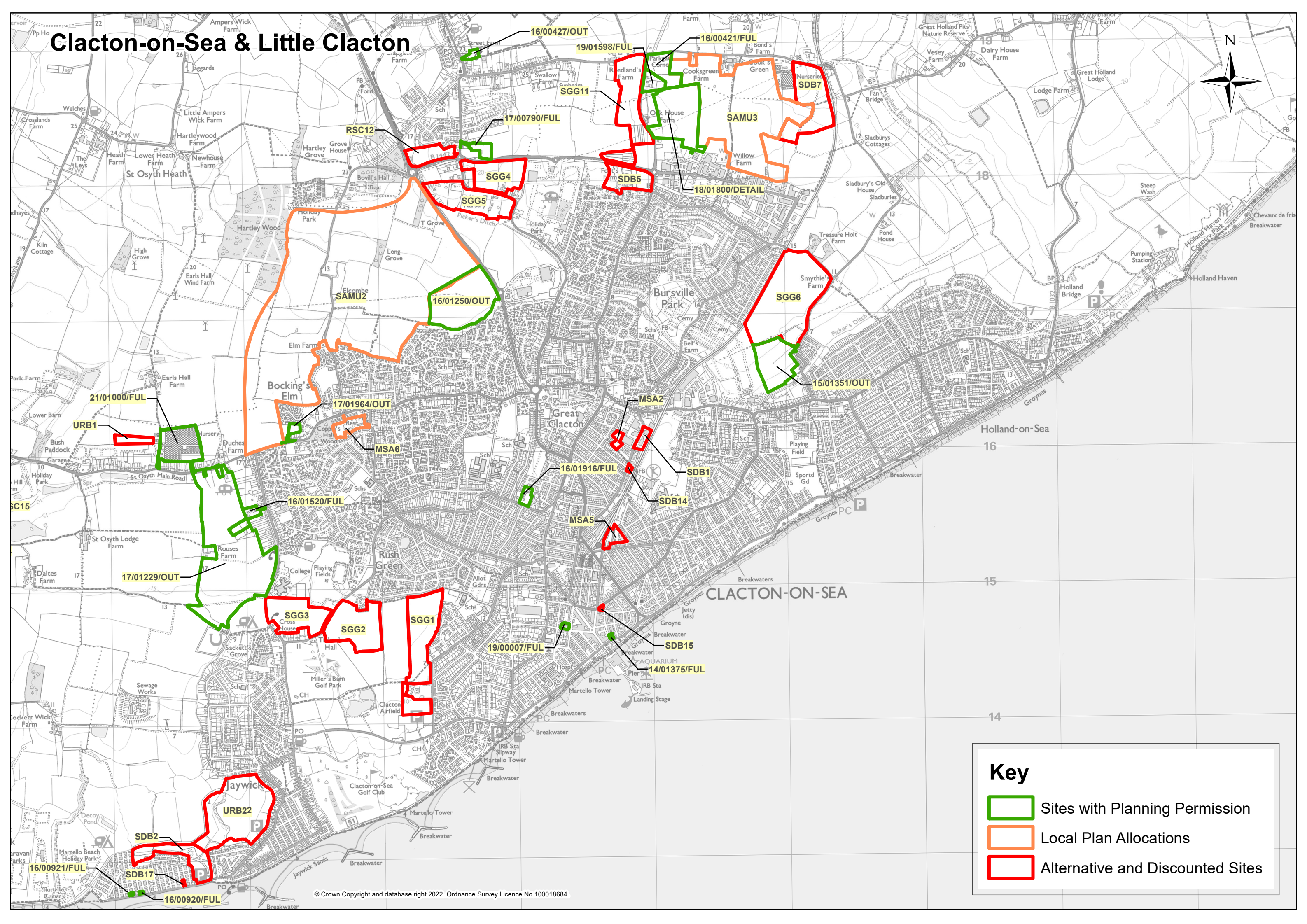
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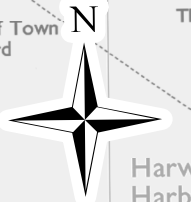
Clacton-on-Sea & Little Clacton



Key

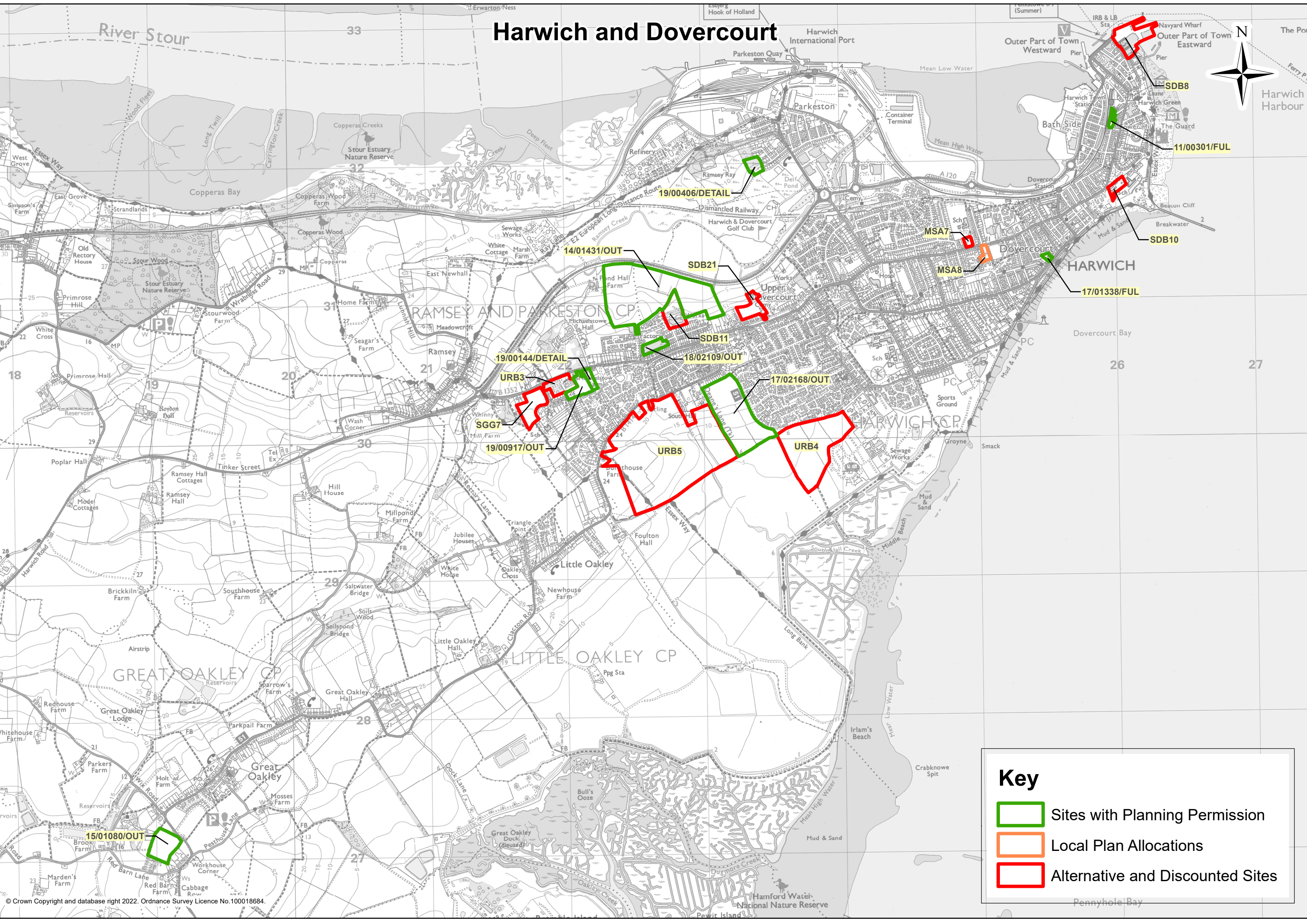
- Sites with Planning Permission
- Local Plan Allocations
- Alternative and Discounted Sites

Harwich and Dovercourt

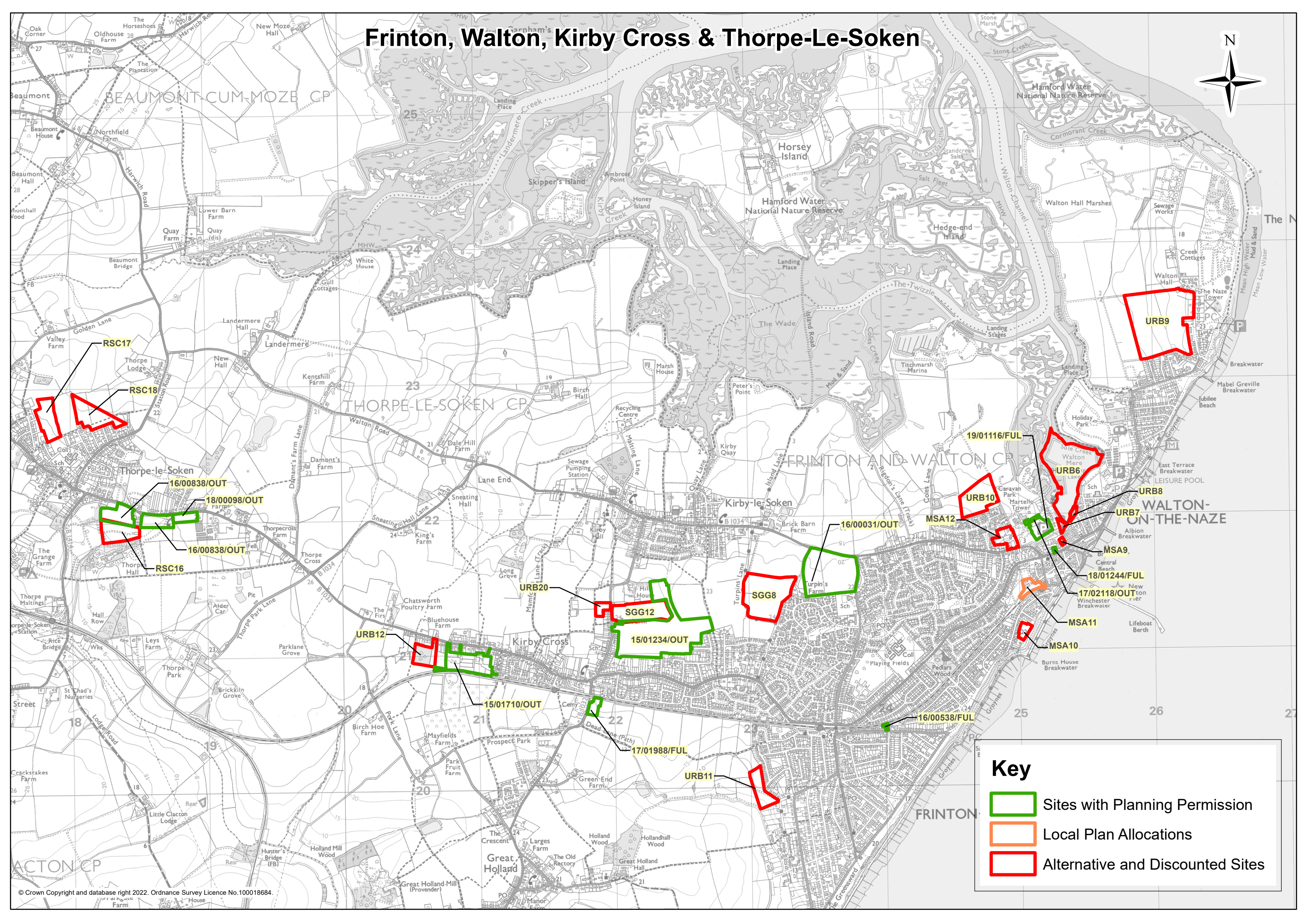


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- Alternative and Discounted Sites



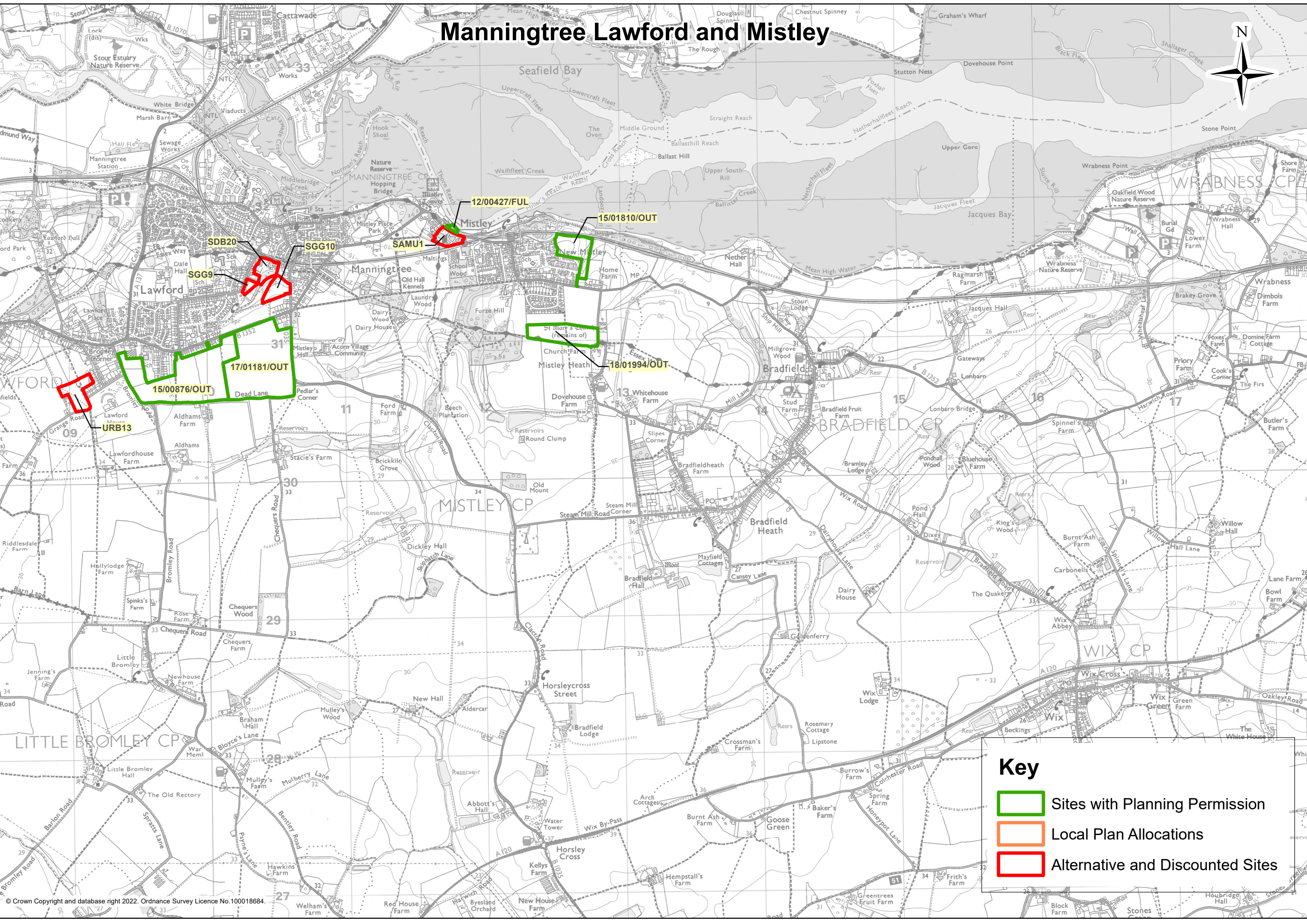
Frinton, Walton, Kirby Cross & Thorpe-Le-Soken






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- Local Plan Allocations
- Alternative and Discounted Sites

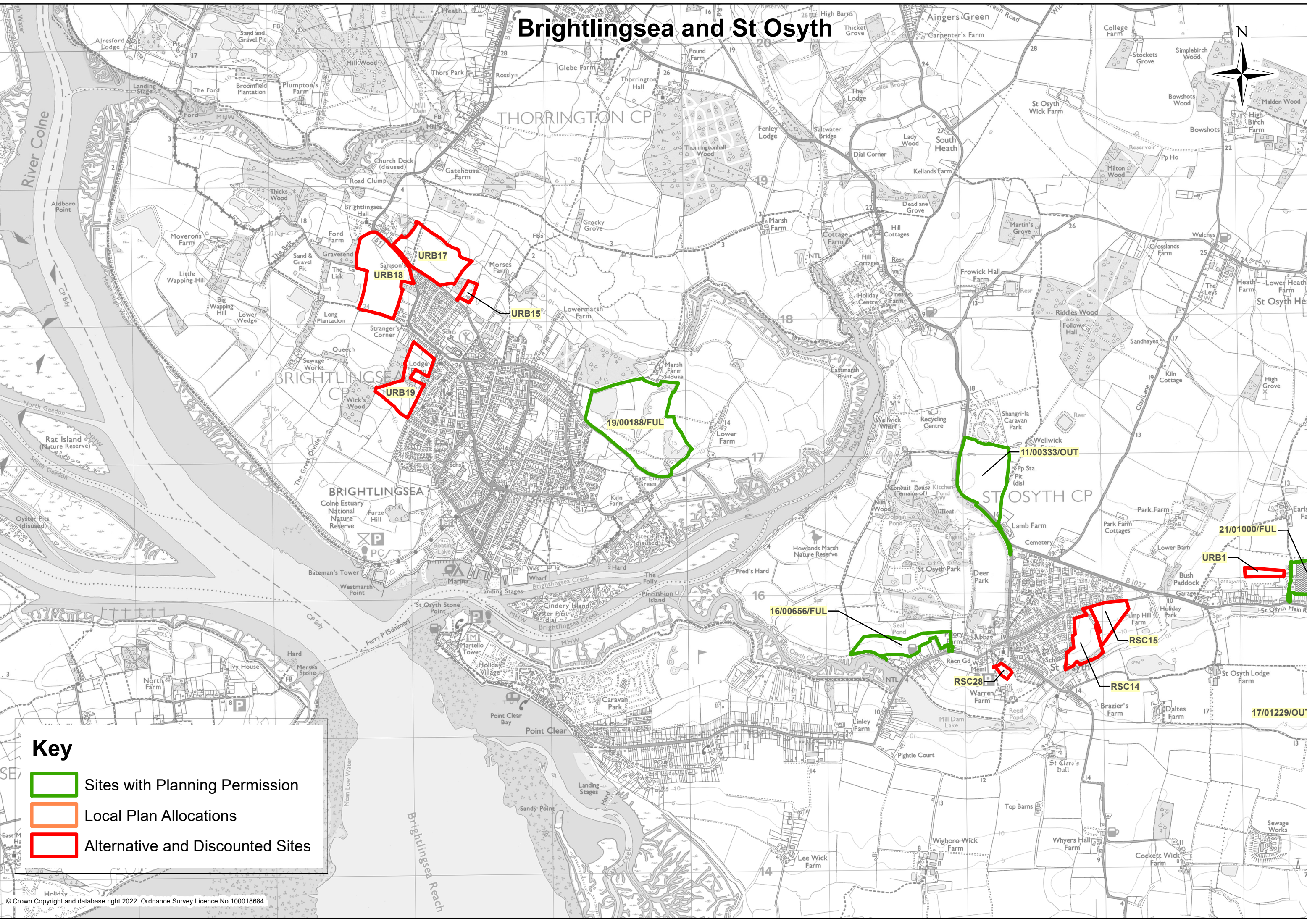
Manningtree Lawford and Mistley






Key

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-  Alternative and Discounted Sites

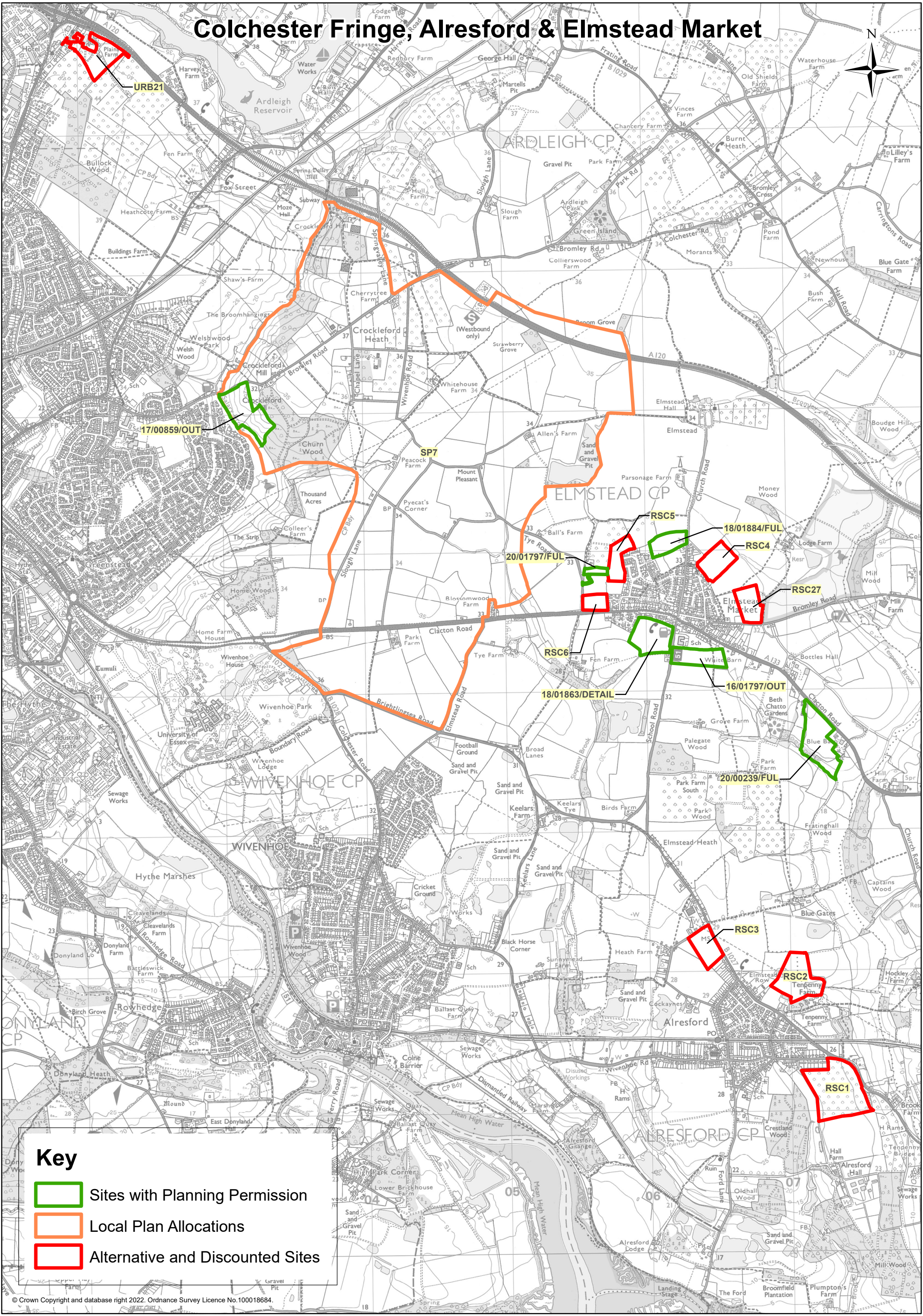
Brightlingsea and St Osyth



Key

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-  Local Plan Allocations
-  Alternative and Discounted Sites

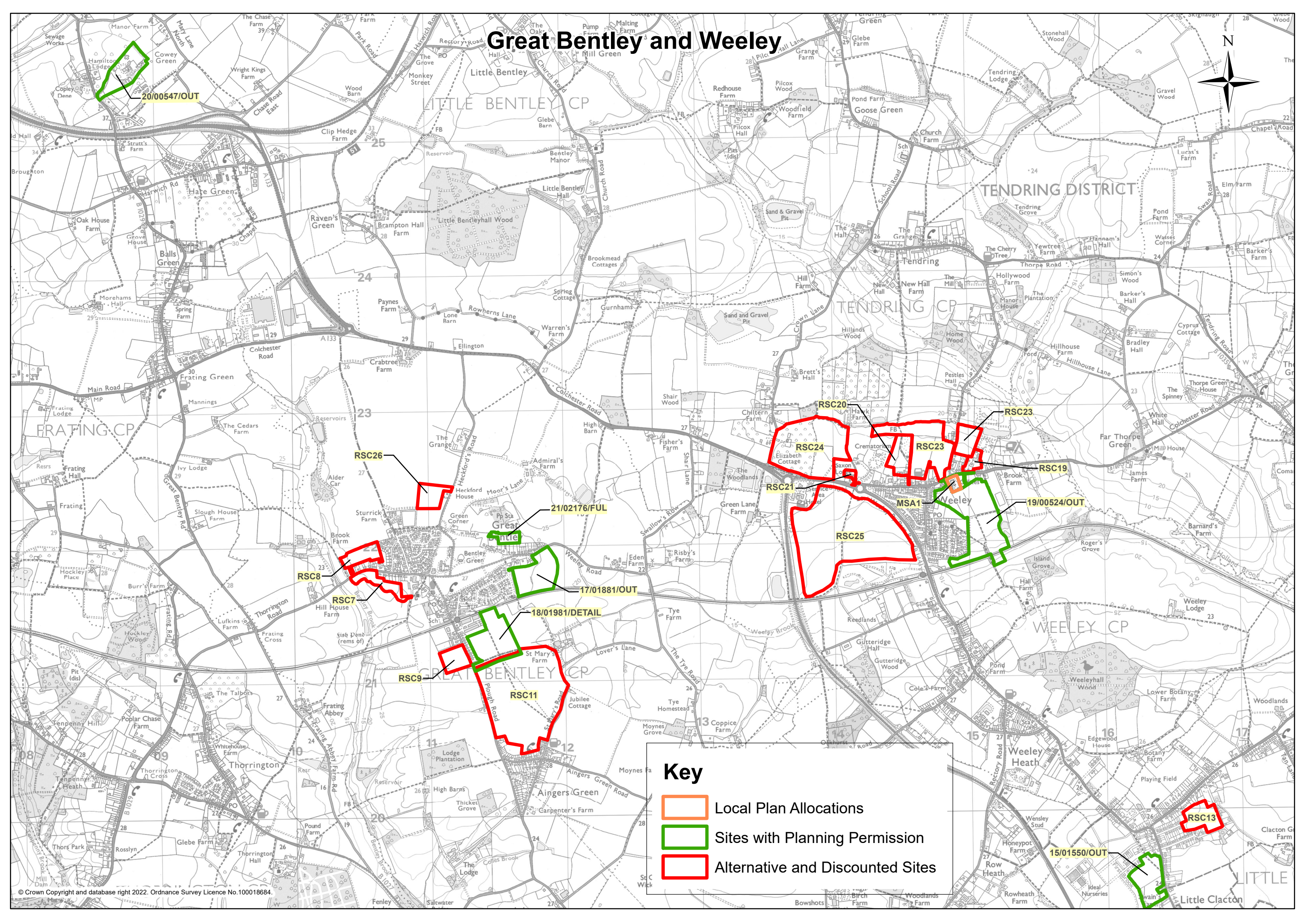
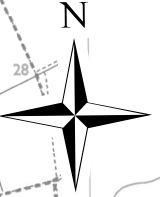
Colchester Fringe, Alresford & Elmstead Market






Key

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

Great Bentley and Weeley



Key

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