

Tendring
District Council



Strategic Housing Land Availability Assessment (SHLAA)



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Executive Summary

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

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

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.

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 Council's emerging Local Plan, the objectively assessed requirement to deliver 11,000 homes between 2013 and 2033 can be met and exceeded. The assessment also identifies that the Council can demonstrate a five-year supply of deliverable housing sites as required by the National Planning Policy Framework (NPPF).

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

1 Introduction

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

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

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

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

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

1.5 The assessment has been undertaken by officers of the Council and will be subjected to scrutiny and input from a number of key technical stakeholders to ensure its robustness and verify its assumptions prior to the examination of the Local Plan. The assessment has a statistical base date of 1st April 2017 but includes commentary on the planning status of sites as relevant at the time of writing (November 2017).

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

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

1.7 The availability of land for housing can change very quickly for a variety of circumstances and so as part of the 'plan, monitor and manage' approach that is key to ensuring plans are flexible and responsive to change, it is the Council's intention, as resources allow, to produce an annual review of the assessment to ensure that the data is always as up-to-date as possible. Over the course of 2016 and 2017, the housing supply position in Tendring has changed rapidly with a substantial increase in sites gaining planning permission for housing, both from the Council and on appeal. It may therefore be necessary to review the assessment on a more frequent basis if the position continues to change quickly. The findings of the annual update will be reported as part of the Council's Annual Monitoring Report, which, amongst other things, will include an updated housing trajectory and the latest five-year supply of deliverable sites.

2 Background

National Planning Policy

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

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

2.2 On 9th October 2017, the Council submitted its new Local Plan to the Secretary of State to begin the process of examination. The Local Plan has been prepared in partnership with Colchester Borough Council and Braintree District Council and is formed of two sections. Section 1 is common to all three authorities and sets out the overall joint strategy for growth over the three areas, including the housing and employment targets and the promotion of new 'garden communities' to the east and west of Colchester and to the west of Braintree. The 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 Council considers that it has now produced a sound Local Plan and the examination is scheduled to commence in January 2018. The evidence contained within this assessment demonstrates that the Council can clearly meet the objectively assessed requirements through the Local Plan.

Objectively Assessed Housing Needs Study (November 2016)

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

Economic Development Strategy, Employment Land Review and Retail Study

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

Infrastructure Delivery Plan

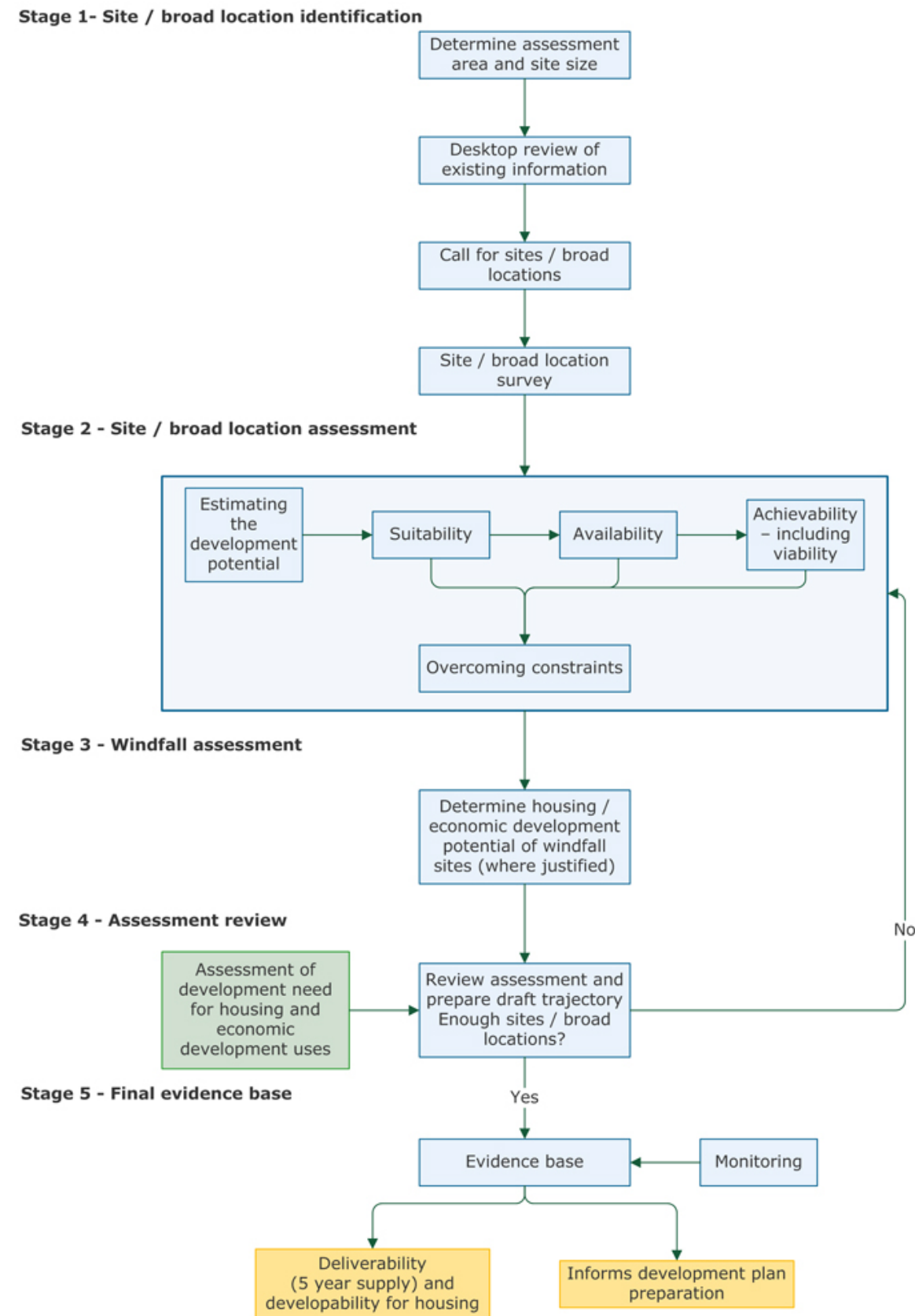
2.5 The 2017 Infrastructure Delivery Plan (IDP) was prepared by Troy Planning + Design and Navigus Planning to ascertain the infrastructure impacts of the proposed levels of growth in the new Local Plan, identify the level of investment needed to address any impacts and therefore provide the baseline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

Housing Viability Study

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

3 The Methodology

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



Stage 1: Site / Broad Location Identification

Determining assessment area and site size

Geographic coverage

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

Minimum site size

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

Determining where to search for sites / broad locations

3.4 In a district as geographically diverse and dispersed as Tendring, it was important to establish some clear parameters to guide the initial search for sites to ensure the survey remained cost-effective and manageable and to avoid any unnecessary speculation from landowners, developers and the general public. Early on in the preparation of a new plan for Tendring, it became clear that a large proportion of the future growth required in Tendring would need to be provided on 'greenfield' land due to the lack of suitable 'brownfield' land in the district. It also became apparent early on that new growth for Tendring was likely to take place in the form of new neighbourhoods/urban extensions around the periphery of existing settlements. Consequently, it was logical to align the search for sites in this assessment with the settlements that are considered to be suitable 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. 1,374 homes have been created in Tendring in the last four years and these can be deducted from the 11,000 homes required up to 2033.

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

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

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

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

Desktop review of existing information

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

Call for sites / broad locations

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

Site / broad location survey

The Survey Team

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

Recording Site Characteristics

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

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

Recording the site information

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

Stage 2: Site / Broad Location Assessment

Estimating the housing potential of each site

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

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

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

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

Assessing when and whether sites are likely to be developed

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

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

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

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

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

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

a) Suitability

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

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

b) Availability

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

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

c) Achievability

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

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

d) Overcoming Constraints

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

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

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

- 2017-2022 – the 'five-year' period (1-5) in which Council's are required to identify specific deliverable sites to meet objectively assessed requirements plus an appropriate buffer;
- 2022-2027 – years 6-10 of the plan period for the new version of the Local Plan – for which Councils are required to identify specific housing sites or broad areas;
- 2027-2033 – years 11-16 of the plan period – for which Councils are expected to identify specific sites or broad areas, where possible.

Stage 3: Windfall Assessment

Determining the housing potential of windfall (where justified)

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

Stage 4: Assessment Review

Presenting the findings of the assessment

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

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

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

Site Ref	Site name	Total capacity	YR1 2017/ 18	YR2 2018/ 19	YR3 2019/ 20	YR4 2020/ 21	YR5 2021/ 22	YR6 2022/ 23	YR7 2023/ 24	YR8 2024/ 25	YR9 2025/ 26	YR10 2026/ 27	YR11 2027/ 28	YR12 2028/ 29	YR13 2029/ 30	YR14 2030/ 31	YR15 2031/ 32	YR16 2032 -33	Next plan	Notes
MANNINGTREE/LAWFORD/MISTLEY																				
Site 1	Summarised version of the full address.	10	DC/C	2	2	2	2													Delivery in years 1-5
Site 2	Summarised version of the full address.	20			OUT	RM	DC/C	4	4	4	4	4								Delivery in years 6-10
Site 3	Summarised version of the full address.	30											6	6	6	6	6	6		Delivery in years 11-16
Site 4	Summarised version of the full address.	40											8	8	8	8	8	8		Delivery in years 11-16
Site 5	Summarised version of the full address	50																	50	Delivery likely to be longer term or not at all.

3.25 Homes estimated to be delivered between 2017/18 and 2021/22 are shown in green as there is strong evidence to suggest development will take place in the short term. Amber indicates homes expected in years 6 onwards. The pre-development stages involved in the planning process are also indicated for most sites with the following key.

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

Stage 5: Final Evidence Base

3.26 The findings of this assessment will help to inform the examination of the Local Plan and future reviews. , which will contain specific housing allocations to deliver the amount of new housing required over a 15 year plan-period to meet the objectively assessed housing need for the district. This assessment is one of the primary pieces of evidence informing the new Local Plan on housing matters. 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 (as part of the Council's Annual Monitoring Report) in order to monitor the district's housing supply and the delivery and effectiveness of the new Local Plan. This will include a judgement as to whether sites will come forward as anticipated and whether further sites need to be sought or original assumptions made about sites as part of this assessment, need to be revisited, in the event of an undersupply.

4 Assessment Conclusions

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

Source of housing supply	2013-2017 (4 years)	Years 1-5 2017-2022 (5 years)	Years 6-10 2022-2027 (5 years)	Years 11-16 2027-2033 (6 years)	TOTAL	Notes
Objectively Assessed Need						
Housing requirement	1,374	4291	2425	2910	11,000	550 homes a year is the recommended OAN for Tendring within the 2016 OAN Study. The Council's submitted Local Plan reflects this requirement by planning for a minimum 11,000 homes over the 20-year period 2013-2033. The requirement within years 1-5 (the five-year supply) is greater than years 6-10 and years 11-16 because, in line with the NPPF's requirement to boost the supply of new homes, it must include provision for the 2013-2017 undersupply plus a 20% buffer.
SOURCE 1: COMPLETIONS SINCE 2013						
Supply of homes	1,374	0	0	0	1,374	House completions since April 2013 have already delivered just shy of 1,400 homes and have therefore reduced the residual housing requirement for the period up to 2033 to around 9,600. 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	0	(4,291)	(2,425)	(2,910)	(9,626)	
SOURCE 2: Large Sites with planning permission						
Supply of homes	0	3,423	1,661	158	5,242	Deliverable large sites with planning permission for housing and mixed-use development are expected to contribute around 5,200 homes, thus addressing more than half the residual housing requirement up to 2033. The majority of this development is expected in years 1-5 but will not address the five-year requirement which must include provision for the 2013-2017 undersupply plus a 20% buffer, as required by the NPPF. Large site planning permissions will also deliver a fair number of homes in years 6-10 but the supply drops off in years 11-16. The supply includes two sites that are the subject of a legal challenge – 175 units at Centenary Way, Clacton and 132 units at Sladbury's Lane. If these are excluded, the supply drops to around 4,900.
Residual requirement	0	(868)	(764)	(2,752)	(4,384)	
SOURCE 3: Small sites and windfalls						
Supply of homes	0	770	398	231	1,399	Small sites and other windfall sites are expected to contribute around 1,400 homes in the period to 2033 thus reducing the residual housing requirement to around 3,000. These sites will address a large part of the residual five-year requirement, but there remains a 100 home shortfall. The supply of small sites and windfall sites is expected to dry out over the plan period, so their contribution to years 6-10 and 11-16 will reduce significantly. Exclusion of the Centenary Way and Sladbury's Lane developments would increase the five year shortfall to around 200 homes.
Residual requirement	0	(98)	(366)	(2,521)	(2,985)	
SOURCE 4: Housing allocations in the emerging Local Plan						
Supply of homes	0	214	1,646	2,343	4,203	The sites specifically identified in the submitted Local Plan are expected to contribute around 4,200 homes in the period to 2033 thus addressing the residual requirement over the plan period with some 1,200 to spare. Some of these sites are expected to obtain planning permission in the short term, enabling them to contribute towards the five-year requirement and addressing any shortfall.
Residual requirement	0	116	1,280	(178)	1,218	

4.2 The results of the SHLAA assessment show that it is realistic to comfortably address the full objectively assessed need for housing through the deliverable supply of sites, including an allowance for small sites and windfalls. Sufficient land can be identified to address the five-year requirement which, including historic shortfall since 2013 and a 20% buffer as required by the NPPF. Over the full plan period, there is a potential surplus of land and the Local Plan therefore identifies sufficient land to deliver an oversupply of around 1,200 homes. The sites at Centenary Way and Sladbury's Lane, Clacton have planning permission for 175 and 132 dwellings respectively but both are the subject of legal challenge. Even if these sites are excluded from the calculations, both the five year and plan-period requirements can be met.

4.3 The SHLAA demonstrates that around 1,400 of the 11,000 homes needed up to 2033 have already been built. Large sites with planning permission and small sites (mostly benefitting from planning permission) can together deliver around 6,600 homes leaving around 3,000 homes to be planned for through allocations in the Local Plan. The publication draft identifies more than enough deliverable land to meet this residual requirement which would indicate that the plan is sound in respect of housing supply.

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

Source of supply	Supply from large site planning permissions and small site/windfalls				Supply from Local Plan allocations				Grand Total	% increase in settlement dwelling stock (approx.)	% of total residual district housing requirement	Average rate of housing completions 2017-2033 per annum
	Years 1-5	Years 6-10	Years 11-16	Total	Years 1-5	Years 6-10	Years 11-16	Total				
Clacton	724	417	0	1,141	59	595	1,110	1,764	2,905	10%	27%	181
Harwich	144	138	120	402	0	175	293	468	870	9%	8%	54
Frinton and Walton	522	380	0	902	0	175	293	117	1,019	10%	9%	63
Manningtree, Lawford and Mistley	518	450	28	996	0	0	150	150	1,146	29%	11%	72
Brightlingsea	74	0	0	74	115	0	0	115	189	5%	1.7%	12
Colchester Fringe	159	0	0	159	0	500	750	1,250	1,409	N/a	13%	88
Alresford	219	30	0	249	0	0	0	0	249	31%	2.3%	16
Elmstead Market	154	0	0	154	0	0	0	0	154	22%	1.4%	10
Great Bentley	225	50	0	275	0	0	0	0	275	39%	2.5%	17
Little Clacton	101	38	0	139	0	35	0	35	174	17%	1.6%	11
St. Osyth	110	158	10	278	0	0	0	0	278	28%	2.6%	17
Thorpe le Soken	187	0	0	187	0	0	0	0	187	30%	1.7%	12
Weeley	14	0	0	14	40	224	40	304	318	70%	2.9%	20
Smaller Rural Settlements	272	0	0	272	0	0	0	0	272	N/a	2.5%	17
Small Sites/Windfall	770	398	231	1,399	-	-	-	-	1,399	N/a	12.9%	87
TOTALS	3,423	1,661	158	5,242	214	1,646	2,343	4,203	10,844		100%	678

4.4 Through a combination of large sites with planning permission, small sites/windfalls and allocations in the emerging Local Plan, the residual requirement of 9,626 dwellings can be comfortably met, even if the Centenary Way and Sladbury's Lane developments are excluded from the figures. In line with the settlement hierarch in the Local Plan, the strategic urban settlements of Clacton and Harwich, the Colchester Fringe/Tendring Colchester Borders Garden Community and the smaller urban settlements of Frinton/Walton, Manningtree/Lawford/Mistley and Brightlingsea are expected to accommodate the majority of new development.

Clacton

4.5 Clacton, being the district's largest settlement, would deliver around 2,900 homes, some 27% of the district requirement and a 10% increase on the town's existing dwelling stock. Proposals in the Local Plan include new primary schools at the Rouses Farm, Hartley Gardens and Oakwood Park developments to meet the increasing needs. Secondary school provision can be addressed through expansion at existing campuses. The large scale allocations also propose medical centres which would be subject to NHS approval in line with its emerging strategy for primary healthcare provision. In terms of transport infrastructure, the Hartley Gardens scheme includes a link road around the north-west of the town and the Council's transport modelling identifies improvements to key road junctions, including at St. John's Roundabout. Growth in Clacton is expected to take place at a fairly steady rate throughout the plan period averaging around 180 dwellings per annum. Since 2001, the average rate of house completions in the Clacton area has been around 170 a year, fluctuating between 100 and 300, so the anticipated increase in the rate of growth to 180 a year is reasonably achievable in the plan period to 2033. The emphasis on economic growth in the Clacton area is supporting existing businesses to expand, improving the retail and leisure offer through developments in the town centre, at Brook Park West and at Clacton Factory Shopping Village. Investing in tourism, regenerating Jaywick Sands and supporting innovation in the care and assisted living sectors are also key elements of the economic strategy.

Harwich

4.6 Harwich and Dovercourt, with a weaker housing market and more physical and environmental constraints is expected to deliver just under 900 homes up to 2033 which is around 8% of the district requirement and a 9% increase on the town's existing dwelling stock. This level of development can be accommodated without the need for any new schools or surgeries or any significant highways infrastructure. Like Clacton, the growth is expected to be fairly constant throughout the plan period with an average rate of around 50 homes a year. The average since 2001 has been around 60 a year fluctuating significantly between 30 and 200. There is a strong emphasis on delivering new inward investment and employment opportunities in the Harwich area to drive economic growth including those linked to the renewable energy sector.

Colchester Fringe/Garden Community

4.7 The development immediately on the Colchester Fringe at the Avellana Place development is expected to deliver 145 homes within the next five years whereas the development at the Tendring Colchester Borders Garden Community is anticipated to deliver homes in years 6-10, 11-16 and beyond. The 1,250 included in the SHLAA would represent a 50:50 share of the total 2,500 anticipated for the Garden Community up to 2033 being allocated to Tendring's requirement. With the Local Plan over-allocating by some 1,200 homes, there is significant flexibility incorporated into the plan to guard against any delays or under-supply in the Garden Communities project. Close links to the growth at the University of Essex and promoting technological innovation are key strands of the economic strategy to deliver jobs alongside housing in this location. This location is expected to deliver around 13% of the district's total planned growth but with significant longer-term potential beyond 2033. .

Smaller Urban Settlements

4.8 Frinton and Walton, including Kirby Cross, is expected to deliver 1,019 homes of which the vast majority have already obtained planning permission. Development in Walton on the Naze are to be supported by new investment in retail and tourism. An average rate of development around 60 homes a year over the plan period is broadly in line with the rates of 30 to 90 completions a year achieved since 2001. The Manningtree, Lawford and Mistley area is expected to accommodate more than 1,100 homes which represents a considerable increase in the settlement's housing stock and reflects the area's popularity, its attractive environment and its good mainline rail links. The vast majority of the development has already obtained planning permission and is expected to deliver mainly over years 1-10. The average rate of development over the plan period would be around 70 completions a year and historic rates of development would suggest this is achievable. The level of development proposed for Brightlingsea is significantly lower at just under 200 homes but this reflects the town's environmental sensitivities and its limited transport infrastructure with no rail services and one road in and one road out.

Rural Service Centres

4.9 The rural service settlements including Arlesford, Elmstead Market, Great Bentley, Little Clacton, St. Osyth, Thorpe and Weeley would each accommodate something in the region of 150 to 300 dwellings. However, it should be noted that the percentage increases in dwelling stock for these locations are considerably higher than in the urban settlements. Many of the developments were allowed on appeal at a time when the Council was unable to demonstrate a five-year supply of deliverable housing sites and the government's presumption in favour of sustainable development had to apply. The higher levels of development proposed in Alresford, Great Bentley and Weeley reflects 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 1,600 homes and 15% of the district requirement) is planned for villages in this tier of the settlement hierarchy.

Smaller Rural Settlements

4.10 Smaller rural settlements are expected to accommodate a relatively small proportion of the district's overall growth which reflects their limited access to jobs, shops, services and facilities at just under 300 dwellings.

Alternative sites

4.11 There are a number of objections to the submitted Local Plan which will be addressed through the examination process – many of which relate to housing supply and the objectively assessed housing needs. Some argue that the housing requirement should be higher and that additional land should be allocated in the Local Plan to address this. The SHLAA has assessed a number of 'alternative sites' that are not currently allocated in the Local Plan to test their suitability, availability and likely deliverability and the findings of that analysis are set out in the following table, by location. It differentiates between sites outside of designated 'strategic green gaps' and those sites which fall within those areas and may raise concerns about settlement coalescence and impacts upon the individual character of towns and surrounding villages – particularly an issue around Clacton, Frinton and Walton.

	Supply from alternative development sites outside of strategic green gaps				Supply from alternative sites within strategic green gaps				Grand Total (when added to planning permissions and allocations)
	Years 1-5	Years 6-10	Years 11-16	Total	Years 1-5	Years 6-10	Years 11-16	Total	
Clacton	130	460	230	820	90	568	496	1,154	4,879
Harwich	13	320	0	333	0	71	0	71	1,274
Frinton and Walton	11	124	15	150	0	69	51	120	1,289
Manningtree, Lawford and Mistley	40	130	0	170	0	107	0	107	1,423
Brightlingsea	0	241	106	347	0	0	0	0	536
Colchester Fringe	0	0	0	0	0	0	0	0	1,409
Alresford	50	0	0	50	0	0	0	0	299
Elmstead Market	62	102	0	164	0	0	0	0	318
Great Bentley	90	100	0	190	0	0	0	0	465
Little Clacton	0	87	0	87	0	0	0	0	261
St. Osyth	0	90	85	175	0	0	0	0	453
Thorpe le Soken	0	0	0	0	0	0	0	0	187
Weeley	0	160	420	580	0	0	0	0	898
Smaller Rural Settlements	0	0	0	0	0	0	0	0	272
Small Sites/Windfall	-	-	-	-	-	-	-	0	1,399
TOTALS	396	1814	853	3,066	90	815	547	1,452	15,362

4.12 If the OAN were 600 dwellings per annum and the total requirement for the plan period 2013-33 was 12,000, the SHLAA demonstrates that the allocations in the Local Plan combined with planning permissions, small sites and windfalls are sufficient to meet the requirements. If OAN was between 650 to 750 dwellings per annum, the requirement would be between 13,000 and 15,000 homes for which an additional 1,000 to 4,000 homes would need to be planned for through the inclusion of alternative sites in the Local Plan. The assessment of alternative sites indicates a potential to deliver a further 3,000 homes without having to release land from strategic green gaps. Land around the strategic urban settlements of Clacton and Harwich could potentially deliver a further 1,100 or so dwellings – the majority of which could include development at Brook Park West, Foots Farm, Jaywick Sands and Navyard Wharf – all of which are within the defined settlement development boundary for Clacton or Harwich and could obtain planning permission without requiring changes to the Local Plan.

4.13 If the housing requirements was around 14,000 over the plan period, the smaller urban settlements could potentially deliver an additional 600-700 homes but these would be on more sensitive greenfield sites on the edge of settlements when changes to the Local Plan and the infrastructure delivery plan would be required. The rural service centres might accommodate a further 700-1,200 homes, however this would certainly result in very disproportionate levels of development around Elmstead Market, Great Bentley and St. Osyth and/or a return to the major expansion of Weeley that was proposed at preferred options stage but deleted from the Local Plan at publication stage, in response to significant local objection. All options would involve the loss of sensitive greenfield land on the edge of these settlements and would raise serious questions about their ability to maintain their individual rural character. The government's pooling restrictions on securing financial contributions from s106 agreements (allowing no more than 5 per piece of infrastructure) would also restrict the Council's ability to fund necessary increases in the capacity of rural schools and health centres and the option of new schools, new health facilities and significant highways improvements would need to be assessed again.

4.14 To achieve a housing requirement of 15,000 over the plan period, the Council would also have to consider releasing sites from the strategic green gaps or deleting the strategic green gap designation from the Local Plan altogether. This would have significant implications for the communities in Little Clacton, Sladbury's Lane and Holland on Sea and Kirby le Soken. These options would also bring about the need to build new schools, medical facilities alongside significant highways and utilities infrastructure.

4.15 The OAN Study also advises against increasing the housing stock above the 550 a year/11,000 homes level with concerns over a potential mis-match between jobs and housing. Paragraph 6.33 of the OAN Study says; *"Experian advised that population growth above the 550 dpa scenario could likely lead to an oversupply of labour, leading to more unemployment and lower activity rates through the 'discouraged worker' effect – whereby people decide their chances in the labour market are poor and leave the labour force altogether. This risks being more of a problem in Tendring than many other places, because it is relatively isolated, so there may be less opportunity for surplus labour to be absorbed by increased out-commuting."*

Summary of conclusions

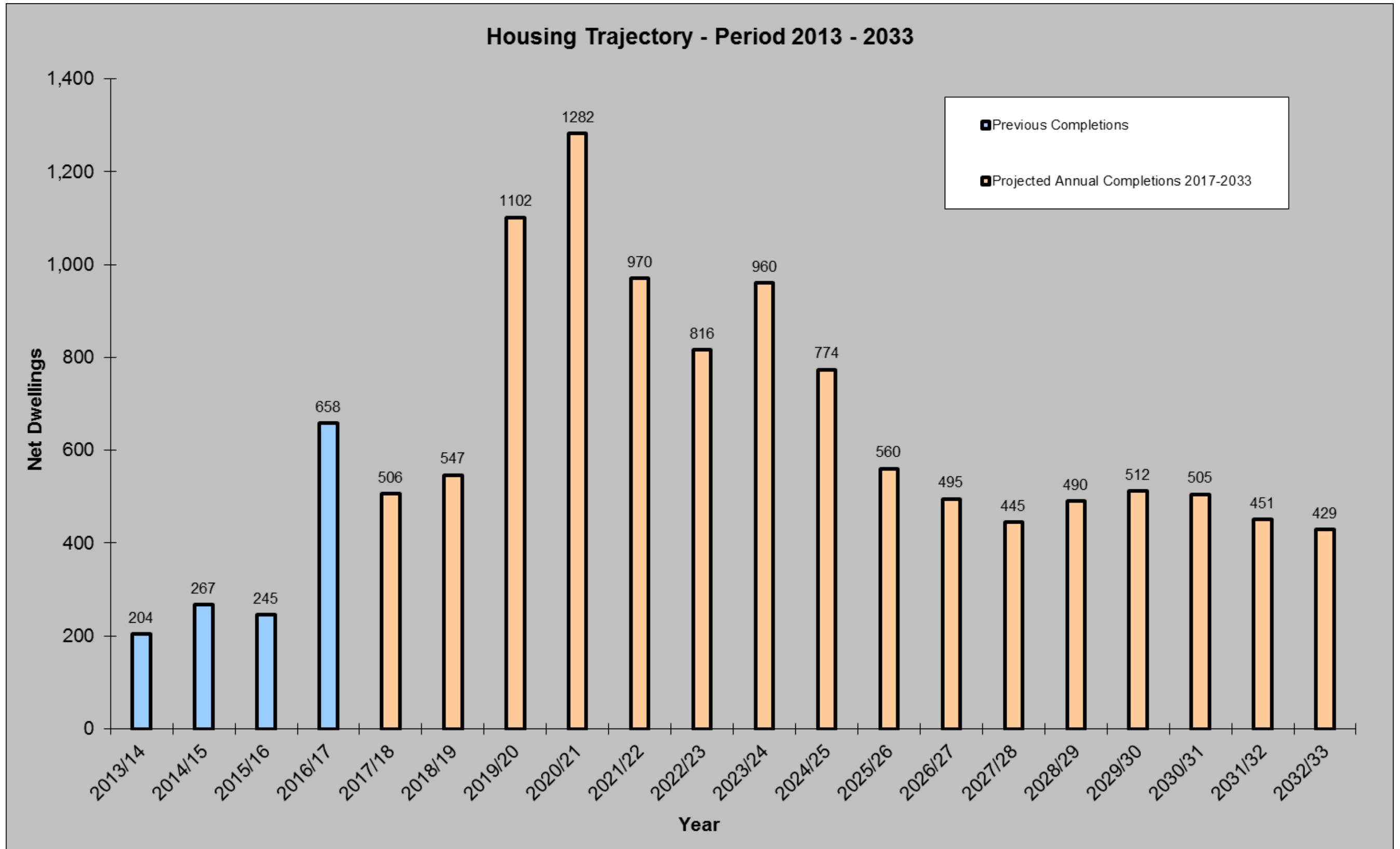
4.16 This assessment confirms that the policies and proposals in the submitted Local Plan when combined with site with planning permission on large and small sites, and windfall sites, can reasonably ensure than 11,000 homes are delivered in Tendring in the period 2013-2033 in line with the recommendations in the OAN Study. The Local Plan over-allocates by around 1,200 homes which helps to guard against any under-delivery on certain sites or potential delay on larger strategic schemes including the Tendring Colchester Garden Community. The Council is also able to demonstrate a five year supply of deliverable housing sites in line with the requirements of the NPPF, even taking into account the legal challenges to the Centenary Way and Sladbury's Lane appeal decisions.

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

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

5 Housing Trajectory

5.1 The chart below is a trajectory showing both past rates of housing completions since 2013 and future projections based on the assessments of individual sites and realistic estimates of windfall potential for the years 2017 to 2033.



Appendix 1: Assessment of Large Sites with Planning Permission

Assessment of Clacton sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
12/0126 2/OUT	'Oakwood Park' (Phase 1) Land East of Thorpe Road Clacton On Sea Essex CO15 4TL	618291 (E) 218185 (N)	13.34ha	250 dwellings as per the outline consent as part of a mixed-use development including business units.	Outline planning permission granted in November 2015. No reserved matters approval or applications submitted.	Access to site secured through the construction of a roundabout on Thorpe Road, in line with a separate consent. No other overriding physical constraints.	Land not affected by any designations. Ecological mitigation, landscaping and SuDS secured through planning conditions.	S106 agreement to deliver £350k for primary school places. Access roundabout has already been constructed. No other infrastructure issues.	Land controlled by development company that is in active discussions with a housebuilder.	Viability independently tested at planning application stage and s106 contributions were adjusted accordingly, with a clause that allows for viability to be reviewed in the future. S106 agreement currently makes a £1m affordable housing contribution.	✓	✓	2020-2029 Assumptions: Reserved matters approval 2018/19. Discharge of conditions early 2019/20. Commencement in late 2019/20 with first completions in early 2020/21.	This site adjoins a wider area of land allocated in the emerging Local Plan (Oakwood Park, Policy SAMU3). Developers are understood to be working together to ensure the overall development can be achieved in a complementary and comprehensive manner. Developer seeking amendments to s106 to allow scheme to progress more quickly with potential for up to 50 homes a year being built from 2018-2023. 50 a year agreed, but more likely from 2020-2025 given necessary lead on times.
16/0125 0/OUT	Land West of A133 Brook Park West Roundabout Clacton On Sea Essex	616639 (E) 217076 (N)	15.89ha	200 dwellings as per the outline consent as part of a mixed-use development including retail, hotel, pub, restaurants, business uses and an extension to the Pickers Ditch walkway.	Outline planning permission granted in June 2017. Retail and leisure phase has full consent and minor variations and conditions are in the process of being determined and discharged. No reserved matters approval or applications pending on the residential phase.	Fourth arm onto existing roundabout needed to secure access. 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 but in active discussions with a housebuilder.	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.	✓	✓	2020-2027 Assumptions: Reserved matters approval 2018/19. Discharge of conditions in early 2019/20. Commencement in late 2019/20 with first completions in 2020/21.	The residential element of this mixed-use development is dependent on access via the commercial phase and is therefore expected to form a later phase of the overall development programme. The submitted phasing plan (as required by planning condition) confirms that residential will form the final phase. Developer has advised that up to 50 homes a year could be built from 2019-2023. 50 a year agreed. But more likely from 2020-2024 given necessary lead in times.
15/0172 0/OUT	Land South of Centenary Way London Road Clacton On Sea Essex CO16 9RA	616801 (E) 218029 (N)	8.34ha	175 dwellings as per the outline consent.	Outline planning permission granted, on appeal, in September 2017. High Court challenge submitted by Council in October 2017.	No overriding physical constraints.	Site home to rare flower species that will need to be preserved within the site as part of ecological mitigation. Site forms part of strategic green gap designated between Clacton and Little Clacton. If the permission survives the High Court challenge, open space in the northern part of the site will be created to retain a green gap and avoid coalescence.	S106 agreement to deliver £218k for early years and childcare provision, £639k for primary school places and £52k for health provision. Access to the new homes would be via the spine road to be built as part of the commercial development.	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. S106 includes a clause that allows for viability to be reviewed in the future. S106 agreement currently provides for 12 affordable homes to be transferred into the Council's housing stock.	?	✓	2020-2027 Assumptions: Resolution of High Court Challenge and any subsequent re-determination 2017/18. Reserved matters approval 2018/19. Discharge of conditions 2019/20. Commencement in early 2020/21 with first completions in late 2020/21.	Deliverability dependent on outcome of High Court challenge and, if permission is quashed, the result of any subsequent re-determination of the appeal. The timescales for delivery set out in this assessment are based on a scenario by which either 1) the High Court challenge is unsuccessful or 2) the High Court challenge is successful but the application is subsequently allowed on re-determination of the appeal. Planning agent has advised that up to 40 completions a year will be achievable – if the development is allowed to proceed. .

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
15/0135 1/OUT	Land Northwest of Sladbury Lane Clacton On Sea Essex CO15 6NU	618940 (E) 216638 (N)	8.56ha	132 dwellings as per the outline consent.	Outline planning permission granted, on appeal, in October 2017. No reserved matters approval or applications submitted.	Access required via new roundabout onto Sladbury's Lane. Overhead power lines to be grounded.	Southern part of site within fluvial flood zone and must be retained as open space with SuDS features. Site forms part of strategic green gap designated between Clacton and Holland-on-Sea.	S106 agreement to deliver £483k for primary school places and £32k for health provision. Access to the new homes would be via a new roundabout to be built on Sladbury's Lane.	Land in agricultural use. Landowner has been in discussions with housebuilders, but it is understood that the land has not been transferred to one.	No viability issues raised during application or appeal process.	✓	✓	2020-2025. Assumptions: Reserved matters approval 2018/19. Discharge of conditions in early 2019/20. Commencement in late 2019/20 with first completions in 2020/21. Assumed average rate of 30 completions per annum.	The site forms part of a wider area of land that is being promoted through objections to the Local Plan. The Council is is proposing to challenge the appeal decision through the High Court.
16/0042 1/FUL	Chicken Farm Thorpe Road Little Clacton Clacton On Sea Essex CO16 9RZ	618037 (E) 218873 (N)	4.01ha	81 dwellings as per the full consent. Development involves the demolition of an existing property so the net increase would be 80 dwellings – predominantly bungalows aimed at older and retired people.	Full permission granted in June 2017. Pre-commencement conditions not yet discharged.	Existing bungalow to be demolished and access to be widened and formalised.	Potential bats on site that will require Natural England license for removal.	No overriding or irresolvable issues.	Land controlled by development company.	Viability independently tested at planning application stage and s106 contributions were adjusted accordingly.	✓	✓	2019-2022 Assumptions: Discharge of conditions in early 2018/19 and commencement later that year. First completions in 2019/20.	This site adjoins a wider area of land allocated in the emerging Local Plan (Oakwood Park, Policy SAMU3). Site is currently in an isolated location away from the existing established built up area, but will eventually be connected through the adjoining development. Rate of 25-30 dwelling completions per annum advised by development company.
16/0152 0/FUL	82 Jaywick Lane Clacton On Sea Essex CO16 8BB	615119 (E) 215600 (N)	1.79ha	69 dwellings as per the full consent. The scheme comprises 21 bungalows and 48 supported living apartments but involves the demolition of an existing property so the net increase would be 68.	Full permission granted in May 2017. Variation to plans agreed in September 2017. Pre-commencement conditions in the process of being discharged.	Existing bungalow to be demolished to provide access.	Development represents an intrusion into the open countryside, but surrounding land is allocated major development and is the subject of a current planning application.	No overriding or irresolvable issues.	Land understood to be controlled by the operators of supported living facilities for the disabled.	No viability issues raised during application process.	✓	✓	2018-2021 Assumptions: Discharge of conditions in 2017/18. Commencement in early 2018/19 with first bungalows completed in late 2018/19.	Adjoining land is subject of an allocation in the emerging Local Plan and an outline planning application for up to 950 homes (see Rouses Farm development below). Planning conditions requires the supported living complex to be built before any more than 15 bungalows can be occupied.
14/0093 1/FUL	'Gainsford Gardens' Land off Gainsford Avenue Clacton On Sea Essex	619074 (E) 216006 (N)	5.76ha	51 dwellings of the 65 approved under the full consent.	Development under construction with 14 completions having taken place prior to 1 st April 2017.	No issues.	No issues.	S106 agreement to deliver recreational facilities on adjoining land to be transferred to the Council.	Development being implemented by Scott Residential Limited.	Development progressing well with no viability issues.	✓	✓	2017-2019 Developer advises that 25 units to be completed in 2017/18 with the remaining 26 units being completed in 2018/19.	Site under construction and expected to complete in 2018/19.
16/0191 6/FUL	Coppins Court Coppins Road Clacton On Sea Essex	617061 (E) 215686 (N)	0.87ha	60 independent living units as per the full consent.	Full permission granted in February 2017. Pre-commencement conditions not yet discharged.	Existing building to be demolished to make way for development.	Site surrounded by protected trees which will be retained within the scheme.	No overriding or irresolvable issues.	Site transferred from NHS to Essex Housing (part of Essex County Council) which specialise in independent living accommodation in Essex.	No viability issues raised during application process.	✓	✓	2018-2021 Assumptions: Discharge of conditions early 2018/19. Commencement in late 2018/19 and completion of whole complex in 2019/20.	High demand for independent living accommodation in the Clacton area and Essex Housing is working proactively to deliver a scheme in the town.

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
16/0210 7/FUL	Bramcote Thorpe Road Clacton On Sea Essex CO16 9SA	618068 (E) 218285 (N)	2.26ha	49 dwellings as per the Committee resolution to grant planning permission. The scheme involves the demolition of an existing property so the next increase would be 48.	Committee resolution to grant full planning permission, subject to the completion of a s106 legal agreement.	Existing building to be demolished to make way for development.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Development being promoted by Bramwood Property Development Ltd.	Viability yet to be tested	✓	✓	2018-2021 Assumptions: Resolution of s106 in late 2017/18. Discharge of conditions in early 2018/19. Commencement in late 2018/19 with first completions in 2019/20. Anticipated two-year build programme.	This site adjoins a wider area of land allocated in the emerging Local Plan (Oakwood Park, Policy SAMU3).
06/0025 5/FUL	Royal Hotel 1 Marine Parade East Clacton-on-Sea Essex CO15 1PT	617652 (E) 214624 (N)	0.36ha	32 dwellings of the 46 approved under the full consent as part of a mixed development of hotel, residential and commercial units.	Development included conversion of part of the existing hotel to residential and a new extension to the building that would also include residential units. The 14 flats within the existing building have been created, but no start has been made on the extension.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Land adjoining the hotel is being used as a privately operated car park.	The stalling of the development and use of the land as a car park would indicate that there are currently viability issues.	✓	✓	No indications that the owners intend to carry out the extension to the building and construct the 32 additional dwellings. Assumed (for now) therefore that the scheme will not complete within the plan period to 2033.	Uncertain as to whether the remainder of the development will take place.
15/0057 8/FUL	Sandles Inn 26 Rosemary Road Clacton On Sea Essex CO15 1NZ	617692 (E) 214818 (N)	0.16ha	23 dwellings as per the Committee resolution to grant planning permission for a mixed development including commercial at ground floor.	Committee resolution to grant full planning permission, subject to the completion of a s106 legal agreement. No s106 agreement has been forthcoming.	Former hotel building has been demolished and the site is cleared.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Site controlled by property developer. East West Design and Build Ltd.	Assumed that there are viability issues with the site given its location, the costs of demolition and the fact that no s106 agreement has been forthcoming.	✓	✓	No indications that the owners intend to carry out the development. Assumed (for now) therefore that the scheme will not complete within the plan period to 2033.	Uncertain as to whether the development will take place.
14/0059 3/FUL	Rumours Nightclub 50 Rosemary Road Clacton On Sea Essex CO15 1PB	617606 (E) 214831 (N)	0.09ha	16 as per the full consent for a mixed development including flats and commercial units.	Full permission granted in October 2015. Pre-commencement conditions not yet discharged.	Conversion of existing building as opposed to new-build.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Unknown.	Assumed that there are viability issues given the lack of any progress in implementing the consent.	✓	✓	No indications that the owners intend to carry out the development. Assumed (for now) therefore that the scheme will not complete within the plan period to 2033.	Uncertain as to whether the development will take place.
16/0092 1/FUL	23 - 27 Brooklands Jaywick Essex CO15 2JS	614111 (E) 212764 (N)	0.06ha	15 flats as per the full consent.	Full planning permission granted in January 2017. Pre-commencement conditions not yet discharged.	Flood risk issues require that no living accommodation be provided on ground floor. Site already cleared and ready for development.	Flood risk issues require that no living accommodation be provided on ground floor.	No overriding or irresolvable issues.	Land controlled by single owner who is keen to redevelop the site, as a means to assist the wider regeneration of Jaywick.	Low property values in the Jaywick area at present, but conditions improving as regeneration takes place in the area. High development costs involved in ensuring flood-resilient design.	✓	✓	2019/2020 Assumptions: Discharge of conditions and commencement in 2018/19 with construction in 2019/20.	Prime location on Brooklands seafront. Council is actively supportive of this development and others like it.
16/0074 0/OUT	Elm Farm Little Clacton Road Clacton On Sea Essex CO16 8DZ	615581 (E) 216810 (N)	0.80ha	14 dwellings as per the outline consent.	Outline planning permission granted, on appeal, in May 2017. No reserved matters approval or applications submitted but some pre-commencement conditions are in the process of being discharged.	Demolition of existing agricultural structures.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Land controlled by single owner who is keen to redevelop the site and who is actively involved in promoting the wider Hartley Gardens scheme through the Local Plan.	No viability issues raised during application or appeal process.	✓	✓	2020/2021 Assumptions: Reserved matters approval 2017/18. Discharge of remaining conditions and commencement in 2018/19. Completions in 2019/20 as advised by the planning agent.	Site lies immediately north of Clacton's most recent large-scale residential development and the surrounding land forms part of the proposed Hartley Gardens development in the emerging Local Plan.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
14/0092 9/FUL	824 St Johns Road Clacton On Sea Essex CO16 8BS	614118 (E) 215922 (N)	0.74ha	14 dwellings as per the full consent but the proposal involves the demolition of an existing property so the net increase would be 13.	Outline planning permission granted, on appeal, in July 2015.	Demolition of existing bungalow required to secure access.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Site in single ownership.	Site owner considers the consented scheme to be unviable and housebuilders have not sought to acquire the land. Land is however part of a wider development scheme which, if approved, should address viability concerns.	✓	✓	No indications that any developer intends to carry out the development, as consented. However, land is part of a new planning application including land at the rear.	Viability issues expected to prevent current consent being implemented. Development on the site more like to take place in line with a larger development, as proposed through a current planning application (see 17/00825/OUT).
15/0089 9/FUL	Land Between 691 and 717 St Johns Road Clacton On Sea Essex CO16 8BJ	614839 (E) 215894 (N)	0.83ha	14 as per the full consent.	Full planning permission granted in January 2016. Variation to plans approved in September 2017. Pre-commencement conditions not yet discharged.	No overriding or irresolvable issues.	Important trees to be retained as part of the development.	No overriding or irresolvable issues.	Land controlled by Burfoot Construction Ltd.	No viability issues raised during application process.	✓	✓	2020/2021 Assumptions: Discharge of conditions and commencement in 2018/19 with construction in 2019/20.	A planning application to deliver a further 14 dwellings on land immediately south, using access via this site, has been refused by the Council (see 17/00670/FUL).
14/0137 5/FUL	3 Marine Parade East, Clacton-on-Sea, Essex CO15 1PT.	617689 (E) 214639 (N)	0.01ha	14 as per the full consent but development would involve the loss of an existing flat which makes the net increase 13.	Full permission granted in December 2014. Pre-commencement conditions not yet discharged.	Development requires demolition of existing nightclub.	Site within the Conservation Area. No irresolvable issues.	No irresolvable issues.	The site continues to operate as a nightclub.	Costs involved in demolishing existing nightclub and ensuing that new residential units achieve a sufficient return to secure a positive residential land value.	✓	X	Property continues to operate as a nightclub. Planning permission expected to lapse.	Uncertain as to whether the development will take place.
16/0092 0/FUL	32-37 Brooklands Jaywick Essex CO15 2JS	614192 (E) 212774 (N)	0.05ha	13 flats as per the full consent.	Full planning permission granted in January 2017. Pre-commencement conditions not yet discharged.	Flood risk issues require that no living accommodation be provided on ground floor. Site already cleared and ready for development.	Flood risk issues require that no living accommodation be provided on ground floor.	No overriding or irresolvable issues.	Land controlled by single owner who is keen to redevelop the site, as a means to assist the wider regeneration of Jaywick.	Low property values in the Jaywick area at present, but conditions improving as regeneration takes place in the area. High development costs involved in ensuring flood-resilient design.	✓	✓	2019/2020 Assumptions: Discharge of conditions and commencement in 2019/20 with construction in 2020/21.	Prime location on Brooklands seafront. Council is actively supportive of this development and others like it. Same landowner as land at 23-27 Brooklands for 15 flats. Anticipated that the larger development will take place first.
15/0170 0/FUL	Grove Cottage Jaywick Lane Clacton On Sea Essex CO15 2DR	615160 (E) 214458 (N)	0.42ha	13 dwellings as per the full consent.	Development under construction and predominantly completed. Change of use from assisted living to C3 dwellings granted in September 2017.	No issues.	No issues.	No issues.	No issues.	No issues.	✓	✓	Development likely to have been completed by end of 2017/18.	Development effectively completed at the time of assessment.
12/0108 7/FUL	Wick Lodge Land rear of 145 Jaywick Lane Clacton On Sea Essex CO16 8BG	615263 (E) 215322 (N)	0.28ha	11 dwellings as per the full consent.	Full planning permission granted in December 2015. Pre-commencement conditions not yet discharged.	Demolition of squash courts to the rear of the pub, and remodelling of the pub itself required.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Site continues to operate as a pub with squash courts.	No viability issues raised during application process.	✓	X	No indications that the owners intend to carry out the development. Assumed (for now) therefore that the scheme will not complete within the plan period to 2033.	Uncertain as to whether the development will take place. Understood to be a change in leasehold arrangements which makes development unlikely.
15/0165 5/FUL	Land rear of 1- 3 Valley Road (off Nightingale Way) Clacton On Sea Essex CO15 4AR	617776 (E) 216457 (N)	0.62ha	8 dwellings of the 11 approved under the full consent.	Development under construction with 3 completions having taken place prior to 1 st April 2017.	No issues.	No issues.	No issues.	No issues.	No issues.	✓	✓	Development likely to have been completed by end of 2017/18.	Completion of development expected in 2017/18.

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17/0103 0/FUL & 17/0103 2/FUL	Land adjacent Lotus Way Tamarisk Way Jaywick Essex CO15 2HZ	614701 (E) 212920 (N)	1.14ha	10 starter homes as per the full consents.	Full planning permission granted in September 2017. Pre-commencement conditions not yet discharged.	Flood risk issues require that no living accommodation be provided on ground floor.	Flood risk issues require that no living accommodation be provided on ground floor.	No overriding or irresolvable issues.	Land controlled by the Council who is actively seeking to build in the Jaywick area as part of its plans for regeneration.	Low property values in the Jaywick area at present, but conditions improving as regeneration takes place in the area. High development costs involved in ensuring flood-resilient design.	✓	✓	2018/2019 Assumptions: Discharge of conditions in early 2018/19. Commencement in late 2018/19 with first completions in 2019/20. Anticipated one-year build programme.	Council-led scheme in a prominent location as a first phase of development aimed at regenerating the Jaywick area.
11/0086 5/FUL	143-145 Kings Parade, Holland-on-Sea, Essex CO15 5JL.	620314 (E) 216222 (N)	0.18ha	10 apartments as per the full consent.	Full planning permission granted in September 2017. Existing properties have been demolished and development has commenced on site.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Site controlled by a property developer.	Development commenced but there has been little progress on the actual construction of the apartments, indicating potential viability problems.	✓	✓	Development commenced and expected to take place in 2018/19.	Relatively small development of flats in a popular location.

Assessment of Harwich sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
14/0143 1/OUT	Harwich Valley Land East of Pond Hall Farm Stour Close Harwich Essex	621818 (E) 230414 (N)	28.83ha	297 dwellings as per the outline consent as part of a mixed-use development including retail, hotel, restaurants, cinema and business uses.	Outline planning permission granted in June 2016. Retail and leisure phase has full consent. No reserved matters approval or applications submitted on the residential phase.	New roundabout onto the A120 required for access. Site lies on a steep incline around the Harwich Valley slopes and residential will need to take place on the higher land to the south. Access via adjoining housing in Stour Close prevented within approved scheme.	Northern parts of the site are within the flood zone and development will be restricted to lower-risk commercial uses.	Access via a new roundabout onto the A120 required. Access via Stour Close not permitted under existing permission.	Land controlled by development company.	Viability independently tested at planning application stage. S106 obligations adjusted accordingly. Concerns that the overall package of development is no longer viable. Funding of the infrastructure dependent on securing an anchor food store, but the changing nature of retail and the move towards smaller-format stores leaves viability uncertain.	✓	✓	2022 onwards Assumptions: Reserved matters approval 2019/20 either in line with current consent or a revised proposal. Discharge of conditions in 2020/21. Commencement in 2021/22 with first completions in 2022/23.	The residential element of this mixed-use development is dependent on access via the commercial phase and is therefore expected to form a later phase of the overall development programme. If it is determined that a different mix of development is required to ensure viability, this could cause some delay as a new outline planning application or full application would be required. No dwelling completions are deemed likely within the next five years as these matters are resolved. Anticipated average rate of 20 completions per annum reflecting the weaker housing market of the Harwich area.
16/0072 9/FUL	Former Delford Site, 606 Main Road, Dovercourt, Essex CO12 4LP	623754 (E) 231093 (N)	1.74ha	66 dwellings as per the full consent.	Full planning permission granted in December 2016. Variations to the plans approved in September 2017. Conditions in the process of being discharged.	Access to Main Road requires acquisition of land under Council control and forming part of a designated village green. This issue has been resolved by the relevant parties. Requires demolition of existing structures on site and remediation of land.	Remediation of any contamination on site arising from its previous use.	No overriding or irresolvable issues.	Land controlled by Myriad Housing which is operating as a registered provider with access to grant funding.	Viability independently tested at planning application stage. S106 contributions adjusted to counter viability issues. Development to be grant funded which gives some immunity from changes in housing market conditions.	✓	✓	2018-2021 Assumptions: Discharge of conditions 2017/18. Site preparation and commencement in early 2018 with first completions in late 2019/20.	With access to grant funding, this development is immune from prevailing housing market conditions and is expected to deliver within the next five years – representing the re-use of a redundant brownfield site.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
16/00504/FUL	Plot 2 Stanton Euro Park Land to The North of Williamsburg Avenue Harwich Essex CO12 4EN	624434 (E) 231784 (N)	1.08ha	38 dwellings as per the full consent.	Full planning permission granted in February 2017. Application for alternative scheme of 57 dwellings submitted in September 2017 (17/01658/FUL).	Site forms part of a previously stalled scheme and is serviced and partly under construction in line with previous consents.	Site lies within the flood zone and the development has been designed to incorporate flood resilience into its construction.	No overriding or irresolvable issues.	Previous developers went into administration and permission lapsed. New development company renewed planning permission in February 2017.	Viability independently tested at planning application stage. S106 contributions adjusted to counter viability issues. Submission of latest planning application suggest that viability concerns remain.	✓	✓	2019-2021 Assumptions: Discharge of conditions early 2018/19. Commencement of development in late 2018/19 with first completions in early 2019/20. Two or three year build programme (depending on which permission prevails).	If new application for 57 dwellings is approved in 2017/18 it is assumed that the new consent will be implemented.
15/01549/OUT	Sato UK Limited Valley Road Dovercourt Harwich Essex CO12 4RR	622700 (E) 230700 (N)	2.42ha	38 dwellings as per the outline consent which also proposes the construction of a new factory.	Outline planning permission granted in May 2016. Variations to the plans approved in September 2017. Conditions in the process of being discharged.	Development requires the construction of a new factory of modern standards to meet the business' changing needs. This will involve building the new factory on vacant land and then redeveloping the existing factory for housing.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	All land controlled by the existing business SATO.	Viability independently tested at planning application stage. S106 contributions adjusted to counter viability issues.	✓	X	2023-2025 Assumptions: New factory to be built in 2019/20. Reserved matters, discharge of further conditions and demolition of existing factory in early 2022/23 and commencement of dwellings in late 2022/23. First dwelling completions in 2023/24. Two year build programme.	Delivery of new housing wholly dependent on the time it takes for the new factory to be constructed and for the existing factory on the site to be vacated and demolished. Development in the middle part of the plan period is therefore more likely than within next five years.
12/00843/FUL	Pound Farm 548 Main Road Harwich Essex CO12 4HJ	624025 (E) 231142 (N)	1.00ha	8 dwellings of the 30 approved under the full consent.	Development under construction with 22 completions having taken place prior to 1 st April 2017.	No issues.	No issues.	No issues.	Development being implemented by development company.	Development progressing well with no viability issues.	✓	✓	Development to be completed in 2017/18.	Development to be completed in 2017/18.
17/01338/FUL	Cliff Hotel 22 Marine Parade Dovercourt Harwich Essex CO12 3RE	625516 (E) 231287 (N)	0.25 ha	20 dwellings as part of a mixed scheme including a new 61-room hotel and a commercial unit.	Planning Committee resolution on October 2017 to grant planning permission subject to the completion a s106 legal agreement by April 2018.	Existing hotel would be demolished to make way for the new development.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Costs involved in the demolition of existing hotel and preparation of site for development.	✓	✓	Assumptions: S106 agreed in 2017/18. Discharge of conditions 2018/19 and commencement in 2019/20. Completion in 2020/21.	Existing hotel closed due to viability issues. Development proposal includes a modern hotel facility as well as residential and ground floor restaurant.
16/02128/OUT	Brickfield Site Land rear of Edward Street and Una Road Parkeston Essex CO12 4PS	623407 (E) 231983 (N)	1.89ha	12 dwellings as approved under the outline consent.	Outline planning permission granted in June 2017. No reserved matters approval or applications submitted on the residential phase.	Topography makes middle part of the site difficult to develop and has resulted in several changes to the proposed layout and housing numbers. Site accessed by existing residential streets with tight on-street parking.	Site overgrown and offering some habitats for ecology. Mitigation strategy required to preserve and enhance the site's ecological value. This is secured through planning conditions.	No overriding or irresolvable issues.	Development proposed by a development company. The land has changed hands since earlier unimplemented consents.	Most recent application for 12 units not bound by a s106 agreement and expected to be viable and deliverable subject to prevailing housing market conditions.	✓	✓	2020/2021 Assumptions: Reserved matters approval 2018/19. Discharge of conditions and commencement in 2019/20 with construction in 2020/21. On year build programme.	The wider site has a long history of planning consents, but no development has taken place. The constraints affecting the site have led to only the northern part being the subject of a an application for 12 dwellings with a reasonable prospect of it being delivered.

Assessment of Frinton and Walton sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
15/0123 4/OUT	Land East of Halstead Road Kirby Cross Frinton On Sea Essex CO13 0LR	622300 (E) 221220 (N)	18.91ha	240 dwellings as per the outline consent which includes a 40-space care home or a health centre, a parking area and open space.	Outline planning permission granted, on appeal, in September 2016. No reserved matters approval or applications submitted.	No overriding physical constraints.	Site forms part of strategic green gap designated between Kirby Cross and Kirby le Soken. Development required to include open space at its northern end to retain some gap whilst addressing ecological and SuDS issues.	S106 agreement to deliver £300k for early years and childcare, £876k for primary school places, £887k for secondary school places and £93k for health provision. Off-site junction works required to signalise and reconfigure nearby junctions.	Site acquired by developers Linden Homes.	No viability issues raised during application or appeal process.	✓	✓	2019-2027 Assumptions: Reserved matters approval 2017/18. Discharge of conditions and commencement 2018/19. First completions in 2019/20.	Linden Homes expected to submit reserved matters application having undertaken pre-application discussions with the Council and community consultation. Rate of development anticipated around 50 completions per annum as advised by the developer themselves.
15/0171 4/FUL	'Hamford Park' Martello Caravan Park Kirby Road Walton On The Naze Essex CO14 8QP	625045 (E) 221948 (N)	8.80ha	216 dwellings as per the full consent.	Development under construction with some dwellings nearing completion.	Part of the site needed to be raised to address flood risk concerns and part of the land is in the flood zone. Access spine road already constructed under separate consent.	Proximity to Hamford Water and the potential for recreational disturbance to the internationally important wildlife was a consideration at application stage. Inclusion of large area of open space to the north aims to minimise such issues.	S106 agreement to deliver £263k for early years and childcare, £768k for primary school places and £65k for health provision. Junctions already constructed in line with separate consent.	Site under the control of Taylor Wimpey who are implementing the scheme.	Viability independently tested at planning application stage and s106 contributions were adjusted accordingly. Development has commenced which indicates that the scheme is viable.	✓	✓	2017-2025 Assumptions: Development at an average rate of 30 completions per annum with the potential to achieve higher rates in response to market demand. Half a year's completions in 2017/18 followed by 30 completions per annum thereafter.	This housing development forms part of a wider package of developments on the Martello site which includes retail and extra-care provision. Implementation of the retail phase is expected to increase market interest in the Walton area and could improve market conditions for the delivery of the housing scheme. Good location for town centre shops and services and the beach and backwaters. Rate of development anticipated around 30 completions per annum based on similar characteristics to the Clacton housing market but with the potential to achieve higher rates of completion depending on prevailing housing market demand and the popularity of the location.
16/0003 1/OUT	Turpins Farm Elm Tree Avenue Kirby Le Soken Essex CO13 0DA	623590 (E) 221594 (N)	11.73ha	210 dwellings as per the outline consent.	Outline planning permission granted in March 2017. No reserved matters approval or applications submitted.	No overriding physical constraints.	Land to the north particularly sensitive in landscape terms as it forms part of the coastal slopes around Hamford Water. Scheme required to provide open space at its northern end to provide appropriate transition.	S106 agreement to deliver £162k for early years and childcare, £767k for primary school places, £777k for secondary school places and £63k for health provision.	Single landowner in advanced discussions with a housebuilder.	No viability issues raised during application process.	✓	✓	2020-2026 Assumptions: Reserved matters approval 2018/19. Discharge of conditions early 2019/20. Commencement late 2019/20 with first completions in early 2020/21. Average rate 40 completions .	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 a higher average rate of 40 dwelling completions per annum is estimated for this site. Housebuilder in advanced discussions with the owners.
15/0171 0/OUT	171 Thorpe Road and Land to rear of 121-183 Thorpe Road and 4-20 Chapel Lane Kirby Cross Frinton On Sea Essex CO13 0NH	620776 (E) 221065 (N)	4.99ha	110 dwellings as per the outline consent but one dwelling is to be demolished for access making the net increase 109.	Outline planning permission granted, on appeal in September 2016. No reserved matters approval or applications submitted.	Existing property needs to be demolished to secure access. Row of important trees through the centre of the site need to be retained.	Important trees need to be retained within the development and development must respect the setting of nearby listed buildings.	S106 agreement to deliver £354k for primary school places and £33k for health provision.	Land controlled by a development company but currently used for agricultural and paddocks. Not understood to be any housebuilders involved at time of assessment.	No viability issues raised during application or appeal process.	✓	✓	2021-2025 Assumptions: Reserved matters approval 2019/20 following sale to a housebuilder. Discharge of conditions early 2020/21. Commencement late 2020/21 with first completions in early 2021/22.	Land lies to the rear of existing properties and located further from facilities and services than other available development sites. Development on other larger sites in the area expected to come forward earlier.

SITE 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
16/0027 0/FUL	Anna Victoria Nursing Home Pole Barn Lane Frinton On Sea Essex CO13 9NH	624117 (E) 220475 (N)	0.39ha	40 sheltered retirement apartments as per the full consent.	Development under construction.	Development required to demolition of an existing nursing home.	No issues.	No issues.	Churchill Retirement Living has acquired the site and is implementing the development.	No issues with development under construction. Viability was independently tested at planning application stage and s106 contributions were adjusted accordingly.	✓	✓	Development likely to have been completed by end of 2017/18.	Popular form of accommodation in the Frinton area with close proximity to local shops and facilities.
16/0144 6/DETA IL	Rear of 32 - 52 Frinton Road Kirby Cross Frinton On Sea Essex CO13 0LE	622080 (E) 220935 (N)	1.51ha	28 bungalows as per the detailed consent but with two properties being demolished as part of the scheme, the net increase is 26.	Development under construction.	Existing bungalows have needed to be demolished. Access road has been created.	No irresolvable or overriding issues.	S106 agreement to secure £14k for early years and childcare and £42k for primary school places.	Developers Roman Homes implementing the scheme.	Viability independently tested at planning application stage and s106 contributions were adjusted accordingly.	✓	✓	2018/19 Development has commenced and it is anticipated that construction will take place mainly over 2018/19.	Bungalows are a popular form of development in the Kirby Cross area, development has commenced and is expected to yield housing completions in the short term.
14/0095 3/FUL	17 & 19 Harold Road Frinton On Sea Essex CO13 9BE	623874 (E) 219793 (N)	0.15ha	13 apartments as per the full consent.	Development under construction.	No issues.	No issues.	No issues.	No issues.	No issues.	✓	✓	Development likely to have been completed by end of 2017/18.	Development effectively completed at the time of assessment.
17/0057 1/FUL	Former Martello Caravan Park Kirby Road Walton On The Naze Essex CO14 8QP	625045 (E) 221948 (N)	0.24ha	16 apartments for disabled adults as per the full consent.	Full planning permission granted in August 2017 following earlier permission for the same development in a slightly different location on the site. No conditions discharged.	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 secured by the operator HSN Care.	No viability issues raised during application process.	✓	✓	2019/20 Assumptions: Discharge of conditions and commencement in 2018/19 with construction and completion in 2019/20.	Forms part of the wider Martello development including housing, retail and extra-care accommodation. Recent application to amend the location of the development indicates intention to deliver the scheme to meet the requirements of people with very specific needs.
17/0108 0/FUL	The Ernest Luff Home 2 Luff Way Walton On The Naze Essex CO14 8SW	623970 (E) 221301 (N)	0.28ha	12 almshouse-type dwellings as per the full consent.	Full planning permission granted in September 2017. No discharge of conditions.	Requires demolition of part of existing care home which has closed and is surplus to requirements.	No irresolvable or overriding issues.	No irresolvable or overriding issues.	Application submitted by development company with full drawings. Care Home operators have declared the site surplus to requirements.	No viability issues raised during application process.	✓	✓	2020/2021 Assumptions: Discharge of conditions in 2018/19. Site preparation and commencement in 2019/20 with construction in 2020/21.	Site has only just gained planning permission and so the anticipated timeframe reflects this. Good location of alms houses with access to nearby shops and services.
16/0184 1/DETA IL & 16/0184 0/FUL	Land adjacent to 10 The Sheltons Kirby Cross Essex CO13 0LX	621575 (E) 220971 (N)	0.30ha	10 dwellings as per the full and detailed consents.	Development under construction.	No issues.	No issues.	No issues.	No issues.	No viability issues raised during application process. Development under construction.	✓	✓	With development commenced, completion of the scheme expected in 2018/19.	Completions expected in the short term.
16/0053 8/FUL	88 - 90 Pole Barn Lane Frinton On Sea Essex CO13 9NG	624009 (E) 220422 (N)	0.12ha	10 apartments as per the full planning consent.	Full planning permission granted in August 2016. Conditions in the process of being discharged.	No irresolvable or overriding issues.	No irresolvable or overriding issues.	No irresolvable or overriding issues.	No issues.	No viability issues raised during application process.	✓	✓	2018/19 Assumptions: Discharge of conditions 2017/18. Construction in 2018/19.	Completions expected in the short term.

Assessment of Manningtree/Lawford/Mistley sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
15/008 76/OUT	'Lawford Green' Land East of Bromley Road Lawford Essex CO11 2HS	609826 (E) 230704 (N)	22.70ha	360 dwellings as per the outline consent which includes provision for a community building, school car park and open spaces.	Outline planning permission granted in April 2017 Reserved matters application for first phase of development in the process of being determined.	No overriding or irresolvable issues.	No irresolvable or overriding issues. Mitigation plan includes the retention and expansion of wildlife corridors around and within the scheme.	S106 agreement to deliver community building, camp site and land for early years and childcare provision and/or equivalent financial contribution. Also £1.3m for primary school places, £1.3m for secondary school places, £108k for health provision and £45k contribution to traffic calming measures at Manningtree station crossing.	Land controlled by Rose Builders.	No viability issues raised during application process.	✓	✓	2019-2025 Assumptions: Reserved matters approval and discharge of conditions 2017/18. Commencement and first completions 2018/19. Trajectory advised by the developer.	Rose Builders seeking a smooth transition from completing Summers Park development and moving onto the Lawford Green scheme. Development expected to achieve high rate of completions in response to strong market demand, as evidenced by the success of Summers Park. Average of 40-50 completions per annum advised by developer. 40dpa assumed in this trajectory.
15/007 61/OUT	Long Road Land to The South of Long Road and to West of Clacton Road Mistley Essex CO11 2HN	610381 (E) 230877 (N)	23.59ha	300 dwellings as per the outline consent which also includes 2 hectares of employment land.	Outline planning permission granted in July 2016. Application to vary parameters plans refused by the Council in August and now subject of appeal. A further application to vary the parameters plans is in the process of being determined. Reserved matters application for first phase of development in the process of being determined. Separate outline application to increase dwelling numbers to 500 submitted but not validated.	No overriding or irresolvable issues.	Exposed site which is sensitive in landscape terms. Changes to parameter plans to reduced landscaped area rejected by the Council for this reason. No other irresolvable or overriding environmental issues.	S106 agreement to deliver £374k for early years and childcare provision, £1.1m for primary school places, £1.1m for secondary school places, £90k for health provision and a £16k contribution to traffic calming measures at Manningtree station crossing.	Land controlled by Tendring Farms Ltd who are linked to developers City & Country.	No viability issues raised during application process. However, developer has submitted a planning application seeking to increase the number of homes from 300 to 500 with a view to marketing later phases of development to other volume housebuilders.	✓	✓	2019-2025 Assumptions: Reserved matters approval and resolution of appeals 2018/19. Discharge of conditions 2019/20. Commencement early 2020/21 and first completions in late 2020/21.	The refusal of the application to amend the parameters plans combined with the developer's intentions to secure permission for a scheme of up to 500 dwellings would indicate that delays are likely as further applications (and possible appeals) are determined. Development expected to achieve high rate of completions in response to strong market demand, as evidenced by the success of Summers Park. Average of 50 completions per annum is estimated.
14/010 50/DET AIL	'Summers Park' Land at Dale Hall Coxs Hill Lawford Manningtree Essex CO11 2LA	609673 (E) 231523 (N)	10.33ha	98 dwellings of the 150 approved under the detailed consent. Scheme includes employment uses and other community benefits including facilities and the adjoining school.	Development under construction with 52 completions having taken place prior to 1 st April 2017.	No issues,	No issues.	No issues.	Development being implemented by Rose Builders.	Development progressing well with no viability issues.	✓	✓	2017-2019 Development expected to complete its final phases by end of 2018/19.	Development progressing well and expected to complete in the short term. Developer hopes to move onto the Lawford Green development in a smooth transition from Summers Park.
15/015 20/OUT	Land South of Harwich Road Mistley Essex CO11 2DN	612633 (E) 231365 (N)	8.76ha	135 dwellings as per the outline consent. The development includes land for allotments and a flexible building that could be used as either affordable housing or a medical facility.	Outline planning permission granted in September 2016. Reserved matters application in the process of being determined.	No overriding or irresolvable issues.	No overriding or irresolvable issues. Development includes comprehensive landscaping scheme to minimise impact on the exposed countryside.	S106 agreement to deliver £41k contribution towards health facilities.	Land controlled by Hopkins Homes.	No viability issues raised during application process.	✓	✓	Assumptions: Reserved matters approval 2017/18. Discharge of conditions early 2018/19. Commencement late 2018/19 and first completions in early 2019/20.	Land now controlled by a housebuilder who seeks reserved matters approval in general conformity with the plans submitted at outline stage. Construction rate of 40 per annum assumed as this end of Mistley is further from main services and facilities than other sites around Lawford and the western end of Mistley. Potential for development rates to be higher in response to market demand.

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15/018 10/OUT	Land North of Stourview Avenue Mistley Essex	612653 (E) 231602 (N)	4.63ha	70 dwellings as per the outline consent.	Outline planning permission granted in May 2017. No reserved matters approval or applications submitted.	Access to be secured via Council-owned land to avoid direct access through the existing housing estate.	Site sensitive in ecological and, less so, landscape terms but the ecological and landscaping arrangements will keep harm to a minimum and bring about ecological gain.	S106 agreement to deliver £255k for primary school places, £269k for secondary school places and £21k for health provision.	Land controlled by Rose Builders.	No viability issues raised during application process but it is understood that the cost of acquiring access, s106 obligations and the likely sales value of property in this specific location do have potential viability implications.	✓	✓	Assumptions: Reserved matters approval 2019/20. Discharge of conditions in 2020/21. Commencement early 2021/22 with first completions in late 2021/22.	Developers likely to prioritise development at Lawford Green as a more viable development in the shorter term. Lower average anticipated rate of construction of 30 per annum reflects these concerns.
12/004 27/FUL	Thorn Quay Warehouse, High Street, Mistley, Essex CO11 1HE.	611727 (E) 231811 (N)	0.24ha	45 dwellings as per full consent which involves the demolition of existing warehouse and construction of a new building comprising dwellings, quay level warehouse floorspace, office floorspace and car parking provision.	Full planning permission granted in June 2014. Variation of conditions to amend car parking arrangements approved in December 2016. Conditions yet to be discharged. Site forms part of the EDME holdings subject of a mixed-use development allocation in the emerging Local Plan (Policy SAMU1).	Need to ensure the operational requirements of existing businesses is not compromised. Part of site is within Flood Zone and so development needs to be flood resilient.	Site immediately next to the Stour Estuary which is the subject of a number of environmental designations.	No irresolvable or overriding issues.	Land forms part of the holdings of EDME maltings which also operates from the southern side of the High Street. EDME is promoting a longer-term plan to relocate the business and redevelop the existing site for mixed-use development.	High costs involved in demolishing existing warehouse. Viability independently tested at planning application stage and s106 agreement adjusted accordingly to allow viability to be reviewed.	✓	X	No strong indication of the developer's intentions to implement the current scheme. Development considered more likely to take place as part of a comprehensive scheme for the whole EDME site.	A comprehensive plan for the EDME maltings site being promoted as part of the Local Plan process and it is considered that any development of the quayside maltings is more likely to come forward as part of that wider plan.
12/001 09/FUL	Crown Building Former Secret Bunker Shrubland Road Mistley Essex CO11 1HS	612189 (E) 231361 (N)	0.86ha	31 dwellings as per the full consent which involves the conversion of the former nuclear bunker into 3 dwellings and erection of 28 dwellings in the grounds.	Some demolitions have taken place but not all pre-commencement conditions have been discharged.	The conversion of the bunker and demolition of other structures required as part of the scheme.	No irresolvable or overriding issues.	No irresolvable or overriding issues.	Understood that site was sold at auction in 2016.	The slow progress of development and sale of site would suggest there could be viability issues.	✓	✓	Uncertain as to whether the scheme will be implemented in full.	New buyer's intentions unclear at present time.
15/017 87/FUL	Site to South of Pound Corner Harwich Road Mistley Essex CO11 2DA	612287 (E) 231383 (N)	4.04ha	25 bungalows as per the full consent.	Full planning permission granted in September 2017. No conditions discharged.	No irresolvable or overriding issues.	No irresolvable or overriding issues.	No irresolvable or overriding issues.	Landowner had leased land for use as allotments and it is proposed that some are transferred to the Parish Council.	No viability issues raised during application process.	✓	✓	2019-2021 Assumptions: Discharge of conditions in 2018/19 with development taking place over 2019/20- 2020/21.	Subject to a developer taking on the site, completions can be expected in the early part of the plan period.
11/000 37/FUL	'Heathview Close' Land adjacent 142 Harwich Road Mistley Essex CO11 2DN	612633 (E) 231365 (N)	0.50ha	7 dwellings of the 15 approved under the full consent which was allowed through the rural exceptions policy.	Development partially implemented.	No irresolvable or overriding issues.	No irresolvable or overriding issues.	No irresolvable or overriding issues.	Site understood to be controlled by the housing provider. The English Rural Housing Association.	It is understood that the funding for this project was withdrawn, hence why the scheme was only partially implemented.	✓	✓	Very uncertain as to whether the remainder of the scheme will be implemented. Assumed, for now, that it will not.	Limited evidence to suggest that the development will be completed.

Assessment of Brightlingsea sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
13/014 70/FUL	'Colne Gardens Phase 1' Land South West of Robinson Road Brightlingsea Essex CO7 0ST	609330 (E) 217204 (N)	3.03ha	23 dwellings of the 77 approved under the full consent.	Development under construction with 54 completions having taken place prior to 1 st April 2017.	No issues.	No issues.	No issues.	Development being implemented by Hopkins Homes.	Development progressing well with no viability issues.	✓	✓	Development likely to have been completed by end of 2017/18.	Phase 2 of the development is the subject of a current planning application for 115 dwellings.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
15/013 28/FUL	'Waterside Marina' Former James and Stone Shipyard Waterside Marina Brightlingsea Essex CO7 0AP	608510 (E) 216261 (N)	0.58ha	51 dwellings of the 199 originally approved as part of this major waterside development.	Development stalled after previous developer went into administration. Development on the remaining site partially built. New planning application to reconfigure elements of the original scheme approved in February 2017. Conditions in the process of being discharged. Abandoned structures being removed from the site in preparation for new development.	Some land preparation required to remove the previous structures from the site.	No overriding or irresolvable issues.	Developer required to implement off-site highway works in line with revised s106 agreement.	Site acquired by new developers Purelake New Homes following the previous developer going into administration.	Viability independently tested at planning application stage and s106 contributions were adjusted accordingly.	✓	✓	2019-2021 Assumptions: Discharge of conditions in 2017/18 and commencement on development in 2018/19. Construction, on a block-by-block basis from 2019/20.	Development proposes blocks of 16, 13, 12 and two smaller blocks including 10 units. The delivery rates reflect a block-by-block approach to development.

Assessment of Colchester Fringe sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
15/009 32/OUT	'Avellana Place Phase 2' Land North of Former Betts Factory Ipswich Road Colchester Essex CO4 4HE	601765 (E) 228210 (N)	6.99ha	120 dwellings as per the outline planning consent.	Outline planning permission granted in March 2016. Reserved matters application in the process of being determined (17/01477/DETAIL). Planning conditions in the process of being discharged.	No overriding or irresolvable issues.	No overriding or irresolvable issues. Development to provide a s106 contribution towards the management of neighbouring Bullock Wood.	S106 agreement to secure £438k for primary school places, £443k for secondary school places, £15k for health provision.	Development being promoted by Bellway Homes who were the developer for Phase 1.	No viability issues raised during application process.	✓	✓	2018-2022. Assumptions: Reserved matters approval and discharge of conditions in 2017/18. Commencement and first completions in 2018/19.	Second phase of popular development on the former Betts Factory site extending onto less-constrained greenfield land.
14/008 07/DET AIL	'Avellana Place Phase 1' 505 Ipswich Road Colchester Essex CO4 4HE	601765 (E) 228210 (N)	3.00ha	25 of the 70 dwellings originally approved through the planning consent.	Development under construction.	No issues.	No issues.	No issues.	No issues.	No issues with development nearing completion.	✓	✓	Development expected to complete in 2017/18.	Phase 2 (above) expected to be implemented by Bellway Homes.
15/002 41/FUL	Westpark Ipswich Road Colchester Essex CO4 9HB	601741 (E) 228549 (N)	0.39ha	14 dwellings as per the full consent.	Full planning permission granted in August 2016. No conditions discharged.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No issues.	No issues.	✓	✓	2019-2020. Discharge of conditions and commencement in 2018/19 and development in 2019/20.	Residential consent was granted following earlier proposal for a drive-thru takeaway which was dismissed on appeal.

Assessment of Alresford sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
17/005 65/DET AIL	'Staunton Gate' Land South of Cockaynes Lane Alresford Essex CO7 8BZ	606329 (E) 221655 (N)	6.56ha	145 dwellings as per the detailed planning consent. The need to demolish one property to secure pedestrian access reduces the net increase to 144.	Outline planning permission granted, on appeal, in June 2016. Reserved matters approved in June 2017. Conditions in the process of being discharged.	Complex access arrangements in Cockaynes Lane with possible requirement for third party land.	Need to retail as much as possible of the rural character of Cockaynes Lane through appropriate landscaping.	S106 agreement to secure £160k for early years and childcare provision, £468k for primary school places, £22k for school transport and £43k for health provision.	Site controlled by Taylor Wimpey.	No viability issues raised during application or appeal process.	✓	✓	2018-2022 Assumptions: Discharge of conditions late 2017/18. Commencement early 2018/19 with first completions in late 2018/19. Average rate of 50 completions per annum.	Taylor Wimpey at an advanced stage of the planning process and looking to commence development soon after discharging relevant conditions.

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
15/001 20/OUT	Land North of Cockaynes Lane Alresford Essex CO7 8BT	606395 (E) 221890 (N)	3.85ha	60 dwellings as per the outline planning consent.	Outline planning permission granted, on appeal, in December 2016.	Complex access arrangements in Cockaynes Lane with possible requirement for third party land.	Need to retail as much as possible of the rural character of Cockaynes Lane through appropriate landscaping.	S106 agreement to secure £33k for early years and childcare provision, £195k for primary school places, £10k for school transport and £18k for health provision.	Land understood to be controlled by Taylor Wimpey.	No viability issues raised during application or appeal process.	✓	✓	2021-2023 Assumptions: Reserved matters approval and discharge of conditions during the construction of housing on land to the south. First completions in 2022/23 following development on land to the south.	Understood to have been acquired by Taylor Wimpey to form a second phase of the wider Cockaynes Lane development and to secure a complimentary highway access solution.
15/012 77/OUT	Land South of St Andrews Close Alresford Essex CO7 8BL	606762 (E) 221074 (N)	2.56ha	45 dwellings as per the outline planning consent.	Outline planning permission granted in May 2016. Reserved matters application in the process of being determined (17/00658/DETAIL).	No overriding or irresolvable issues.	No overriding or irresolvable issues subject to ecological mitigation programme being implemented.	S106 agreement to secure £28k for early years and childcare provision and £7k for school transport.	Land controlled by Bennet Homes.	No viability issues raised during application process.	✓	✓	2019-2021 Assumptions: Reserved matters approval 2017/18. Discharge of conditions and commencement of development 2018/19. First completions in 2019/20.	Subject to obtaining reserved matters approval, development could proceed following completion of Bennett Homes' current development at Abbey Gardens in Thorpe le Soken.

Assessment of Elmstead Market sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
14/017 28/OUT	Charity Field Land South of Colchester Road Elmstead Essex CO7 7ET	606034 (E) 224401 (N)	6.10ha	50 dwellings as per the outline consent which also provides for a community hall, allotments and open space. .	Outline planning permission granted, on appeal, in November 2016. No reserved matters approval or applications submitted.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	S106 agreement to secure £162k for primary school places, £7k school transport and a new Community Hall.	Site controlled by the Winsley Charity and is yet to be put on the market for transfer to a housebuilder.	No viability issues raised during application or appeal process.	✓	✓	2020/2021. Assumptions: Site likely to go onto market in 2017/18. Reserved matters approval in 2018/19. Discharge of conditions in early 2019/20 with commencement in late 2019/20. Completion of dwellings in 2020/21. One year build programme.	Development provides for a community hall and s106 requires this to be delivered halfway through the development. However the development off Church Road is also provides for a community centre and there is uncertainty over which scheme will prevail. Owners want to explore options with the Council and with the Parish to find a suitable solution.
16/019 94/DET AIL	'Elmstead Green' Land off Clacton Road Elmstead Essex	606726 (E) 224278 (N)	1.99ha	32 dwellings as per the detailed consent.	Development under construction.	No issues.	No issues.	No issues.	Development being implemented by Go Homes.	No issues as the development is almost complete.	✓	✓	Development has progressed quickly and is expected to complete in 2017/18.	Development likely to complete in 2017/18.

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
16/002 19/OUT	Land to The East of Tye Road Elmstead Colchester Essex CO7 7BB	605640 (E) 224766 (N)	2.40ha	32 dwellings as per the outline consent.	Outline planning permission granted, on appeal, in April 2017. Reserved matters application in the process of being determined.	Two access options for pedestrians along Tye Road being explored through reserved matters proposal. On option has a more detrimental impact on trees.	No overriding or irresolvable issues.	S106 agreement requires unfettered vehicular access to the adjoining development site and £117k for primary school places.	Site controlled by Hills Residential but pedestrian and vehicular access options may require use of highway or third party land.	There may be some costs involved in securing access if third party land is required.	✓	✓	2019/2020. Assumptions: Reserved matters approval 2017/18. Discharge of conditions and commencement in 2018/19. Completion of dwellings in 2019/20. One year build programme.	Hills Residential also seeking permission, on appeal, for 62 dwellings on land east of School Road. If allowed on appeal, this might represent a more favourable scheme to deliver in the shorter term given some of the access complications at Tye Road.
14/012 38/OUT	Agricultural Field to The North of Meadow Close Elmstead Essex CO7 7HR	605823 (E) 224654 (N)	1.05ha	20 dwellings as per the outline consent which also provides for a pedestrian crossing across the A133.	Outline planning permission granted in April 2016. No reserved matters approval or applications submitted.	No overriding or irresolvable issues. Some concern amongst residents about access via Meadow Close with a preference that the development take access via the adjoining Tye Road site.	No overriding or irresolvable issues.	S106 agreement to secure £70k for the creation of a pedestrian crossing on the A133, £40k for improvements to bus stops. Includes clauses to enable viability to be tested in the future to see if additional contributions towards affordable housing should be paid.	Land being marketed by the landowner and is understood to have not yet transferred to a housebuilder.	Viability independently tested at planning application stage and s106 contributions were adjusted accordingly.	✓	✓	2020/2021. Assumptions: Reserved matters approval in 2018/18. Discharge of conditions and commencement in 2019/20. Completion of dwellings in 2020/21, possibly following Tye Road development.	Land has not transferred to a housebuilder which indicates that development to the west off Tye Road is more likely to come first. The Tye Road scheme requires that developer to provide unfettered access to the Meadow Close site. Landowner also controls land to the north which is being promoted through an objection the emerging Local Plan.
14/012 92/OUT	Land to The West of Church Road Elmstead Market Essex CO7 7AR	606224 (E) 224518 (N)	3.19ha	20 dwellings as per the outline consent which also provides for a community hall, open space and allotments.	Outline planning permission granted in December 2016. No reserved matters approval or applications submitted.	No irresolvable issues – but Church Road would need improving.	No irresolvable issues.	S106 agreement to secure £65k for primary school places, £3k school transport and a new Community Hall. Includes clauses to enable viability to be tested in the future to see if additional contributions towards affordable housing should be paid.	Site had been controlled by a developer but understood land has passed back to landowner.	Viability independently tested at planning application stage and s106 contributions were adjusted accordingly.	✓	✓	2021/2022. Assumptions: Reserved matters approval 2019/20 following resolution of any issues re: community hall. Discharge of conditions and commencement 2020/21 and completion in 2021/22.	Development provides for a community hall and s106 requires this to be delivered as part of the development. However the development at Charity Field also provides for a community centre and there is uncertainty over which scheme will prevail.

Assessment of Great Bentley sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
14/0175 0/OUT	Land at Station Field Plough Road Great Bentley Essex CO7 8LG	611403 (E) 221331 (N)	9.97ha	150 dwellings as per the outline consent which also provides for employment land.	Outline planning permission granted, on appeal, in September 2016. No reserved matters approval or applications submitted.	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 understood to be under option to a housebuilder. .	No viability issues raised during application or appeal process.	✓	✓	2020-2023. Assumptions: Reserved matters approval 2018/19. Discharge of conditions and commencement in 2019/20 with first dwelling completions in 2020/21. Estimated build rate of 50 units per annum.	Timing of development could be affected by the speed in which the railway crossing issue is resolved. Planning condition requires safety improvements of Heckfords Road junction with A133 unless other developers provide this first.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
16/01912/DETA IL	Land at Admirals Farm Heckfords Road Great Bentley Essex CO7 8RS	611387 (E) 222165 (N)	5.45ha	50 dwellings as per the detailed consent.	Outline planning permission granted in September 2016. Reserved matters approved in May 2017.	A footpath along Heckfords Road needs to be created in order for the development to proceed to occupation.	No overriding or irresolvable issues.	S106 agreement to secure £31k for early years and childcare provision, £182k for primary school places, £8 for school transport and £15k for health provision.	Land controlled by Hills Residential.	No viability issues raised during application process.	✓	✓	2018-2019. Assumptions: Reserved matters approval 2018/19. Discharge of conditions and commencement in 2019/20 with first dwelling completions in 2020/21. Estimated one year build programme.	Planning condition requires safety improvements of Heckfords Road junction with A133 unless other developers provide this first. Developer has sought permission for a further 25 homes and possible GP surgery on adjoining land. Permission was refused by the Council and this application is subject of a current appeal.
15/01820/OUT	Land West of Heckfords Road Great Bentley Essex CO7 8RR	610982 (E) 222215 (N)	2.43ha	50 dwellings as per the outline consent.	Outline planning permission granted, on appeal, in December 2016. No reserved matters approval or applications submitted.	A footpath along Heckfords Road needs to be created in order for the development to proceed to occupation.	No overriding or irresolvable issues.	S106 agreement to secure £182k for primary school places, £42 for school transport and £15k for health provision.	Site controlled by land holding company looking to transfer to a housebuilder.	No viability issues raised during application or appeal process.	✓	✓	2020/2021. Assumptions: Reserved matters approval 2018/19. Discharge of conditions and commencement in 2019/20 with first dwelling completions in 2020/21. Estimated one year build programme.	Planning condition requires safety improvements of Heckfords Road junction with A133 unless other developers provide this first.
16/01999/OUT	'Admirals Farm Phase 2' Land East of Heckfords Road Great Bentley Essex CO7 8RS	611387 (E) 222165 (N)	2.17 ha	25 dwellings as per the outline consent which also proposes a doctors surgery.	Outline planning permission granted, on appeal, in November 2017.	Additional housing to be accessed via the first phase of development at Admirals Farm.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Land controlled by Hills Residential.	No viability issues raised during application or appeal process.	✓	✓	Development to follow on from Admirals Farm scheme and likely to deliver from 2020/21.	Development tallowed on a appeal. Whilst the application proposes a doctors surgery, there are no clauses in the s106 which requires it t actually be built.

Assessment of Little Clacton sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
15/01550/OUT	Land at The Street Little Clacton Essex CO16 9LT	616305 (E) 219465 (N)	6.52ha	98 dwellings as per the outline consent.	Outline planning permission granted, on appeal, in January 2017. No reserved matters approval or applications submitted.	No overriding or irresolvable issues.	Comprehensive drainage and ecological scheme to be implemented as part of the development.	S106 agreement to secure £340k primary school places and £30k health provision.	Land promoted by the landowner and is understood not to have yet been transferred to a housebuilder. Part of land affected by a covenant from Essex County Council.	No viability issues raised during application or appeal process.	✓	✓	Assumptions: Marketing and sale of site in 2018/19 following resolution of any legal issues. Reserved matters approval in 2019/20. Discharge of conditions and commencement in 2020/21 and first completions in 2021/22.	Land promoted by the landowner and is understood not to have yet been transferred to a housebuilder. Understood that the covenant from Essex County Council (which affects part of the land) requires a payment for the land which is going through a legal process.
14/00159/FUL	Land Comprising Greengates Residential Park and adjacent 28 Weeley Road Little Clacton Clacton On Sea Essex CO16 9EN	616206 (E) 219933 (N)	0.95ha	25 dwellings as per the full consent.	Development under construction.	No issues.	No issues.	No issues.	No issues.	No issues.	✓	✓	Development should complete in 2017/18.	Development expected to complete in the short term.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
16/0042 7/OUT	24 The Street Little Clacton Clacton On Sea Essex CO16 9LD	616657 (E) 218938 (N)	0.52ha	10 dwellings as per the outline consent.	Outline planning permission granted in January 2017. No reserved matters approval or applications submitted.	Development will share access with the existing garage for which new junction arrangements will be implemented.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Land controlled by the owners of the adjoining car sales business.	No viability issues raised during application process.	✓	✓	Reserved matters approval in 2019/20. Discharge of conditions and commencement in 2020/21 and first completions in 2021/22.	Development requires improvements to access to adequately serve both the homes and the existing garage.
16/0100 1/FUL	Stone Hall 55 London Road Little Clacton Clacton On Sea Essex CO16 9RB	616656 (E) 218325 (N)	0.70ha	10 dwellings as per the full consent.	Full planning permission granted in November 2016. Variation to some conditions approved in July 2017. Conditions in the process of being discharged.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Site controlled by Lord Residential Ltd.	No viability issues raised during application process.	✓	✓	Discharge of conditions in 2017/18. Commencement in 2018/19 and completion in 2019/20.	Development expected in the short term.

Assessment of St. Osyth sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
11/0033 3/OUT	'Wellwick Field' The Priory Estate St Osyth Clacton On Sea Essex CO16 8NY	612142 (E) 215737 (N)	16.30ha	190 dwellings as per the outline consent.	Outline planning permission granted in March 2016. No reserved matters approval or applications submitted.	Site of former quarry requires considerable land preparation and a new access junction onto the main road.	Site is former quarry located close to Colne Estuary.	No overriding or irresolvable issues.	Land controlled by the owners of St. Osyth Priory who are also directors of development company City & Country,	Viability thoroughly tested as part of the planning application process to determine how much repair and restoration of the Priory can be secured through the uplift in land value. Standard s106 contributions towards, education, health and affordable housing have been waived to enable this funding to be maximised.	✓	✓	2021-2028. Development not expected to take place until after West Field. Assumptions: Reserved matters approval 2019/20. Discharge of conditions and commencement 2020/21 and first completions in 2021/22.	Development approved as part of a package of 'enabling development' to fund the repair and restoration of St. Osyth Priory – a heritage asset of national importance. Location of the site, effectively outside of the village and far from its centre makes properties less saleable than on the West Field site which is expected to come forward first. The increase in the value of the land through the grant of planning permission has however enabled the owners of the Priory to borrow money to commence some phases of the restoration.
16/0065 6/FUL	'West Field' St Osyth Priory The Bury St Osyth Clacton On Sea Essex CO16 8NZ	612142 (E) 215737 (N)	7.44ha	72 dwellings as per the full consent but involving the demolition of one property making the net increase 71.	Full planning permission granted in November 2016. Variations to the layout are in the process of being determined and planning conditions are in the process of being discharged.	Site lies east of the main crossroads in the centre of St. Osyth where there are local concerns about impact of additional traffic. These were assessed as part of the planning application process.	Site forms part of the Priory Estate and is located close to the main buildings with the Priory complex. The location, scale, appearance and design of these properties have required careful attention.	No overriding or irresolvable issues.	Land controlled by the owners of St. Osyth Priory who are also directors of development company City & Country,	Viability thoroughly tested as part of the planning application process to determine how much repair and restoration of the Priory can be secured through the uplift in land value. Standard s106 contributions towards, education, health and affordable housing have been waived to enable this funding to be maximised.	✓	✓	Assumptions: Approval of variations and discharge of conditions in 2017/18. Commencement of development in early 2018/19 with first completions in late 2018/19.	Development approved as part of a package of 'enabling development' to fund the repair and restoration of St. Osyth Priory – a heritage asset of national importance. City & Country planning to undertake the development itself.
16/0067 1/FUL	'Parkland' St Osyth Priory The Bury St Osyth Clacton On Sea Essex CO16 8NZ	612142 (E) 215737 (N)	139ha	17 dwellings as per the full consent.	Full planning permission granted in November 2016. Variations to the some plots are in the process of being determined and planning conditions are in the process of being discharged.	Some plots located away from existing services.	Sites fall within the registered park and gardens at St. Osyth Priory. The location, scale, appearance and design of these bespoke properties have required careful attention.	Located in different parts of the parkland, the services and access roads for some plots will be substantial and of a high cost.	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 likely to take place in stages over the course of the plan period in line with business plan that is yet to be finalised.	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.

Assessment of Thorpe-le-Soken sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
16/011 69/OUT	Land East Side of Landermere Road Thorpe Le Soken Essex CO16 0NF	618572 (E) 222616 (N)	5.62ha	98 as per the outline consent.	Outline planning permission granted in April 2017. Reserved matters in the process of being determined.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	S106 agreement to secure £123k for early years and childcare, £359k for primary school places, £364k for secondary school places and £30k for health provision.	Land under the control of Bellway Homes.	No viability issues raised during application process.	✓	✓	2019-2022. Assumptions: Reserved matters approval 2017/18. Discharge of conditions and commencement 2018/19. First completions in 2019/20.	Site under control of housebuilder that is keen to progress. 40 completions a year considered applicable to this location.
16/008 38/OUT	Land to South of Frinton Road Thorpe Le Soken Essex CO16 0JF	618361 (E) 222073 (N)	5.15ha	49 as per the outline planning application.	Outline planning permission granted, on appeal, in October 2017.	No overriding or irresolvable issues.	Site lies partly within the Conservation Area and adjoining the Thorpe Hall registered park and garden. Mitigation strategy to protect bats, reptiles and dormice would need to put in place for development to proceed.	Submitted s106 agreement commits to providing £180k for primary school places.	Land owned by investment company.	No viability issues raised during application or appeal process.	✓	✓	Assumptions: Reserved matters approval in 2018/19. Discharge of conditions in early 2019/20 and commencement in late 2018/19. First completions in 2020/21. Development likely to be in two phases over two years.	Development allowed on appeal due to shortfall in the Council's five-year housing supply.
13/014 81/FUL	'Abbey Gardens' Land North of Abbey Street Thorpe Le Soken Essex CO16 0JE	618327 (E) 222197 (N)	2.45ha	40 based on the full planning consent which also makes provision for allotments.	Development under construction.	No issues.	No issues.	S106 agreement to secure £125k for primary school places.	Development being implemented by Bennett Homes.	No viability issues raised during application process.	✓	✓	Development under construction and expected to be completed over 2017/18 and 2018/19.	Development under way and expected to complete by end of 2018/19.

Assessment of Weeley sites with planning permission

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
15/0175 0/FUL	Land at St Andrews Road Weeley Essex CO16 9HR	614958 (E) 222124 (N)	0.79ha	14 dwellings as per the full consent.	Full planning permission granted in July 2017.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Land controlled by NEEB holdings.	Viability independently tested at planning application stage and s106 contributions were adjusted accordingly.	✓	✓	2016-2018. Assumptions: Discharge of conditions and commencement 2018/19 with construction taking place in 2019/20.	Site relatively unconstrained and represents an obvious gap in the built up area. Development could come forward within years 1-5 of the plan period.

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
13/0138 5/FUL	Land at Thorpe Maltings & Former King Edward VII Public House Station Road Thorpe Le Soken Essex	617786 (E) 221350 (N)	1.90ha	54 as per the full planning consent which also proposes the conversion of existing maltings building and the creation of a commercial unit.	Full planning permission granted in December 2014. Variation to layout of and design of the surgery/shop in September 2017. No conditions discharged.	The maltings are listed but are derelict and in a grave state of repair and the proposal requires the conversion and partial preservation of this building.	The land is within the Conservation Area and the buildings are listed.	No overriding or irresolvable issues.	Site has been marketed but it is understood that development companies have been reluctant to buy.	Significant costs involved in preserving the listed buildings as far as is practicable, given their derelict state.	✓	✓	Serious concerns over the likely deliverability of the scheme.	No evidence to suggest the development, as consented, is likely to be implemented.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
15/0108 0/OUT	Allotment Field adjacent Great Oakley Primary School Beaumont Road Great Oakley Essex CO12 5BA	619076 (E) 227241 (N)	3.63ha	51 dwellings as per the outline consent which also includes a village hall, doctors surgery and shop.	Outline planning permission granted in March 2016. Variation to layout of and design of the surgery/shop in September 2017. No reserved matters approval or applications submitted.	No overriding or irremovable issues.	No overriding or irremovable issues.	S106 agreement to secure the doctors surgery, the village hall, the shop, £32k for early years and childcare provision, £8k for school transport.	Land owned by local farmer keen to deliver a development that benefits the village.	No viability issues raised during the application process.	✓	✓	2021-2022 Assumptions: Reserved matters approval 2018/19. Discharge of conditions 2019/20. Commencement and first completions 2020/21.	Recent variations to scheme indicate a desire from the landowners to implement the scheme.
14/0137 1/OUT	Land North of Tokely Road Frating Essex	609321 (E) 223402 (N)	2.76ha	49 dwellings as per the detailed consent.	Outline planning permission granted, on appeal, in March 2016. Reserved matters approved in December 2016.	No overriding or irremovable issues.	No overriding or irremovable issues.	S106 agreement to secure £159k for primary school places and £15k for healthcare provision.	Site controlled by Inland Homes.	No issues raised during application or appeal process. S106 agreement provides for 40% affordable housing.	✓	✓	Assumptions: Discharge of conditions and commencement 2018/19. Completions 2019/20.	Site adjoins existing housing estate and will increase the size of the local play area.
16/0145 6/DETA IL	Land adjacent Willow Farm Mill Lane Weeley Heath Essex CO16 9BZ	615109 (E) 220728 (N)	3.14ha	46 dwellings as per the detailed consent.	Outline planning permission granted in March 2016. Reserved matters approved in March 2017. Planning conditions in the process of being discharged.	Removal of existing pig farm and remediation of land required.	Remediation of any contamination on site required before development can take place.	No overriding or irremovable issues.	Site controlled by Rose Builders.	Viability independently tested at the application stage and s106 requirements adjusted accordingly.	✓	✓	Developer advises 10 completions in 2018/19 and 36 completions in 2019/20.	Reserved matters approved, conditions nearly discharged and developer keen to progress with the scheme.
16/0078 2/OUT	Park 2 Land at Badley Hall Farm Badley Hall Road Great Bromley Essex CO7 7HU	608505 (E) 225879 (N)	1.34ha	24 dwellings as per the outline consent which was allowed in line with the rural exceptions policy.	Outline planning permission granted in March 2017. No reserved matters approval or applications submitted.	No overriding or irremovable issues.	No overriding or irremovable issues.	No overriding or irremovable issues.	Land owned by local farmer who is keen to provide some affordable homes for people of the village.	High cost in serving the development by footpath – an issue to be negotiated.	✓	✓	Assumptions: Reserved matters approval 2018/19. Discharge of conditions and commencement 2019/20. Completions in 2020/21.	This is a rural exception scheme which was approved by the Council, contrary to normal policies, to enable the delivery of affordable housing for the people of Great Bromley. The scheme comprises 16 affordable homes and 8 market homes.
16/0067 7/FUL	Kidbys Nurseries Clacton Road Weeley Heath Clacton On Sea Essex CO16 9EF	615589 (E) 220384 (N)	1.40ha	22 dwellings as per the full consent.	Full planning permission granted in February 2017. Minor variations to house types approved in September 2017. Conditions in the process of being discharged.	Former nursery use has been removed from the site.	No overriding or irremovable issues.	No overriding or irremovable issues.	Site acquired by South East Developments Ltd.	No viability issues raised during the application process.	✓	✓	Assumptions: Discharge of conditions and commencement 2017/18. Development in 2018/19.	Development expected to deliver in the short term with a developer on board and conditions in the process of being discharged.
15/0173 7/OUT	Land South of Station Road Wrabness Essex CO11 2TH	617753 (E) 231448 (N)	1.42ha	18 dwellings as per the outline consent which also provides for a village green.	Outline planning permission granted in September 2016. No reserved matters approval or applications submitted.	No overriding or irremovable issues.	No overriding or irremovable issues.	No overriding or irremovable issues.	Land owned by local farmer.	No viability issues raised during the application process.	✓	✓	Assumptions: Reserved matters approval 2018/19. Discharge of conditions and commencement 2019/20. Completions 2020/21.	Development to provide a village green.
15/0013 6/DETA IL	Notcutts Garden Centre Station Road Ardleigh Colchester Essex CO7 7RT	605426 (E) 229016 (N)	0.74ha	9 of the 18 dwellings subject of detailed consent.	Development under construction with 9 of the 18 units having already been built before 1 st April 2017.	No issues.	No issues.	No issues.	No issues.	No issues.	✓	✓	Development expected to complete in 2017/18.	Development expected to complete in 2017/18.
15/0098 7/OUT	Land to North of Break of Day and Newlands Beaumont Road Great Oakley Essex CO12 5BD	619162 (E) 227060 (N)	0.94ha	17 dwellings as per the outline consent.	Outline planning permission granted in December 2016.	No overriding or irremovable issues.	No overriding or irremovable issues.	No overriding or irremovable issues.	No overriding or irremovable issues.	No viability issues raised during the application process.	✓	✓	2020/21. Assumptions: Reserved matters approval 2018/19. Discharge of conditions and commencement 2019/20. Completions 2020/21.	Site adjoins the land proposed for 51 homes and community facilities.

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
16/0113 7/FUL	Site to West of Edwards Drive Clacton Road Thorrington Essex	609056 (E) 220261 (N)	1.17ha	16 bungalows as per the full consent.	Full planning permission granted in January 2017. Variation of plans approved in August 2017. Conditions in the process of being discharged.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Site controlled by Scott Properties.	No viability issues raised during the application process.	✓	✓	Assumptions: Discharge of conditions 2017/18 and development in 2018/19/	Developer keen to deliver these bungalows as there is strong demand in the area.
12/0102 3/FUL	Site to The East of Chapelfields Harwich Road Wix Essex CO11 2RY	616592 (E) 228496 (N)	0.70ha	14 dwellings as per the full consent.	Full planning permission granted in November 2014. No conditions discharged.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Understood to be legal issues that have resulted in the scheme not proceeding.	No issues.	✓	?	Lack of progress suggests that permission will not be implemented.	Limited evidence to suggest the development will take place.
16/0087 1/DETA IL	Land rear of White Hart Inn Harwich Road Wix Manningtree Essex CO11 2SA	616862 (E) 228494 (N)	0.46ha	10 dwellings as per the detailed consent.	Outline planning permission granted in July 2013. Reserved matters approved in November 2011. Conditions in the process of being discharged.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	✓	✓	Assumptions: Discharge of conditions and commencement 2018/19. Completions in 2019/20.	Development expected to complete in early part of the plan period. .
17/0009 0/FUL	Land adjacent Morton House Station Road Thorrington Essex CO7 8JA	609103 (E) 220739 (N)	0.97ha	10 bungalows as per the full consent.	Full planning permission granted, on appeal, in September 2017. Conditions yet to be discharged.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	Site controlled by Scott Properties.	No issues raised during application or appeal process.	✓	✓	Assumptions: Discharge of conditions and commencement in 2018/19 and development in 2019/20.	Developer keen to deliver these bungalows as there is strong demand in the area.

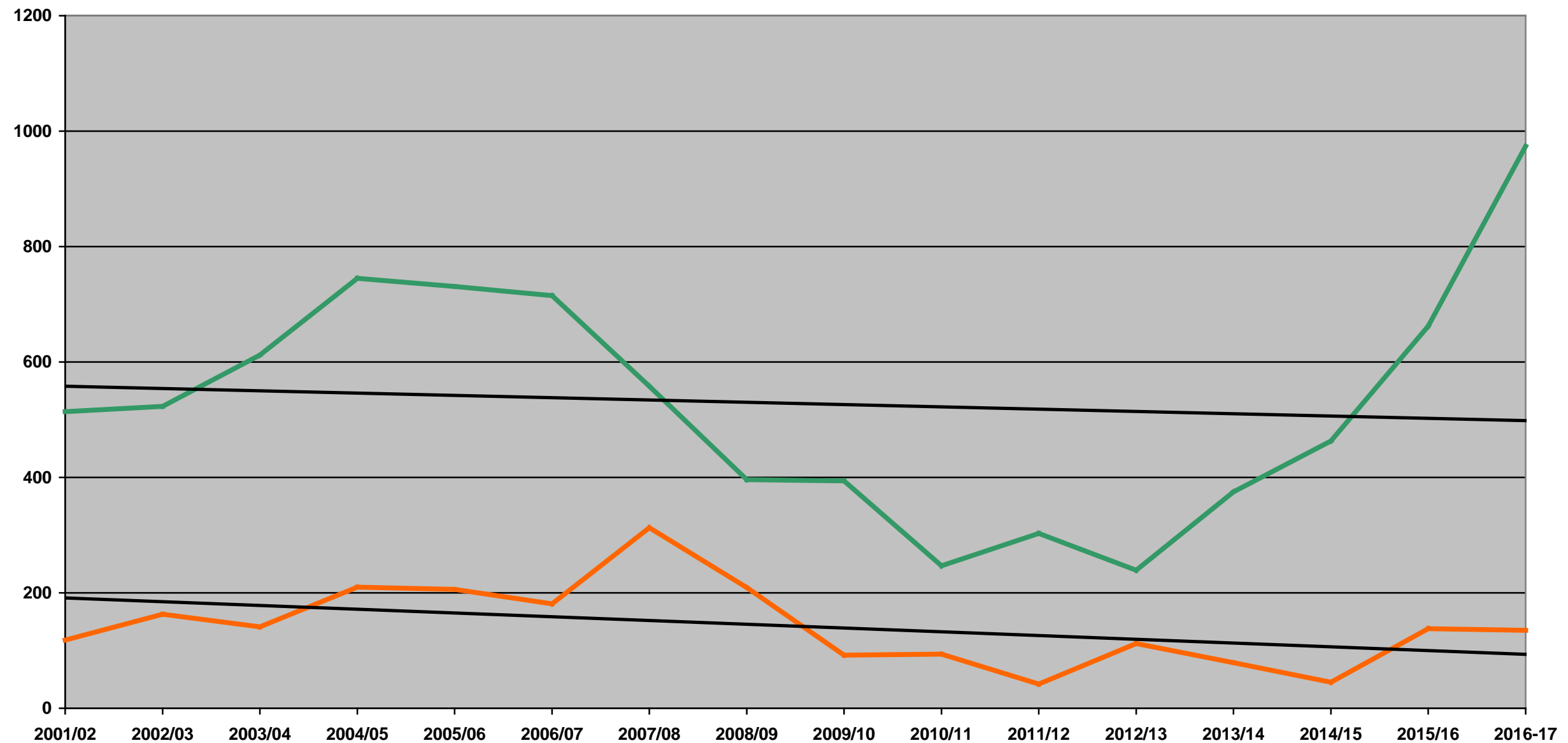
Appendix 2: Assessment of Small Sites and Windfalls

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

On 31st March 2017 a number of sites in the district had planning permission for residential development comprising 9 or fewer dwellings and involving a net increase in units which, in total, had the potential to deliver 974 homes. This follows a steep increase in the number of planning permissions granted between 2012 and 2017 following the publication of the National Planning Policy Framework and the Council's application of the 'presumption in favour of sustainable development' through a period of time when it was unable to identify a 5-year supply of deliverable housing sites.

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

Small sites (9 or fewer next dwellings) with outstanding residential permission on 31st March 2017



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

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

Year	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
Projected dwelling potential of small sites (reducing by 100 a year in years 1 to 5 and by 30 a year thereafter)	814	714	614	514	414	378	348	318	288	258	228	198	168	138	108	78
Projected dwelling completions on small sites (one quarter of the figure above).	204	179	154	129	104	94	87	80	72	65	57	50	42	35	27	20
Cumulative dwelling completions on small sites (from the base-date of the SHLAA – 1st April 2014)	204	383	537	666	<u>770</u>	864	951	1031	1103	1168	1225	1275	1317	1352	1379	1399

These projections would suggest that within the period 2017 – 2033 it might be reasonable to expect a contribution, toward overall dwelling stock change, of around 1,400 homes from small sites. Around 770 of these could reasonably take place in the first five years 2017-2022. As would be expected, the supply of dwellings on small sites would dry up over the course of these 17 years and from 2022 is expected to fall to below 100 per annum.

For the purposes of the calculation of 5-year supply, even applying a further 20% discount or contingency to the 974 dwellings with permission on small sites would still suggest that 770 dwellings on small windfall sites is very robust and should easily be achievable over the 5-year period 2017-2022.

Appendix 3: Assessment of Local Plan Allocations

Assessment of Clacton Local Plan housing allocations

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
SAMU3	'Oakwood Park' Land to The South of Holland Road Little Clacton Essex	618548 (E) 218698 (N)	53.80ha	750 dwellings as indicated in the emerging Local Plan.	Land allocated for a mixed-use development in the emerging Local Plan (Policy SAMU3). The development is proposed to include: 21.1 hectares of new homes; 3.3 hectares of public open space; 2.1 hectares of land for a new primary school and early years childcare facility; 1.93 hectares of land for care and extra care facilities; 1.0 hectares of land for health care facilities	The need to secure pedestrian connection to the established built up area. Existing footpath runs through the centre of the site, but pedestrian access via the adjoining development of up to 250 homes in Thorpe Road will also be secured.	Site unaffected by any ecological or landscape designations. Site outside of the floodzone.	Development would be of a scale that would require infrastructure to be delivered on site. The Local Plan requires a primary school, early years and childcare facility and health facilities. No irresolvable transport or utilities problems.	Site being promoted by a single developer (Scott Properties) with an option on the land. They are working with the owners of land in Thorpe Road to ensure that adequate access arrangements are secured.	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.	✓	✓	2022 onwards Assumptions: Outline approval in 2018/19 following adoption of the Local Plan. Reserved matters approval 2019/20. Discharge of conditions 2020/21. Commencement 2021/22 with first completions in 2022/21.	The developer is in the process of preparing an outline planning application having undertaken many of the necessary studies. Proposal not the subject of many substantive objectives following consultation on the Local Plan. Estimated rate of 30 completions per year in first 5 years of construction period and 60 per year thereafter as more than one developer becomes involved in delivering the project as it gains momentum. Developer working with owner of adjoining land with planning permission in Thorpe Road to secure both access and a more comprehensive scheme.
SAMU2	'Hartley Gardens' Land between St. John's Road and Little Clacton Road Clacton on Sea Essex	616298 (E) 217060 (N)	68.00ha	1,700 dwellings as indicated in the emerging Local Plan.	Land allocated for a mixed-use development in the emerging Local Plan (Policy SAMU2). The development is proposed to include: 800-1000 new homes; 7 hectares of employment; 2.1 hectares of land for a new primary school and early years childcare facility; 1 hectare of public open space; inclusion of a new link road between A133 and B1027	The proposed site will require a relief road on its northern boundary. This will be critical in the delivery of this large scale site. Currently there are overhead power lines running across the site. These will need to be buried prior to development commencing.	Site unaffected by any ecological or landscape designations. Site outside of the floodzone.	The development requires a link road between the A133 and B1027. Engagement with Anglian Water is required to address capacity issues within the waste water treatment works. Financial contributions will also be required for health care and education on or off site.	Land in multiple ownership but development being promoted by a consortium of owners, led by land and planning agents Stanfords. All individual landowners understood to be supportive of the consortium approach.	Costs involved in the implementation of a new relief road will need to be addressed. However, it is understood that the developer deems the site viable. Costs in regard to sewerage treatment works expansion will need to be considered and incorporated.	✓	X	2023 onwards Assumptions: Outline approval in 2019/20 following adoption of the Local Plan. Reserved matters approval 2020/21. Discharge of conditions 2022/22. Commencement 2022/23 with first completions in 2023/24.	Proposal not the subject of many substantive objectives following consultation on the Local Plan. Estimated rate of 30 completions per year in first 5 years of construction period and 60 per year thereafter as more than one developer becomes involved in delivering the project as it gains momentum. The timing of the relief road will have a major bearing on overall delivery rates.
SAMU4	'Rouses Farm' Land adjacent and to The rear of 755 and 757 St Johns Road Clacton On Sea Essex CO16 8BJ	614803 (E) 215534 (N)	42.19ha	950 as per the submitted outline planning application.	Land allocated for a mixed-use development in the emerging Local Plan (Policy SAMU4) and the subject of an outline planning application 17/01229/OUT. The development is proposed to include a new Neighbourhood Centre comprising a local healthcare facility of up to 1500sqm NIA and up to 700sqm GFA for use classes A1 (shops), A3 (food and drink) and/or D1 (community centre); a 2.1ha site for a new primary school; and associated roads, open space, drainage, landscaping and other associated infrastructure.	No irresolvable issues.	North is Duchess Farmhouse Grade II. As the site is located in a Strategic Green Gap, a significant landscape buffer will need to be retained between Clacton-on-Sea and Jaywick Sands.	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. Early engagement with Anglian water to ensure treatment of foul water and drainage put in place.	Controlled by developer.	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.	✓	✓	2020 onwards Assumptions: Outline approval in 2017/18. Reserved matters approval 2018/19. Discharge of conditions 2019/20. Commencement in early part of 2020/21 with first completions in late 2020/21.	This site has been allocated in a number of successive plans. Whilst it is the case that the site area has changed through this period, it is considered that the development becomes progressively more sustainable, the larger it gets. An application has been submitted to the Council..

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
MSA6	Land off Waterworks Drive, Clacton-on-Sea, Essex CO16 8AW.	615773 (E) 216219 (N)	2.19ha	90 dwellings based on pre-application discussions with site owners. Density would equate to around 40 dwellings per hectare.	This site is allocated in the emerging Local Plan. It is also allocated for housing in the adopted Local Plan.	Demolition and remediation will need to be carried out on site.	Site adjoins a Local Wildlife Site and ancient woodland.	No significant issues.	Water company continues to occupy and utilise the site.	Costs of removing existing buildings and infrastructure from site and cost of creating a suitable access. Previous viability studies have suggested that viability could be marginal. General housing market issues	✓	✓	2023-2026 Assumes that there will some years in the short term whilst operations are relocated to an alternative site.	Site suitable for residential development but timing dependent on the relocation of the current operation. Development most likely in the middle part of the plan period.
MSA5	Land adjacent to Railway Station and Sadd's and St. John's Yard, Skelmersdale Road, Clacton-on-Sea	617733 (E) 215373 (N)	1.7ha	60 dwellings as part of a mixed use scheme which is likely to include commercial units at ground floor and improvements to facilities at the neighbouring railway station.	This site is allocated in the emerging Local Plan. The site was identified as an opportunity for development in the Clacton Town Centre Area Action Plan (AAP) associated with the wider regeneration of the area around the station.	No irresolvable issues but suitable access would need to be obtained from Skelmersdale Road. Possible contamination from former uses.	No irresolvable issues.	No irresolvable issues.	Any development must form part of a wider comprehensive scheme, as required by the Local Plan. This will require cooperation with adjoining landowners including Network Rail. Site continues to operate viably in its existing business use and as a car park for the railway station.	Costs of removing existing buildings and infrastructure from site. General housing market issues.	✓	X	2029-2031 Assumes long-term development potential if or when existing businesses are able to relocate and a mixed-use scheme can come forward.	The existing employment and car park uses continue on the site, but it is understood that they are unlikely to continue in the longer term. Any development is likely to take place in the medium term
MSA4	Land at 522-524 St. John's Road, Clacton-on-Sea, Essex CO16 8DY.	615303 (E) 216180 (N)	1.23ha	43 dwellings as indicated in the emerging Local Plan and the adopted Local Plan.	This site is allocated for housing in both the adopted and the emerging Local Plan	Land adjoins recent housing development and is essentially within the built up area of Clacton-on-Sea. Suitability of development mainly dependent on achieving access. Willing landowner but 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.	Cost of creating a suitable access onto St. John's Road might affect viability. General housing market issues.	✓	✓	2023-2024 Assumes resolution of any access issues in the early part of the plan period with development at some point in years 6-10.	The landowners support the concept of development but wish to retain dedicated access rights and so deliverability is difficult to gauge. Development is unlikely within the first 5 years of the plan period. (From the 2014 SHLAA).
MSA3	Orchard Works, r/o London Road, Clacton-on-Sea, Essex CO15 3SY.	617236 (E) 216282 (N)	0.38ha	14 based on the current planning application.	Application for 14 dwellings (17/01328/FUL) currently under consideration.	No irresolvable issues.	At application stage, issues concerning SuDS remain outstanding.	No irresolvable issues.	No irresolvable issues.	Cost of removing commercial buildings. General housing market issues.	✓	?	2019-2020 Assumes planning permission can be granted in 2017/18. Discharge of conditions and commencement in 2018/19 with development taking place in 2019/20.	This development site has been promoted through successive Local Plans. The proposed development remains a sustainable choice. At the time of writing, an application has been submitted to the Council for consideration. This is likely to be determined before the end 2017/18.

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
MSA2	109 Oxford Road, Clacton-on-Sea, Essex CO15 3TJ.	617834 (E) 216068 (N)	0.68 ha	12 dwellings as per a previous planning permission which has since lapsed.	Land subject of a previous planning permission which has been allowed to lapse. The previous consent proposed new industrial buildings as well as housing on the site but the existing operation has continued in its current form.	No irresolvable issues if access is achieved from Cotswold Road. Possible contamination from former uses.	No irresolvable issues.	No irresolvable issues.	Part of site continues to operate as a dance studio and the other part is a commercial premises that is still in operation.	Costs of removing existing buildings and infrastructure from site. General housing market issues.	✓	?	2024-2025 Assumes no activity in the early part of the plan period and potential permission being granted in years 3-10.	Less certain as to whether development will take place in the early part of the plan period, however the principles of development has been excepted before and this is a brownfield site with potential for housing which could gain planning consent at a later time and deliver, potentially, 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
SAH2	Land West of Low Road Dovercourt Essex CO12 3TR	623253 (E) 230175 (N)	14.12	300 as indicated in the emerging Local Plan. This represents a gross density of 21 dwellings per hectare.	This site is allocated in the emerging Local Plan following representations from its owners.	No irresolvable issues.	Coastal protection belt as indicated in the adopted Local Plan – however adjusted in the emerging plan to accommodate this site.	No irresolvable Issues subject to making necessary contributions to education and health through s106 or CIL.	Land controlled by developer North East Essex Builder.	Dependent on prevailing housing market conditions.	✓	✓	2023 onwards Assumes an early outline application following adoption of the Local Plan in 2018/19 and outline approval in 2019/20. Reserved matters approval	Land suitable and available for urban extension. Weaker housing market in Harwich compared to other parts of the district, however, delivery within middle part of the plan period likely.
SAH1	Land at Greenfield Farm Main Road Harwich Essex CO12 4LT	623345 (E) 230929 (N)	7.3 ha	164 as indicated in the emerging Local Plan. This represents a gross density of 22 dwellings per hectare.	This site is allocated in the emerging Local Plan following representations from its owners. Planning application for residential development on part of the land was refused in 2000.	It is understood that access to the site would be formed between 2 existing dwellings. However, this may have significant issues in regard to residential amenity. Other ways of accessing the site may include: a new access via the village green; or access through the adjoining allocated site (Harwich Valley). Both of these options have serious issues that will need addressing	No irresolvable or overriding issues subject to achieving suitable landscaping and ecological mitigation.	No irresolvable Issues subject to making necessary contributions to education and health through s106 or CIL.	Site being actively promoted by developers.	Dependent on ability to gain access to the site and prevailing housing market conditions.	✓	?	2023 onwards Assumes that access issues will require resolution in the early part of the plan period with delivery, potentially alongside the adjoining Harwich Valley scheme from the mid-part of the period.	No significant obstacles to development are noted. However, access to the site will need to be carefully considered.
MSA8	Harwich & Parkeston Football Club Main Road Harwich Essex CO12 4AA	625083 (E) 231332 (N)	1.9	89 as indicated in the emerging Local Plan. This represents a gross density of 47 dwellings per hectare.	Part of the site including the car park and former isolation hospital site allocated for residential development in the adopted Local Plan. Whole site allocated for residential development in the emerging Local Plan on the condition of it complying with open space policies and relocating the football club.	No irresolvable Issues as long as football club is relocated.	Old Vicarage Farmhouse Grade II south of site; Towel Hotel Grade II north east of site	No irresolvable issues.	Public ownership. The Council has been marketing the car park and isolation hospital site for development.	Cost of demolition and land preparation and dependent on prevailing housing market conditions.	✓	✗	2028-2033 Assumes limited activity in the early part of the plan period as arrangements are made for potential relocation of the football club. Development assumed in later part of the plan period.	Site well within urban area and well located for local services. However, development could only take place following relocation of football club. Current trajectory assumes development in the latter part of the plan period (years 11-16).

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
MSA7	Mayflower County Primary School Main Road Harwich Essex CO12 4AJ	624936 (E) 231411 (N)	0.4 ha	15 as indicated in the emerging Local Plan. This represents a gross density of 37 dwellings per hectare.	This site is allocated for residential development in both adopted and the emerging Local Plan. It was included in the adopted Local Plan at the request of Essex County Council and has been carried forward into the emerging plan.	No irresolvable issues as long as staff car park is relocated.	No irresolvable issues.	No irresolvable issues.	Public ownership.	Dependent on prevailing housing market conditions.	✓	✓	2024-2025 Assumes no activity in early part of the plan period and development taking place, at some point in years 6-10.	Urban site suitable for development and deliverable within the plan period subject to the operational requirements of the school being maintained.

Assessment of Frinton and Walton Local Plan housing allocations

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
MSA12	Land at the Farm, Kirby Road	624896 (E) 221821 (N)	2.1 ha	47 dwellings as indicated in the emerging Local Plan which is a gross density of 22 dwellings per hectare.	This site is allocated for residential development in the emerging Local Plan.	Most appropriate point of access is likely to be from adjoining Martello Site. 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.	✓	?	2024-2026 Assumes completion of Hamford Park development before development takes place in the middle part of the plan period.	Site has potential for residential development in the latter part of the plan period. This site is only likely to come forward after the completion of the Taylor Wimpey development on the adjoining Martello site (Hamford Park).
MSA11	Station Yard and Former Avon Works, off Station Road, Walton-on-the-Naze, Essex CO14 8DA.	625102 (E) 221452 (N)	0.72 ha	40 dwellings as indicated in the emerging Local Plan. The density would be 60 dwellings per hectare – reflecting the site's accessible location next to the railway station and close to the town centre.	This site is allocated in the emerging Local Plan and was recommended as an 'opportunity site' for development in the Walton Regeneration Framework. Part of the site (the Station Car Park) already allocation for residential development in the adopted Local Plan.	Need to maintain operational access to the railway line for Network Rail. Part of the site is also industrial. Possible relocation of Sea Scouts too.	No irresolvable issues. Part of site falls within Walton Conservation Area.	No irresolvable issues.	Multiple Ownerships (including the Council). Part of site currently used by sea scouts and railway station car park.	Costs associated with redeveloping industrial site and dependent on prevailing housing market conditions.	✓	?	2023-2025 Assumes no resolution of various ownership issues in the early part of the plan period with development work likely to proceed at some point in years 6-10.	Site partly allocated in 2007 Local Plan and continues to be promoted by the Council and the owner of the adjoining industrial estate for residential or mixed use development.
MSA10	Southcliffe Trailer Park, Woodberry Way, Walton-on-the-Naze, Essex CO14 8PE.	625034 (E) 221129 (N)	0.8 ha	15 dwellings as indicated in emerging Local Plan. This represents a gross density of 19 dwellings per hectare and reflects the site's location close to the cliff.	This site is allocated for residential development in both the adopted and emerging Local Plan. Site was included in the adopted Local Plan at the request of the owners who were concerned about the long-term sustainability of the existing trailer park, and having been assessed as part of an earlier urban capacity study.	Important to ensure gap from the cliff. There is also a trailer park on site which would need to be removed or relocated.	No irresolvable issues. Within the Frinton Conservation Area.	No irresolvable issues.	Site still operating as a holiday park.	Residential use value would need to exceed value of existing use for residential scheme to be viable. Understood that site is unable to occupy the latest range of larger static caravans which may impact upon the continued operation of the site in the future.	✓	X	2025-2026 Assumes that trailer park will remain operation	Depending on the viability or otherwise of the existing use, residential development is possible within the plan period.
MSA9	Former Town Hall Site, Public Conveniences ad depot, Mill Lane	625325 (E) 221791 (N)	0.14	15 dwellings as had been indicated in the Walton Regeneration Framework./ Represents a high density of development that reflects the site's sustainable location close to the town centre.	This site is allocated in the emerging Local Plan as well as identified as an opportunity site in the Walton Regeneration Framework	Site lies within Flood Zone. Building works have begun on site.	Southern half of site lies within Walton Conservation Area.	No irresolvable issues.	Likely to be in multiple ownerships. Most of site is vacant but part of site remains occupied by public toilets, servicing for local shops and lock ups.	Costs associated with preparing site for development and dependent on prevailing housing market conditions.	✓	✓	2026-2027 Assumes development in the middle part of the plan period.	Land provides sustainable location for residential development close to the town centre.

Assessment of Manningtree/Lawford/Mistley Local Plan housing allocations

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
SAMU1	EDME Maltings High Street Mistley Essex CO11 1HG	611858 (E) 231740 (N)	2.24	150 based on representations from the owners looking to relocate and redevelop.	Part of the site (Thorn Quay Warehouse) has planning permission (12/00427/FUL) including 45 dwellings. However, whole site included in the emerging Local Plan as a mixed use allocation for 150 homes, 0.13ha of employment and leisure uses.	Existing business operations would need to relocate and many historic building would need to be retained.	Listed buildings within the site and site falls within the conservation area. Land adjoins the Stour Estuary which is an internationally important wildlife designation.	No irresolvable issues subject to making necessary contributions to education and health through s106 or CIL.	Site controlled by Anglia Maltings (Holdings) Ltd who are keen to relocate the business to more modern premises within Tendring.	Careful consideration is needed in regard to the cost of conversion and/or alterations to listed buildings on site.	✓	X	2028-2033 Assumes that it will take a number of years for the business to relocate, for the current site to be prepared and for the development to take place. Any development for the site would have to be carefully planned with economic and physical regeneration at its forefront.	There has been long-term regeneration in Mistley utilising historic quayside maltings buildings. However, the port is still operational and the needs of that business also have to be taken into account.

Assessment of Brightlingsea 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
SAH3	'Colne Gardens Phase 2' Land at Robinson Road Brightlingsea Essex	609342 (E) 217087 (N)	5.29 ha	115 as per the current planning application.	This site is allocated in the emerging Local Plan as well as being the subject of a current planning application (17/01318/FUL) in the process of being determined. .	No overriding or irresolvable issues.	Proximity to protected: Colne Estuary; SSSI; coastal protection belt issues.	No irresolvable issues subject to suitable s106 agreement being put in place.	Like Colne Gardens Phase 1, the land is controlled by Hopkins Homes.	No issues raised as part of the application process to date.	✓	✓	2019-2022 Assumptions: Grant of planning permission in 2017/18, discharge of conditions and commencement in 2018/19 with first completions in 2019/20.	Hopkins Homes will want as smooth a transition from the completion of Colne Gardens Phase 1 to Phase 2.

Assessment of Colchester Fringe Local Plan housing allocations

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

Assessment of Little Clacton Local Plan housing allocations

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
MSA14	Land north-east of the Montana Roundabout and site of Former Piggeries, rear of Lindisfarne, 59 London Road, Little Clacton, Essex CO16 9RB.	616686 (E) 218210 (N)	1.42 ha	35 as indicated in the emerging Local Plan. However, current planning application suggests a higher density might be achievable.	This site is allocated for residential development in the emerging Local Plan. Part of the land is also subject of current planning application for 32 bungalows (17/00790/FUL) which is in the process of being determined.	Access could be via either London Road or Stonehall Drive, which may require improvements and widening.	No overriding or irresolvable issues.	No irresolvable issues subject to suitable s106 agreement being put in place.	Site comprises two areas in different ownership. The current planning application only includes one landowner's site.	Dependent upon prevailing housing market conditions.	✓	✓	Likelihood of early development uncertain due to ownership issues and local objections to the impact on the open gap between Clacton and Little Clacton. Assumption, for now is delivery in the middle part of the plan period around 2023/24-2024/25.	Development subject of some objections to the Local Plan. If current application is approved, development could come forward earlier than currently estimated.

Assessment of Weeley Local Plan housing allocations

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
SAMU5	Land to rear of Council Offices, Thorpe Road, Weeley, Essex CO16 9JJ (Barley Fields Phase 2)	614917 (E) 222369 (N)	18.1 ha	280 dwellings as indicated in the emerging Local Plan.	This site is allocated in the emerging Local Plan. The site is allocated within the emerging Local Plan. It is understood that the developer has undertaken a public consultation event. The Council was not invited to the exhibition and, therefore, do not know the outcome of the meeting. 1 hectare of land has been placed in the policy for employment land.	Northern part of site is currently occupied by farm buildings and structures, including the Grade II listed Ash Farmhouse. A large portion of the site is still used as office space and car parking for the offices. Queries have been raised over the likelihood of the footbridge associated with the site.	. Brook Farmhouse Grade II east of site; Dale Brow Grade II north of site; Church of St Andrew Grade II* south of site; Monument 1 metre south of south wall of St Andrew's Church Grade II south of site; Ash Farmhouse Grade II north west of site	No irresolvable issues subject to the completion of a satisfactory legal agreement which would accompany any future planning application. This would need to secure the requirements set out in the Local Plan.	No irresolvable issues. Site controlled by Rose Builders who constructed the 20 homes at the entrance to the site.	Costs of removing existing buildings and infrastructure from the built up part of the site, the need to contribute to new infrastructure and general housing market issues may affect viability.	✓	✓	2021-2028. Assumptions: Outline consent in 2018/19 and reserved matters approval in 2019/20. Discharge of conditions and commencement in 2020/21 with first completions in 2021/22. Estimated rate of 40 dwelling completions per annum.	Has potential to be considered to meet future growth requirements. Site is well placed close on the B1033 and is well contained within the wider landscape and there is genuine developer interest. Development is however subject of unresolved objections to the Local Plan. Developer has begun local consultation with a view to submitting an outline planning application in 2017/18.
MSA1	Land at Weeley Council Offices Thorpe Road Weeley, Essex CO16 9AJ	614889 (E) 222434 (N)	0.8 ha	24 dwellings as indicated in the emerging Local Plan.	This site is allocated in the emerging Local Plan for residential development.	The Council still operates a number of services from this site. These will need to be relocated before any application can be implemented.	No overriding or irresolvable issues.	No overriding or irresolvable issues.	The Council owns this site. Development cannot take place until offices have been relocated to Clacton.	Potential costs involved in relocation of Council services and demolition of buildings on site.	✓	X	2022/2023. Potential for development in the middle part of the plan period. Current assumption that development might follow on from development on adjoining land but could be earlier.	Redevelopment or conversion of site can only take place once Council operations have been relocated.

Appendix 4: Assessment of Alternative Sites

Assessment of Clacton alternative housing sites

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
ALT1	112-118 Oxford Road, Clacton-on-Sea, Essex CO15 3TH.	617923 (E) 216074 (N)	1.2 ha	60 flats based on information provided as part of refused planning applications from 2013.	Site protected for employment use through policies in the Local Plan. Previous planning applications for mixed commercial and residential (13/01309/OUT and 13/01310/OUT) refused by the Council and dismissed on appeal.	The site is surrounded by employment uses which may well conflict with residential on this site.	The site is located within a predominantly employment area of Clacton-on-Sea which is recommended for protection in the Employment Land Review. A proposed change to residential or mixed use would be out of character and to the detriment of the wider economic function.	No overriding or irresolvable issues	Landowner currently promoting the site	Development costs involved in removing existing use and any contamination. Alternative land use value affects viability on the site for residential or mixed use development. Residential use not compatible with the wider area which could have an impact on sales value.	X	X	Land best retained in employment use for the plan period.	Due to the location and nature of existing development and the need to protect employment land, a proposal for residential or mixed use development is considered to be unsuitable. For the purpose of the Local Plan.
ALT2	Land off Lotus Way, Jaywick, Essex CO15 2JE.	614632 (E) 212948 (N)	7.4 ha	On the basis that a high density scheme will be needed to ensure viability in light of high development costs and low sale values, an estimated 700 dwellings at a density of 100 dwellings per hectare is estimated.	Site included within the settlement development boundary of the emerging Local Plan but not specifically allocated for development. The land is however controlled by the Council who is exploring options for major residential-led development to assist in the regeneration of the area.	The land is within Flood Zone 3 and any development would need to pass the Environment Agency's sequential and exceptions tests. Development would need to be flood resilient.	Land within flood zone 3. Suitability of development dependent on sequential and exceptions tests being addressed. Site is located within Coastal Protection Belt and Strategic Green Gap	Longer term impacts on education and health services and sewerage system. The regeneration of Jaywick is a multi-agency project with scope to secure public funding.	The Council controls the land in question and is actively promoting development as a means of bringing about regeneration in the area.	Low property values combined with high development costs in order to ensure flood resilience effect viability, development being promoted as a means of generating improvements which are expected to have a positive effect on property values in the medium to long term.	?	✓	The likelihood is that development will take place gradually over the plan period. Estimated 30 net completions per annum from 2020/21. Intention is to reduce the number of properties in the existing stock of Brooklands and Grasslands in the long 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.
ALT3	Former Putting Green Garden Road Jaywick Essex CO15 2RT	615376 (E) 213352 (N)	0.3 ha	10 dwellings as per the current planning application.	Site subject of current outline planning application 15/01745/OUT for up to 10 dwellings.	No overriding or irresolvable issues.	Flood zone and protected open space.	No irresolvable outstanding issues	Site understood to be privately owned and available for development.	Low property values combined with high build costs to achieve flood resilience effect the viability of development. However, councils plan to regenerate the area expected to improve property values into the future.	?	✓	If outline planning permission is granted in 2017/18, it could be followed by reserved matters approval 2018/19, discharge of conditions and commencement 2019/20 and completions in 2020/21.	Site subject of planning application yet to be determined. Delivery dependent on improving housing market conditions linked to regeneration projects in the area.
ALT4	Land west of Cherry Tree Avenue, Clacton on Sea, Essex	616290 (E) 214257 (N)	15 ha	300 homes at a density of 20 dwellings per hectare.	Site outside of the settlement development boundaries shown in the emerging Local Plan and is also within the designated strategic green gap. Site being promoted for inclusion in the Local Plan by its owners.	Cherry Tree Avenue is a narrow road and it is likely that major improvements would be needed.	Land lies within Strategic Green Gap between Clacton-on-Sea and Jaywick Sands which has a strong recreational function. Development would erode this gap and adversely effect the objective of maintaining separate character and identity of the two areas.	Potential problems with sewerage treatment capacity in this location without securing direct pipe to the nearby Jaywick treatment works.	Land in agricultural use with a willing land owner - St. Monica's Convent.	Dependent on prevailing housing market conditions and securing access to necessary utilities.	X	✓	If the landowner's objections to the Local Plan were upheld by the Inspector and the green gap designation was to be lifted, development could potentially take place from 2022/23 following grant of outline permission in 2019/20.	Site considered unsuitable for development due to its impact on maintaining the Strategic Green Gap. Development could only be allowed if green gap designation were struck out of the Local Plan on advice of the Inspectorate. There could be timing issues for resolving any sewerage capacity issues.

SITE CODE	ADDRESS	Grid Ref	Area (ha)	Estimated Dwelling Capacity	Planning Status	Physical Constraints	Environmental Constraints	Infrastructure Constraints	Ownership Issues	Viability Issues	Suitable?	Available?	Achievable? / Likely Timescale	Other Comments
ALT5	Land east of Rush Green Road Clacton-on-Sea CO16 7BL	615810 (E) 214732 (N)	3.6 ha	100 dwellings as per planning current application.	Application pending consideration 17/00683/OUT. Whilst no significant issues have been raised by the case officer at this time, it is understood that SuDS may be an issue. It is likely that this application will be seen by the planning committee before the end of this year.	None known	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.	Possible issues with SuDS	Developer promoting site. Outline application submitted	Agricultural land with limited constraints viability dependent on prevailing housing market conditions. Costs involved in the insertion of playing pitch facilities/	?	✓	If the application obtains outline consent in 2017/18, it could proceed to reserved matters approval in 2018/19, discharge of conditions and commencement on 2019/20 and completions from 2020/21.	Potential for development subject to appropriate protection of the remaining Strategic Green Gap. At the time of writing application 17/00683/OUT was under consideration.
ALT6	Land North of Rush Green Road Clacton On Sea Essex CO16 8BQ	615323 (E) 214813 (N)	9.7 ha	276 dwellings based on the larger of the previous planning applications dismissed on appeal.	Planning permission for three residential schemes refused by the council and dismissed on appeal (15/00904/OUT, 16/00208/OUT, 16/00209/OUT). All three proposed developments were refused on similar grounds. This was detrimental impact on the Protected Green Gap. The purpose of this Green Gap is to maintain separation between Jaywick Sands and Clacton-on-Sea and to maintain their individual characters. The proposed development would, in effect, infill this gap to the detriment of the wider character.	No irresolvable outstanding issues.	Development contrary to Local Green Gap policy and harmful to the separate identities and characters of Clacton-on-Sea and Jaywick Sands.	No irresolvable outstanding issues. Impact on infrastructure was not considered unacceptable at appeal	Land promoted by Bloor Homes who submitted the previous planning applications.	No issue raised in application or during the appeal process	X	✓	If the developer's objections to the Local Plan were upheld by the Inspector and the green gap designation was to be lifted, a new outline application in 2019/20 following the adoption of the Local Plan might enable house completions from 2022.	Development proposal rejected by the council and dismissed on appeal. Site not considered suitable for residential development. Proposal is however subject of objections to the Local Plan which may or may not result in changes to the plan in this location.
ALT7	Land North of 782 to 828 St Johns Road Clacton On Sea Essex CO16 8BS	614155 (E) 216077 (N)	3.0 ha	85 dwellings as per the current planning application.	Land subject of a current outline planning application (17/00825/OUT) yet to be determined but lies within the settlement development boundaries in the emerging Local Plan.	Access through another site which has planning permission	None known	No significant issues subject to the completion of a satisfactory legal agreement.	Developer promoting site. Outline application	Costs involved in demolition of property to achieve access. Delivery subject to prevailing housing market conditions	?	X	If the application obtains outline consent in 2017/18, it could proceed to reserved matters approval in 2018/19, discharge of conditions and commencement on 2019/20 and completions from 2020/21.	Site has potential to deliver housing subject to access issues being resolved and conclusion on current planning application.
ALT8	Land Forming Part of Earls Hall Farm Earls Hall Drive Clacton On Sea Essex CO16 8BS	614282 (E) 216057 (N)	1.9 ha	34 dwellings as per the recently refused planning application.	Previous planning application (17/00826/OUT) refused in 2017 for being beyond settlement development boundaries.	Access through another site which has planning permission	None known	No significant issues subject to the completion of a satisfactory legal agreement.	Developer promoting site. Outline	Costs involved in demolition of property to achieve access. Delivery subject to prevailing housing market conditions.	?	X	To obtain planning permission, a new application would be required. If it were to gain outline permission following adoption of the Local Plan, it would most likely form a further phase of development beyond land north of 782 to 828 St. John's Road, from which access would be secured.	Development dependent on access via adjoining land. Development refused outline planning permission. Any development would follow development on land to the south. Trajectory would suggest development from around 2022/23.

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ALT9	Land north of Brook Park West (Potential Phase 2), A133, Clacton on Sea Essex	616490 (E) 217412 (N)	12 ha	150 dwellings. On the basis that 6.8 ha of the 15.9 ha Brook Park West development is proposed for 200 homes i.e. 43% of the site area at a density of around 30 dwellings per hectare. Applying this ratio and density to the remaining 12 ha site gives approximately 150 dwellings.	Land contained within the settlement development boundary in the emerging Local Plan, lies north of approved Brook Park West scheme and in the same ownership.	Development could only realistically be accessed via the development on Brook Park West otherwise a further roundabout onto the A133 would be required.	No overriding or irresolvable issues.	No significant issues subject to the completion of a satisfactory legal agreement to secure school places and health provision.	Land controlled by the same landowner/developer as the approved Brook Park West scheme.	Dependent on prevailing housing market conditions.	?	X	If there is to be a potential Phase 2 to Brook Park West, further residential development could take place from 2024/25 as Phase 1 is completed.	The landowner is not actively promoting a second phase of development through the Local Plan or through a planning application, but as the site is included within the settlement development boundary and is enveloped by the proposed Hartley Gardens scheme, a second phase of development is a real possibility if the Brook West scheme is a success.
ALT10	Land off London Road Clacton On Sea Essex	617611 (E) 218031 (N)	11.8 ha	220 dwellings as per the currently undetermined planning application 16/02039/OUT.	Proposal subject of outline planning application yet to be determined. Decision being deferred, with the applicant's agreement, until High Court challenge of Centenary Way appeal decision has been resolved.	Cost of removing existing buildings on site	The site would constitute coalescence of Little Clacton and Clacton-on-Sea. Site located within Strategic Green Gap between Little Clacton and Clacton-on-Sea. The purpose of this Green Gap is to separate Clacton-on-Sea and Little Clacton and to protect each settlements unique character.	No irresolvable outstanding issues	Site in multiple ownership but all owners willing to release their land for development	No viability issues raised to date through application process. Site dependent on prevailing housing market conditions.	?	✓	If Centenary Way challenge is unsuccessful and the appeal decision is allowed to stand, the current outline application could potentially received approval in 2018/19 which might lead to first completions from 2021/22.	Site currently considered unsuitable for residential development as located within the Strategic Green Gap. Resolution of the legal challenge may have a bearing on this view into the future because if Centenary Way scheme (to the north of this site) is allowed to proceed, the arguments for protecting the green gap will be weakened.
ALT11	Foots Farm Thorpe Road Clacton-on-Sea Essex CO15 4QD	617830 (E) 218019 (N)	5.4 ha.	100 dwellings based on a gross density of 20 dwellings per hectare.	The site was allocated as an employment site in the 2007 Adopted Local Plan. In emerging Local Plan, the site is within the defined settlement development boundaries but not allocated for a specific use.	No irresolvable outstanding issues.	Subject to appropriate ecological mitigation and access. This site has potential to be suitable for residential development.	No significant issues subject to the completion of a satisfactory legal agreement.	The land was previously used for a horse riding centre. It is now understood that this has abated.	Dependent on prevailing housing market conditions.	?	?	Any application would need to follow adoption of the new Local Plan. If the site were to gain outline permission in 2019/20, there could conceivably be development from 2022.	Subject to existing land use ceasing or being relocated this site has potential to deliver residential development in the plan period. There are local concerns about development in this location on ecological grounds which would need to be addressed as part of any development proposal.
ALT12	Crossways Garden Centre, Thorpe Road	618011 (E) 218716 (N)	0.8 ha	20 dwellings at a density of 25 dwellings per hectare.	The site is inside the Settlement Development Boundary but not allocated in the submission draft Local Plan. The site is adjacent to Oakwood Park.	Site is currently in use as a garden centre.	Due to the existing use of the site, there is potential for contamination.	No irresolvable outstanding issues	It may be beneficial for the owner of this site to work in conjunction with the owner of the Oakwood Park site to create a coherent development.	Existing land use value higher than that of developed land which could impact upon residual land value and overall viability. Also dependent on prevailing housing market conditions.	?	X	Landowners current intentions unclear. Delivery of housing within the plan period possible, but no obvious reason to expect it.	Site has potential for residential development subject to confirming that business use will be unviable in the future. The site adjoins one of the Council's strategic housing allocations (that of Oakwood Park). Trajectory currently assumes no delivery within the plan period if business continues.
ALT13	'Oakwood Park (Potential Phase 3)' Land to The South of Holland Road Little Clacton Essex	619339 (E) 218631 (N)	11.6 ha	288 dwellings at a density of 25 dwellings per hectare.	The site is within the Settlement Development Boundary as shown in the emerging local Plan and lies immediately adjacent to the Oakwood Park (Phase 2) allocation. The site is not specifically allocated for development itself.	It is unclear how access to the site is to be provided. It may be that access will be reliant upon Phase 2 Oakwood Park or come by Holland Road	Sladbury's Old House Grade II south east of site; Cartlodge opposite and approximately 30 metres north west of Sladbury's Old House Grade II south east of site	In conjunction with the larger Phase 2 Oakwood Park site, Phase 3 would have no irresolvable infrastructure issues.	Land actively promoted by its owners and development company Gladman Homes.	Dependent upon prevailing housing market conditions and the success or otherwise of earlier phases of Oakwood Park.	✓	✓	With Phase 2 of Oakwood Park expected to continue into the next plan period beyond 2033, it is assumed that any Phase 3 will be more likely to take place in the next plan period.	Development acceptable as part of a wider comprehensive scheme but expected to be delivered as part of a latter part of the scheme. Potentially beyond the plan period of 2033.

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AL14	Land adj to Burrs Road/Sladbury's Lane, Clacton on Sea	618933 (E) 216890 (N)	30.5 ha	508 on the basis that the wider site had an estimated capacity of 670 homes in the last SHLAA assessment but part of the site has gained permission for up to 132 dwellings and is assessed separately as a site with permission. .	Land outside of the settlement development boundary of the emerging Local Plan and within the designated strategic green gap. Part of this landowner's site to the south has gained outline planning permission on appeal (15/01351/OUT) for up to 132 homes – subject to any legal challenge the Council may choose to undertake.	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 desperate Holland-on-Sea from Clacton-on-Sea and protect these settlements individual character.	Access is potentially dependent upon approved site to the south. However, it may be that this may not be an acceptable solution in capacity and safety terms. Development of this scale would require new schools and medical provision.	Land promoted by landowner for inclusion in the Local Plan.	Dependent on prevailing housing market conditions. Development might require undergrounding of electricity cables.	X	✓	If the developer's objections to the Local Plan were upheld by the Inspector and the green gap designation was to be lifted, further phases of residential development on this site could potentially take place from 2024/25 following on from the development of 132 homes off Sladbury's Lane.	Due to the location and nature of development, the proposal is considered to be unsuitable as it would bring about coalescence and have an adverse impact on maintaining the separate character and identities of Holland-on-Sea and Clacton-on-Sea.

Assessment of Harwich alternative housing sites

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
ALT15	Navyard Wharf, Kings Quay Street The Quay Harwich Essex CO12 3JJ	626044 (E) 232808 (N)	4.38 ha	200 dwellings based on discussions with the port owners about the level of development likely to be economically viable	Identified as an opportunity for development in the Harwich Master Plan which was reflected in the adopted Local Plan of 2007. Currently shown in the emerging Local Plan with no specific designation.	The site is currently used as a port. There are flood risk issues to be considered. The site also lies adjacent a SSSI on the Dovercourt Foreshore.	Adjacent to Conservation Area; partly in Historic Town designation and numerous Listed Buildings within close proximity to the site.	No irresolvable issues subject to a satisfactory s106 agreement.	Owner continuing to use Navyard Wharf as a port to serve the offshore wind farm industry. Existing operation would need to relocate to Harwich International Port for this development to go ahead.	High development costs involved in site remediation, flood defence measures and demolitions. Density of development would need to be sufficient to ensure a scheme is viable.	?	X	It is assumed that it would take at least 5 years for the port to relocate to Harwich International and a further year for the land to be prepared for re-development. Dwelling completions no likely until at least 2023/24.	Development is envisaged through the Harwich masterplan. However, delivery is dependent upon a number of economic and physical factors. Relocation of the existing operation to Harwich International Port would be required to ensure no loss of employment in the Harwich area..
ALT16	Land By The Railway Line Ferndale Road Harwich Essex CO12 3BP	625973 (E) 232280 (N)	0.35 ha	13 dwellings based on the earlier lapsed planning permission.	Application 11/00301/FUL for 13 dwellings was approved but has subsequently been unimplemented and has lapsed.	Access via tight historic roads and the site area itself is irregular and options for layout are limited.	Site adjacent to conservation area with numerous Listed Buildings in close proximity. .	No overriding or irresolvable issues.	No irresolvable issues.	Need to achieve flood resilience within development and located in a part of Harwich with lower property values. The site is subject of a lapsed planning permission. This would indicate a potential viability issue.	✓	✓	If market conditions could improve to a level that makes a scheme viable, it could be delivered relatively quickly. Assume full consent could be renewed in 2018/19, development could take place as early as 2020/21.	Land suitable for development as established through previous grant of planning permission. Delivery uncertain due to lapse of permission and prevailing housing market conditions.
ALT17	Land opposite Public Gardens, Barrack Lane, Harwich	625981 (E) 231754 (N)	0.4 ha	28 dwellings as indicated in the 2007 adopted Local Plan.	Designated in the 2007 Adopted Local Plan for mixed use development.	Site contains various community uses that would need to be incorporated into a new mixed-use development.	Conservation Area; protected Open Space. Numerous Listed Buildings within close proximity to the site.	No overriding or irresolvable issues.	Council owned site but there are numerous leaseholders and tenants involved in the running of existing community facilities.	Costs involved in achieving an appropriate mixed development that provides for community uses.	?	X	There are a range of complicated leasehold arrangements and a lack of public support for redevelopment. It is assumed that a scheme will not deliver within the plan period.	Development would need to incorporate or relocate community uses. This complexity would suggest deliverability only achievable in latter part of the plan period. Proposal was locally contentious when considered as part of the Local Plan.
ALT18	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.

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ALT19	Michaelstowe Farm Ramsey Road Ramsey Essex CO12 5EW	622155 (E) 230507 (N)	2.6 ha	65 dwellings based on a density of 25 dwellings per hectare.	Outside of the Settlement Development Boundary in emerging Local Plan having been included in the earlier preferred options draft. Part of the site subject of a current outline planning application for 14 dwellings on 0.74 ha of the site which is under consideration.	Land forms part of the setting of Grade 1 Listed church.	St Michael's Grade 1 listed church to the north west. A planning application for development on land west of Mayes Lane was dismissed on appeal over concerns about this impact. Due to the appeal decision at Mayes Lane, this land is not proposed for inclusion within the Settlement Development Boundary.	No irresolvable Issues subject to a satisfactory s106 agreement.	The site is being promoted by the landowner for inclusion in the Local Plan.	Viability mainly dependent on prevailing housing market conditions i.e. sales values.	?	✓	If the developer's objections to the Local Plan were upheld by the Inspector and outline planning permission were granted in 2019/20 development could potentially take place from 2024/25.	Site has potential to deliver housing within the plan period. However, the setting of the Grade 1 listed church is a particular issue in terms of the suitability of the site.
ALT20	Land south of Ramsey Road and east of Mayes Lane, Ramsey, Essex	621950 (E) 230418 (N)	2.2 ha	55 dwellings based on a density of 25 dwellings per hectare.	Outside of the Settlement Development Boundary in emerging Local Plan having been included in the earlier preferred options draft. Part of the site subject of a current outline planning application for 14 dwellings on 0.74 ha of the site which is under consideration.	Land forms part of the setting of Grade 1 Listed church.	St Michael's Grade 1 listed church to the north west. A planning application for development on land west of Mayes Lane was dismissed on appeal over concerns about this impact. Due to the appeal decision at Mayes Lane, this land is not proposed for inclusion within the Settlement Development Boundary.	No irresolvable Issues subject to a satisfactory s106 agreement.	The site is being promoted by the landowner for inclusion in the Local Plan.	Viability mainly dependent on prevailing housing market conditions i.e. sales values.	?	✓	If the developer's objections to the Local Plan were upheld by the Inspector and outline planning permission were granted in 2019/20 development could potentially take place from 2024/25.	Site has potential to deliver housing within the plan period. However, the setting of the Grade 1 listed church is a particular issue in terms of the suitability of the site.
ALT21	Land Adj Two Villages School Mayes Lane Ramsey Essex CO12 5EL	621743 (E) 230269 (N)	3.28 ha	71 as per the previous planning application that was dismissed on appeal.	15/00964/OUT – Refused and dismissed at appeal (APP/P1560/W/16/3146802). Application for residential development dismissed on appeal over concerns about the impact on the setting of the Grade 1 listed St Michael's Church. The development site was removed from the Local Plan at Preferred options stage. The site is currently adjacent to the Settlement Boundary and within the Green Gap designation.	No overriding or irresolvable issues.	Flood risk to the west. The site is situated in the Green Gap and in the vicinity of St Michael's Grade 1 listed church.	At appeal stage, a s106 legal agreement was produced that satisfied infrastructure requirements.	The site is being promoted by the developer	Dependent on prevailing housing market conditions. Viability not raised an issue during the application or appeal process.	?	✓	If the developer's objections to the Local Plan were upheld by the Inspector and the green gap designation was to be lifted, and the development was designed in a way to safeguard the setting of St. Michael's Church, development could potentially take place from 2022/23.	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.
ALT22	Land to The South of Low Road Dovercourt Essex CO12 3TS	623784 (E) 229955 (N)	16.2 ha	390 dwellings at a density of around 24 dwellings per hectare.	Outside of the Settlement Development Boundary in the emerging Local Plan.	Flood Risk affecting a large area of the site.	Flood risk; Coastal Protection Belt – landscape sensitivity is more of an issue in this location.	No irresolvable Issues subject to a satisfactory s106 agreement..	Ownership unknown.	Costs involved in ensuring development is flood resilient.	X	✓	Land not being promoted for inclusion in the Local Plan for housing. Landowner considering alternative options.	Land not suitable for residential use. However, holiday use with occupancy restrictions and flood resilience measures is an alternative option being considered by the landowners.

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ALT23	Land west of Low Road and south of Oakley Road, Dovercourt/Little Oakley	623204 (E) 230199 (N)	63 ha	1,415 based on a density of 22 dwellings per hectare.	Site lies outside of the settlement development boundary of the Local Plan. Was assessed as part of initial sieving exercise to inform the preparation of the Local Plan.	Millbank Grade II north of site; Foulton Hall Farmhouse Grade II south east of site	Site lies within the Coastal Protection Belt in the 2017 submission Draft Local Plan but landscape sensitivity is more of an issue towards the south. Suitable landscaping would be required.	Development on this scale would require significant new infrastructure including new schools.	Landowners considering chalet park development as opposed to residential – given flood risk issues.	Dependent on prevailing housing market conditions.	X	?	Land not being promoted for inclusion in the Local Plan for housing.	Sensitive location in landscape and environmental terms and not being actively promoted for residential development. Deliverability of any homes unlikely within the plan period.

Assessment of Frinton and Walton alternative housing sites

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
ALT24	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.
ALT25	Land west of North Street (adjoining Walton Mere), Walton on the Naze. Essex	625407 (E) 222011 (N)	0.2 ha	20 dwellings as suggested by the site promoter – a higher density waterfront scheme.	Site is being promoted through the Local Plan process. Currently lies outside but abutting the settlement development boundary in the emerging Local Plan.	Narrow historic streets in surrounding area and land may need raising to bring it out of the flood zone.	In the coastal protection belt. Part of the site is in the Flood Zone. Adjacent to: National Nature Reserve; Site of Special Scientific Interest; Ramsar site; Special Protection Area.	Significant improvements to surrounding streets required to accommodate scale of development.	Land is actively being promoted by landowners.	Cost of addressing flood risk causes concerns and achieving density of development which is viable and appropriate for area.	?	✓	Serious questions over the suitability of this land for residential development. No completions assumed for the plan period.	To comply with sequential and exceptions tests in respect of flood risk, development would have to be justified by its positive impacts on regeneration. Deliverability of a viable scheme is uncertain.
ALT26	Land east of Mill Lane (Adjoining Walton Mere), Walton on the NAze, Essex	625326 (E) 221911 (N)	0.34 ha	20 as suggested by the site promoter – a higher density waterfront scheme.	Site is being promoted through the Local Plan process. Currently lies outside but abutting the settlement development boundary in the emerging Local Plan.	Narrow historic streets in surrounding area and land may need raising to bring it out of the flood zone.	In the coastal protection belt. Part of the site is in the Flood Zone. Adjacent to: National Nature Reserve; Site of Special Scientific Interest; Ramsar site; Special Protection Area.	Significant improvements to surrounding streets required to accommodate scale of development.	Land being actively promoted by its owner.	Cost of addressing flood risk causes concerns and achieving density of development which is viable and appropriate for area.	?	✓	Serious questions over the suitability of this land for residential development. No completions assumed for the plan period.	Proposal raises concerns about impact on international wildlife designation. Any such proposal is best considered by its individual merits and must be accompanied by detailed environmental assessment, habitat regulation assessment and flood risk assessment.
ALT27	47 The Parade Walton On The Naze Essex CO14 8AS	625553 (E) 221815 (N)	0.03 ha	11 dwellings as per the previous planning permission.	Planning permission for 11 apartments (12/01114/FUL) may have lapsed. Site currently being used for storage.	No irresolvable issues	No irresolvable issues.	No irresolvable issues	Unknown. The site was promoted in 2015 but not promoted since. Understood that legal issues may have lead to scheme not proceeding.	Dependent on prevailing housing market conditions. Viability issues may explain why development has not proceeded.	✓	✓	If development were to proceed, it could take place relatively quickly and certainly within the first five years of the plan period.	Site has potential for development as established through previously granted planning permission although delivery is uncertain.
ALT28	Land west of Old Hall Lane, Walton on the Naze, Essex	626041 (E) 223516 (N)	20 ha	400 dwellings at a density of 20 dwellings per hectare.	Site lies outside of the settlement development boundary of the Local Plan. Was assessed as part of initial sieving exercise to inform the preparation of the Local Plan.	Earmarked as a location for managed realignment in the Shoreline Management Plan.	Major landscape sensitivity issues as site is within the Coastal Protection Belt in the 2017 Draft Local Plan and is a very exposed site.	Development would need to contribute towards the expansion of existing schools.	Unknown.	Securing appropriate access. Dependent on prevailing housing market conditions.	X	?	Land not being promoted for inclusion in the Local Plan for housing. Development unlikely within the plan period.	Unsuitable for residential development due to its sensitive location.

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ALT29	Land north west of the Martello Caravan Park, north of Lowe Chase, Walton-on-the-Naze, Essex CO14 8SG.	624698 (E) 222103 (N)	5.26 ha	120 dwellings at a gross density of around 23 dwellings per hectare.	Not being promoted. Initially assessed as part of 2014 SHLAA. Land outside of the settlement development boundary in the emerging plan.	No obvious suitable means of vehicular access other than through the adjoining Martello Caravan Park. Part of site within flood zone.	Possible landscape sensitivity issues as site is within the Coastal Protection Belt in the 2017 submission Draft Local Plan.	Development would need to contribute towards the expansion of existing schools.	Land understood to be owned by the original freeholders of the adjoining Martello development (Hmford 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 2024/25 as a further phase.	On its own not considered to be suitable due to lack of access but there is potential for it to be considered with adjoining Martello site. Timing dependent on the delivery of the adjoining Martello Site. Careful landscaping and design required to minimise landscape impacts.
ALT30	Land to The West of Edenside Off Bloomfield Avenue Frinton On Sea Essex CO13 0DA	623566 (E) 221584 (N)	9.5 ha	85 dwellings as per the recently refused planning application.	Planning application 17/00836/OUT for up to 85 dwellings refused in 2017. Site lies outside of settlement development boundary and within strategic green gap designation in the emerging Local Plan. Landowner has made representations to the Local Plan and is considering whether or not to appeal against the refusal of permission.	Access via existing area of open space.	Within Strategic Green Gap designed to maintain separation between Kirby Cross and Kirby le Soken.	No irresolvable outstanding issues.	Land actively promoted by its owner.	Viability was not raised as an issue at the application stage. Dependent on prevailing housing market conditions	X	✓	If the objections to the Local Plan were upheld by the Inspector and the green gap designation was to be lifted, or an appeal against refusal was allowed, development could potentially take place in middle part of plan period.	Land forms part of important open gap between Frinton and Kirby-le-Soken. Same landowner as Turpins Farm site, so probably that this site would transfer to same development. Turpins Farm development more likely to take place first so completions on this site from 2025/26 is a reasonable estimate.
ALT31	Land off First Avenue, east of the Cricket Club, Frinton on Sea, Essex	623060 (E) 219969 (N)	2.97 ha	60 dwellings at a density of 20 dwellings per hectare.	Site outside of settlement development boundary in emerging Local Plan and protected for recreational use. Previously promoted for inclusion in the Local Plan but no current objection to the plan.	The Council is unsure if the site has suitable topography for development.	Adjacent to Conservation Area. The site is designated Green Space	No irresolvable outstanding issues.	Unknown. The site was promoted in 2015 but not promoted since.	Dependent on prevailing housing market conditions.	X	?	Land not being promoted for inclusion in the Local Plan for housing. Development unlikely within the plan period.	Land not being actively promoted for development at the present time. Landscape impact issues.
ALT32	Land at rear of 185 Thorpe Road, Kirby Cross, Essex	620664 (E) 221010 (N)	2.4 ha	55 dwellings at a density of 23 dwellings per hectare.	Site is being promoted for inclusion in the Local Plan.	Access issues	White Ladies Grade II north of site; Blue House Farmhouse Grade II north of site; 178 Thopre Road Grade II, north of site.	No irresolvable outstanding issues.	Actively promoted by its owner.	Cost associated in attaining access through demolition of existing property.	?	?	If access issues were resolved and site were included in the Local Plan at the promoter's request, outline consent might be granted in 2019/20 leading to potential development from 2022/23.	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.

Assessment of Manningtree, Lawford and Mistley alternative housing sites

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
ALT 33	Land off Colchester Road Lawford Essex	610305 (E) 231432 (N)	0.55 ha	15 dwellings as per the current planning application.	Subject of current undetermined planning application 11/00530/OUT. Application undetermined due to lack of sufficient information and timescales for appealing against non-determination have passed. Applicant intends to submit further information to enable application to be determined.	Site topography affects potential layout.	Protected green gap; Conservation Area	No irresolvable Issues subject to satisfactory s106.	Land is being actively promoted by developer.	Dependent on prevailing housing market conditions. No issues raised at planning application stage.	N	✓	If green gap designation were removed from the site following Local Plan examination and outline consent were granted in 2019/20, development in 2022/23 is conceivable.	Site within Green Gap area and not currently considered suitable for development.
ALT34	Land off Trinity Road Trinity Road Mistley Essex CO11 2HH	610420 (E) 231338 (N)	2.4 ha	75 dwellings as per the current planning application.	Subject of current undetermined planning application 11/00532/OUT which provides for open space and allotments on adjoining land. Application undetermined due to lack of sufficient information and timescales for appealing against non-determination have passed. Applicant intends to submit further information to enable application to be determined.	Topography of land may affect suitability of site and it is within the Strategic Green Gap that separates Lawford and Mistley.	Protected green gap. Adjacent to extension to AONB.	Development would need to contribute towards the expansion of existing schools. Subject to satisfactory s106	Land is being actively promoted by developer	Dependent on prevailing housing market conditions. No issues raised at planning application stage.	N	✓	If green gap designation were removed from the site following Local Plan examination and outline consent were granted in 2019/20, development from 2022/23 is conceivable.	Site within Green Gap area and not currently considered suitable for development.

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ALT35	Land off Grange Road, Lawford, Essex	609047 (E) 230644 (N)	3.19 ha	30 dwellings to reflect low density of adjoining development – as suggested by developer.	Land being promoted for inclusion in the Local Plan. Proposal includes housing and an extension to the neighbouring playing field.	The character on Grange Road is that of ribbon development fronting the highway. If the entire site were to be developed, this would promote backland development, out of character with the area.	Settlement Site NNE of Lawford House; Lawford House Grade II to south east of site; Glanfields Grade II to west of site; War Memorial to north of site Grade II; Grange Farmhouse Grade II to south west of site. Adjacent to open green space	No irresolvable Issues subject to satisfactory s106.	Land being promoted by Gladman Homes through Local Plan objections.	Dependent on prevailing housing market conditions.	?	✓	If the objections to the Local Plan were upheld by the Inspector and this site were included in the Local Plan development could potentially take place in middle part of plan period around 2022/23.	Land poorly related to the existing built form.
ALT36	Land to The rear of New Road Mistley Essex CO11 2AG	610896 (E) 231348 (N)	2.97 ha	67 as per the planning application now subject of an appeal.	Application 17/00004/OUT was refused by the Council and is now the subject of an appeal for which a Public Inquiry is scheduled for January 2017.	Access via demolition of existing property.	Protected green gap. Adjacent to AONB. Within a conservation area; The Hollies Grade II north of site; Park Manse Grade II north of site; Dorset House Grade II north of site; Entrance Gate and Front Railings to Dorset House Grade II north of site; Old Hall Grade II east of site	No irresolvable Issues subject to satisfactory s106.	Land being promoted both for inclusion in the Local Plan and through a planning appeal.	Dependent on prevailing housing market conditions.	X	✓	If the appeal was allowed in 2018/19 development could potentially take place in middle part of plan period around 2021/22.	Planning permission refused on principle grounds relating to its location. Therefore, site not considered suitable for residential development. Site is due to go to Public Inquiry in January 2018.
ALT37	Potential second phase of Land South of Harwich Road Mistley Essex CO11 2DN	612585 (E) 231057 (N)	6.3 ha	100 dwellings based on 80% of the site being developed at 20 dwellings per hectare.	Land subject of a representation to the Local Plan publication draft. Currently lies outside of settlement development boundaries.	Access would be via first phase of development currently at reserved matters stage.	The further the site extends to the north, the greater the concerns about the impact upon the landscape and the setting of the AONB.	No irresolvable Issues subject to satisfactory s106.	Land being promoted by Hopkins Homes through Local Plan objections.	Dependent on prevailing housing market conditions.	?	✓	Development would naturally follow from completion of the phase 1 development – but only if the developer is successful in getting the land included in the Local Plan.	This area of the landholding was specifically excluded from the original application to minimise concerns about landscape impact. These concerns remain valid.

Assessment of Brightlingsea alternative housing sites

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
ALT38	Land off Samsons Road, Brightlingsea	608461 (E) 218210 (N)	2.7 ha	67 based on a density of 25 dwellings per hectare.	Site lies outside of the settlement development boundary of the Local Plan. Was assessed as part of initial sieving exercise to inform the preparation of the Local Plan.	North east of site is Morses Farmhouse Grade II	Site lies within Coastal protection belt designed to protect the undeveloped landscape around the coast.	Development would need to contribute towards the expansion of existing schools and medical provision through s106. Brightlingsea is only served by an in/out road which makes for a problematic highway connection. With limited bus services, and no rail, this situation is compounded.	Site promoted at preferred options stage by Hills Group for inclusion in the Local Plan.	Dependent on prevailing housing market conditions.	?	?	Land not being promoted for inclusion in the Local Plan at publication stage and delivery within the plan period is considered unlikely.	Site poorly related to the built up area and would represent an illogical intrusion into the countryside.

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
ALT39	Lower Farm East End Green Brightlingsea Colchester Essex CO7 0SX	609674 (E) 217092 (N)	32.9 ha	41 dwellings as per the landowner's mixed-use development proposal which also includes 104 tourist lodges.	Mixed development being promoted for inclusion in the Local Plan. The proposed development is not subject of a current planning application.	North of site is Marsh Farm House Grade II; south east of site is East End Green Farmhouse Grade II	Close to SSSI land designation to the north and south. Adjacent to Local Wildlife Site. Within coastal protection boundary.	Some but sewerage needs work.	Land promoted by its owner for inclusion in the Local Plan	Potential costs in land preparation given its previous use for extraction.	?	✓	If outline permission were granted in 20119/20 after adoption of the Local Plan, development could take place from around 2022/23.	Site has potential to accommodate major tourism related development subject to addressing ecological, flood risk and access matters.
ALT40	Land north of Church Road, Brightlingsea	608258 (E) 218445 (N)	13.0 ha	230 dwellings based on a low density scheme of around 18 dwellings per hectare.	Site lies outside of the settlement development boundary of the Local Plan. Was assessed as part of initial sieving exercise to inform the preparation of the Local Plan.	Land adjoins the existing urban area but development would extend the settlement northwards away from its centre and the location of most services and facilities.	Land adjoins the existing urban area but development would extend the settlement northwards away from its centre and the location of most services and facilities. Potential adverse impacts on landscape character. Potential adverse impacts on the setting of All Saints church.	Development would need to contribute towards the expansion of existing schools. Brightlingsea is only served by an in/out road which makes for a problematic highway connection. With limited bus services, and no rail, this situation is compounded.	Unknown.	Dependent on prevailing housing market conditions.	?	?	Land not being promoted for inclusion in the Local Plan and delivery within the plan period is considered unlikely.	Land not being promoted for development and there are concerns about its impacts on the location.
ALT41	Land at Brightlingsea Hall Farm, west of Church Road, Brightlingsea	605810 (E) 218386 (N)	17 ha	306 dwellings based on a low density scheme of around 18 dwellings per hectare.	Land being promoted for inclusion in the Local Plan by the landowner.	No overriding or irresolvable issues. However, as will all sites in Brightlingsea, there is only one point of access and egress to and from the town.	Potential for some biodiversity as neighbouring land contains former gravel pits and woodland, which is likely to be a habitat for wildlife. Northern part of site adjoins a Conservation Area around the Listed All Saints Church. .	Development would need to contribute towards the expansion of existing schools and medical provision through s106. Brightlingsea is only served by an in/out road which makes for a problematic highway connection. With limited bus services, and no rail, this situation is compounded.	Site promoted by its owners, Trinity College, Cambridge, for inclusion in the Local Plan.	Dependent on prevailing housing market condition and any costs of off-site highway works.	?	✓	If the landowner's objections to the Local Plan were upheld by the Inspector and outline planning permission were granted in 2019/20 development could potentially take place from 2022/23.	Concerns about its impacts on the location in terms of the sensitive landscapes around Brightlingsea and the setting of All Saints Church.
ALT42	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.

Assessment of alternative sites in Alresford

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
ALT43	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 32% increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.
ALT44	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. Appeal decision imminent at the time of writing.	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	✓	If the appeal is successful and outline permission is granted in 2017/18, reserved matters approval in 2018/19 could lead to completions in 2020/21.	The site has been subject of a refused planning application and subsequent appeal which is in progress. The principal grounds for refusal included, housing need, and lack of a legal agreement. Existing permissions already represent a 32% increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.

Assessment of alternative sites in Elmstead Market

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
ALT45	Land adjacent Market Field School School Road Elmstead Essex	606303 (E) 224251 (N)	4.39 ha	62 dwellings as per the planning application which is the subject of an appeal.	Planning application for 62 dwellings refused by the Council over concerns about disproportionate levels of housing development in Elmstead Market, Appeal decision imminent at the time of writing.	No irresolvable outstanding issues	Badger Antiques, The Old House Grade II north of site; Grove Farmhouse Grade II south of site.	No irresolvable outstanding issues. S106 submitted to the appeal provides education contributions.	Land understood to be controlled by Hills Residential.	No issues were raised at application or appeal stage.	?	✓	If the appeal is successful and outline permission is granted in 2017/18, reserved matters approval in 2018/19 could lead to completions in 2020/21.	Site subject of refused planning application with appeal decision yet to be issued. Existing permissions already represent a 22% increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.
ALT46	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 32% increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.
ALT47	Land north of Meadow Close and west of Holly Way, Elmstead Market, Essex CO7 7QR.	605806 (E) 224949 (N)	4.5 ha	72 dwellings on the basis of 80% of the site being developed at a density of 20 dwellings per hectare.	Site lies outside the settlement boundary of the emerging Local Plan but had been allocated in an earlier version to be met with strong local objection. Land is subject of an objection at publication stage.	No irresolvable issues– but there are local concerns about highway safety and suitability of Meadow Close for access.	No irresolvable issues.	No irresolvable issues subject to securing suitable s106 contributions.	No irresolvable Issues. Land controlled by the same owner as adjoining Meadow Close site.	General housing market issues and cost of providing a new primary school and other community infrastructure would affect viability.	?	✓	If permission were ever granted on this site, development would, at the earliest, follow on from the adjoining development off Meadow Close or Tye Road from 2022/23.	Development of this land higher contentious when suggested as part of the draft Local Plan in 2012. Existing permissions already represent a 22% 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
ALT48	Land to the north of Colchester Road and east of Tye Road	605639 (E) 224630 (N)	1.9 ha	30 dwellings on the basis of 80% of the site being developed at a density of 20 dwellings per hectare.	Whilst this land has not been submitted as part of the call for sites process, development exists to the north and east so this would form a logical extension.	No irresolvable issues.	No irresolvable issues.	No irresolvable issues.	Unknown.	Development would have to factor in joining up with the main road network.	?	X	If permission were ever granted on this site, development would, at the earliest, follow on from the adjoining development off Meadow Close or Tye Road from 2022/23.	Whilst the site has not been formally submitted as part of the Local Plan process, or has been submitted to the Council as a planning application, it is considered that due to the recent grant of planning permission for land to the north and east and hard boundaries formed by the highway to the west and south, it may be that this land would be suitable for residential development to "fill-in" this corner of Elmstead Market. Existing permissions already represent a 22% increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.

Assessment of alternative sites in Great Bentley

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
ALT49	Land to The South of Thorrington Road Great Bentley Essex	610573 (E) 221769 (N)	3.1 ha	40 dwellings as per the application currently subject of an appeal.	Application 17/01098/OUT for 40 dwellings, a health centre and land for the expansion of the local primary school was refused by the Council and is now the subject of an appeal with a Public Inquiry scheduled for December 2017. Refusal on concerns over disproportionate levels of housing development in Great Bentley and impact on the setting of listed buildings.	No overriding or irresolvable issues.	The Field House Grade II north of site; Gardens of Cottage at Rear of Field House Grade II north of site; Church of St Mary Grade I east of site; Great Bentley Hall Grade II east of site; adjacent to Conservation Area	No overriding or irresolvable issues subject to securing an appropriate s106 agreement for health and education provision.	Land controlled by developers City & Country.	No viability issues raised during the application or appeal process.	?	✓	If appeals are successful and outline permission is granted in 2017/18, development could take place from 2020. If healthcentre is to be delivered at an early stage, development on this site might take precedence over the sites north of Thorrington Road and Plough Road.	Site subject of a planning appeal yet to be determined. Same developer proposes development on three sites, all to be tied through a single s106 agreement to deliver health centre and land for the school in tandem with the developments. Likely phasing is unclear until appeal decisions are made and the Council knows which, if any, of the three proposals is likely to proceed.
ALT50	Land to The North of Thorrington Road Colchester Essex CO7 8QD	610426 (E) 221828 (N)	3.2 ha	75 dwellings as per the application currently subject of an appeal.	Applications 17/01096/OUT and 16/02125/OUT for 75 dwellings refused by the Council and is now the subject of an appeal with a Public Inquiry scheduled for December 2017. Refusal on concerns over disproportionate levels of housing development in Great Bentley.	No overriding or irresolvable issues.	The Field House Grade II north of site; Gardens of Cottage at Rear of Field House Grade II north of site; Sturrick Farmhouse Grade II north east of site	No overriding or irresolvable issues subject to securing an appropriate s106 agreement for health and education provision.	Land controlled by developers City & Country.	Cost of securing access through demolition of existing property. Dependent upon prevailing housing market conditions.	?	✓	If appeals are successful and outline permission is allowed, it is assumed (for now) that development north of Thorrington Road might come later than the other two sites.	Site subject of a planning appeal yet to be determined. Same developer proposes development on three sites, all to be tied through a single s106 agreement to deliver health centre and land for the school in tandem with the developments. Likely phasing is unclear until appeal decisions are made and the Council knows which, if any, of the three proposals is likely to proceed.
ALT51	Land to The West of Plough Road Great Bentley Essex CO7 8LG	611200 (E) 221186 (N)	3.1 ha	75 dwellings as per the application currently subject of an appeal.	Applications 17/01097/OUT and 16/02127/OUT for 75 dwellings refused by the Council and is now the subject of an appeal with a Public Inquiry scheduled for December 2017. Refusal on concerns over disproportionate levels of housing development in Great Bentley.	No overriding or irresolvable issues.	No overriding or irresolvable issues. Site does however comprise flat exposed land with limited landscape features.	No overriding or irresolvable issues subject to securing an appropriate s106 agreement for health and education provision.	Land controlled by developers City & Country.	Dependent upon prevailing housing market conditions.	?	✓	If appeals are successful and outline permission is allowed, it is assumed (for now) that development in Plough Road might come after development south of Thorrington Road but before development north of Thorrington Road.	Site subject of a planning appeal yet to be determined. Same developer proposes development on three sites, all to be tied through a single s106 agreement to deliver health centre and land for the school in tandem with the developments. Likely phasing is unclear until appeal decisions are made and the Council knows which, if any, of the three proposals is likely to proceed.

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
ALT52	Land south of Weeley Road, Great Bentley	611907 (E) 222762 (N)	13 ha	200 dwellings based on around 80% of the site being developed at a density of 20 dwellings per hectare.	Land being promoted for inclusion in the Local Plan through representations at publication stage.	Safe access and egress might be difficult to achieve off Weeley Road.	No irresolvable issues.	No overriding or irresolvable issues subject to securing an appropriate s106 agreement for health and education provision.	No irresolvable issues.	Dependent upon prevailing housing market conditions.	X	✓	Site not considered deliverable within the plan period to 2033. Major concerns over scales of development already proposed for the village.	Potential to accommodate development but concerns over impact of the countryside and cumulative impact on development in the village. Existing permissions already represent a 39% increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.
ALT53	South of Station Field, East of Plough Road, Great Bentley	611438 (E) 221096 (N)	37 ha	500 dwellings based on around 80% of the site being developed at a density of 20 dwellings per hectare.	Land being promoted for inclusion in the Local Plan through representations at publication stage.	No irresolvable issues.	Significant landscape impacts and the potential coalescence of two settlements – Great Bentley and Aingers Green.	Scale of development would potentially require new school, health and other social infrastructure.	Land being actively promoted by its owner through the Local Plan process.	Dependent upon prevailing housing market conditions and any infrastructure requirements.	X	✓	Site not considered deliverable within the plan period to 2033. Major concerns over scales of development already proposed for the village.	The site was promoted as part of the Publication Draft Local Plan. Whilst the area has relatively few physical constraints, it is considered that the scale and situation of the development would go against the sustainable strategy advocated in the Local Plan and would lead to coalescence between villages. Existing permissions already represent a 39% increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.

Assessment of alternative sites in Little Clacton

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
ALT55	Land at Progress Way, Little Clacton, Essex	616429 (E) 218210 (N)	3.3 ha	90 dwellings at a gross density of 27 dwellings per hectare.	Site lies beyond the settlement development boundary in the emerging Local Plan. Land previously promoted for inclusion in the Local Plan but is not the subject of a current representation to the publication draft.	It is unclear how access to the site would be possible	Local Green Gap. Part of site effected by fluvial flood risk and is located within the Strategic Green Gap designed to maintain separation between Clacton-on-Sea and Little Clacton. Arrangements for access are also unclear.	No irresolvable issues.	Land is being promoted by the landowner as part of the Local Plan process.	Cost of securing suitable access. Dependent upon prevailing housing market conditions.	X	?	With limited indication as to the landowner's intentions and access issues needing to be resolved, no development is likely to be achievable in the plan period.	Due to the coalescence, access and flood risk issues above, this site is considered unsuitable for residential development. Deliverability in the plan period is very uncertain. Existing permissions already represent a 19% increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.
ALT56	Land West of Grove Road (east of Amerells Road)	616686 (E) 219949 (N)	4.37	87 dwellings at a density of 20 dwellings per hectare.	Site lies beyond the settlement development boundary in the emerging Local Plan. Land previously promoted for inclusion in the Local Plan but is not the subject of a current representation to the publication draft.	Potential ransom strip at entry to the site which affects access rights.	No overriding or irresolvable issues.	Contribution would be needed towards expansion of existing primary school.	Willing landowner, but access to site affected by possible ransom strip for which ownership has not been established..	Cost of resolving access issues.	?	?	If access issues could be resolved, development in the middle part of the plan period from 2022/23 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 19% increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.

Assessment of alternative sites in St Osyth

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
ALT57	Land at Folly Farm, south of Rochford Road and rear of properties in Clacton Road and Rochford Road, St. Osyth, Essex	612859 (E) 215740 (N)	5.3 ha	95 dwellings at gross density of 18 dwellings per hectare.	Site lies beyond the settlement development boundary in the emerging Local Plan. Land previously promoted for inclusion in the Local Plan but is not the subject of a current representation to the publication draft.	No irresolvable issues	No irresolvable issues	Cannot be accommodated without the provision of additional land or provision of a new school. Sewerage treatment is also likely to be an issue.	Land affected by restrictive covenants following its sale to the current landowners from Essex County Council. These could restrict/remove the commercial incentive to release land for development until 2020.	Contribution towards infrastructure and general housing market issues may affect viability.	?	X	Covenant prevents development before 2020. If site were not excluded from the Local Plan, outline consent in 2021/22 could lead to completions in the middle to late part of the plan period.	The site has previously been submitted as part of the Local Plan process. However, this was in an older iteration of the plan. Since that time, covenants on the land has put the sites deliverability into question. Existing permissions already represent a 28% increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.

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
ALT58	Land south of Clacton Road, St. Osyth, Essex	613052 (E) 213891 (N)	4.6	80 dwellings at gross density of 18 dwellings per hectare.	Site lies beyond the settlement development boundary in the emerging Local Plan. Land previously promoted for inclusion in the Local Plan but is not the subject of a current representation to the publication draft.	No irresolvable issues	No irresolvable issues	Cannot be accommodated without the provision of additional land or provision of a new school. Sewerage treatment is also likely to be an issue.	Land affected by restrictive covenants following its sale to the current landowners from Essex County Council. These could restrict/remove the commercial incentive to release land for development until 2020.	Contribution towards infrastructure and general housing market issues may affect viability.	?	X	Covenant prevents development before 2020. If site were not excluded from the Local Plan, outline consent in 2021/22 could lead to completions in the middle to late part of the plan period most likely following development at Folly Farm.	The site has previously been submitted as part of the Local Plan process. However, this was in an older iteration of the plan. Since that time, covenants on the land has put the sites deliverability into question. Existing permissions already represent a 28% increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.

Assessment of alternative sites in Thorpe-le-Soken

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
ALT59	Land north of the Lifehouse Spa and Hotel, Frinton Road, Essex CO16 0JD	618341 (E) 221763 (N)	3 ha	92 assisted living units as indicated in the refused planning application.	Planning application 17/00440/OUT proposed 92 assisted living or care home units on 3ha of land controlled by the owners of the Lifehouse spa. The application also included a health centre on neighbouring land and 200 homes, business units and car parking facility on other land in Station Road closer to Thorpe Station and Maltings. The applications were refused in 2017 and a re-submitted application proposing only 200 homes on the Station Road site is under consideration.	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 (unless the applicant chooses to appeal against refusal).	Land immediately to the north has gained planning permission, on appeal, for residential development. The proposal for 200 homes off Station Road is physically separate from the main settlement of Thorpe le Soken and is effectively an extension to the separately defined settlement around Thorpe Station and Maltings. That site is therefore not included in this assessment and would have to demonstrate exceptional considerations to gain permission through the development management process. Existing permissions already represent a 30% increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.
ALT60	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 30% 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
ALT61	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 30% increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.

Assessment of alternative sites in Weeley

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
ALT62	Homestead Caravan Park, Thorpe Road, Weeley	615029 (E) 222576 (N)	1.5 ha	30 dwellings based on a density of 20 dwellings per hectare.	Site continues to operate as a holiday park. Land promoted through the Local Plan process. Outline planning permission (15/0737/OUT) granted for commercial development (B1) in August 2015. Land promoted for housing through the Local Plan.	No irresolvable issues but access to holiday park would need to be retained.	Dale Brow Grade II south east of site; Brook Farmhouse Grade II south east of site. On a designated caravan site	Potential cumulative impacts on transport, health, utilities and education infrastructure if coming forward alongside other sites.	Still operating as a viable caravan park and a single residential dwelling and there is planning permission for employment uses.	Costs of removing existing buildings and infrastructure from site, the need to contribute to new infrastructure and general housing market issues may affect viability.	X	X	Site most likely to continue in tourism/ employment use. No completions anticipated in plan period.	Site is currently operating as a viable caravan park to which Policy PP11 in the 2017 Draft Local Plan will apply and so is not currently deemed to be suitable. The requirements of that policy would need to be met before a residential scheme could sensibly be considered.
ALT63	Land off Crow Lane, Weeley	614477 (E) 222369 (N)	19.25	300 as indicated in the Local Plan preferred options draft.	Land included in the Local Plan at preferred options stage for a major mixed use development as part of a wider proposal for strategic growth around Weeley but deleted from the plan at publication stage.	Significant improvements to Crow Lane would be required to achieve suitable access.	Dale Brow Grade II south east of site; Tocketts (probably formerly known as Byways) Grade II south of site; 2, The Street Grade II south of site; The Elms Grade II south of site; Ash Farmhouse Grade II south of site.	Scale of development would need to be supported by new services and facilities which are only realistically deliverable as part of a wider comprehensive scheme.	Land understood to be controlled by a willing landowner with an agreement with a housebuilder.	Costs of new infrastructure and general housing market issues may affect viability.	✓	✓	If development were allowed to proceed, as part of wider comprehensive strategy, it would most likely follow completion at land south of Thorpe Road as allocated in the emerging Local Plan from 2028/29.	Land only suitable for development as part of a wider strategy for growth around Weeley. This approach was part of the preferred options Local Plan but deleted at publication stage both in response to significant levels of local objection, but also on confirmation of OAN at 550 dwellings per annum as opposed to 600. Development not needed in the current plan period.
ALT64	Land North of Colchester Road Weeley Essex CO16 9AG	613982 (E) 222532 (N)	25 ha	380 as per the refused planning application which included commercial uses and community facilities. .	Site subject of planning application (16/01847/OUT) for mixed use development including 380 homes, employment land, school and medical facilities. Application was refused mainly on prematurity grounds and for being poorly related to the established settlement of Weeley but no appeal has been lodged. Site being promoted by Taylor Wimpey for inclusion in the Local Plan with objections to the publication draft.	No irresolvable issues but development at the scale proposed would require a suitable access from the B1033 that would not reduce the flow of traffic on this busy route.	Rose Farmhouse Grade II north west of site. Significant ecological diversity on the site requiring a comprehensive mitigation strategy.	Scale of development would need to be supported by new services and facilities which are only realistically deliverable as part of a wider comprehensive scheme.	No irresolvable issues but large area of site operates as a viable car-boot business. Land controlled under option by Taylor Wimpey.	Costs of new infrastructure and general housing market issues may affect viability.	X	✓	If the developer is successful in getting the site included in the Local Plan, development from 2023/24 following adoption of the plan might be feasible. Rate of development assumed at 40 completions per annum in line with assumptions for land south of Thorpe Road.	There are doubts over the suitability of this land for housing at it would introduce housing on the opposite side of a busy road and would protrude the settlement northwards into a relatively uncontained area of countryside that is poorly connected with the existing built up area. There may be potential for this land to be considered for other uses such as employment or commercial rather than housing. There may be potential for it to be considered in the longer-term for housing but only if the issues identified above are addressed and additional growth is required at Weeley through a comprehensive strategy.

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
ALT65	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.
ALT66	Land between Tendring Park Services and Weeley Bridge, Land South of Colchester Road Weeley Essex	614055 (E) 221994 (N)	53 ha	800 dwellings as indicated in the preferred options draft Local Plan as part of a mixed scheme including services and facilities.	Land included in the Local Plan at preferred options stage for a major mixed use development as part of a wider proposal for strategic growth around Weeley but deleted from the plan at publication stage. Part of the site was subject of a planning application (16/02131/OUT) for up to 228 dwellings, land for a primary school, a car park to serve Weeley Railway Station and other community uses. The application was refused mainly on prematurity grounds but no appeal has been lodged.	No irresolvable issues but southern part of site lies within the Flood Zone. Potential for direct access to the strategic road network. Access to railway and bridge over the railway may need to be maintained for operational reasons.	Weeley House Grade II east of site. Significant landscape impact due to topography of the site and viewpoints from Colchester Road, Weeley Bypass and the A133.	Scale of development would need to be supported by new services and facilities which are only realistically deliverable as part of a wider comprehensive scheme.	Site in single Ownership. Landowner promoted site for inclusion in the Local Plan but has not objected to the sites exclusion from the publication draft. Land not understood to be under the control of a developer.	Costs of new infrastructure and general housing market issues may affect viability.	?	✓	With the land no longer being actively promoted, it is more likely to be an option for consideration in the next review of the Local Plan.	Has potential to be considered to meet future growth requirements. Site is well placed close to the strategic road network at the junction of the A133 and B1033. Land only suitable for development as part of a wider strategy for growth around Weeley. This approach was part of the preferred options Local Plan but deleted at publication stage both in response to significant levels of local objection, but also on confirmation of OAN at 550 dwellings per annum as opposed to 600. Development not needed in the current plan period.
ALT67	Land at Saxon Lodge, Colchester Road	614081 (E) 222544 (N)	2.39 ha	34 dwellings on part of the site.	Outline approval (13/00038/OUT) for erection of B1 class unit and improvements to the existing vehicular access and road junction. Land not being actively promoted for residential use.	No irresolvable issues but a suitable access from the B1033 would be required that would not reduce the flow of traffic on this busy route.	No irresolvable issues.	No irresolvable issues for development at this scale.	No irresolvable issues but site continues to operate as a viable kennels/cattery and there is planning permission for employment uses.	Costs of new infrastructure and general housing market issues may affect viability.	?	?	Land only likely to come forward for development if a wider strategy for growth in Weeley proceeds through the Local Plan process.	There are doubts over the suitability of this land for housing as it would introduce housing on the opposite side of a busy road. There are also some doubts about whether suitable access can be achieved for housing. The recent approved planning application suggests there is more interest from the landowner for employment use than housing. There may be potential for it to be considered in the longer-term for housing but only if the issues identified above are addressed and additional growth is required at Weeley at the time.

Appendix 5: Trajectory Assumptions

Site Ref	Site name	Total capacity	YR1 2017/ 18	YR2 2018/ 19	YR3 2019/ 20	YR4 2020/ 21	YR5 2021/ 22	YR6 2022/ 23	YR7 2023/ 24	YR8 2024/ 25	YR9 2025/ 26	YR10 2026/ 27	YR11 2027/ 28	YR12 2028/ 29	YR13 2029/ 30	YR14 2030/ 31	YR15 2031/ 32	YR16 2032 -33	Next plan	Notes
CLACTON																				
12/01262/OUT	Thorpe Road	250		RM	DC/C	50	50	50	50	50										50dpa confirmed by developer.
16/01250/OUT	Brook Park West	200		RM	DC/C	50	50	50	50											50dpa confirmed by developer.
15/01720/OUT	Centenary Way *	175	HCC	OUT/ RM	RM/ DC	C/20	40	40	40	15										Rate of 40 dpa advised by planning agent. *Permission subject of legal challenge.
15/01351/OUT	Sladbury's Lane *	132		RM	DC/C	30	30	30	30	12										*Permission subject of legal challenge.
16/00421/FUL	Chicken Farm, Thorpe Road	80		DC/C	27	27	26													Trajectory advised by developer.
16/01520/FUL	82 Jaywick Lane	68	DC	C/15	48	5														
14/00931/FUL	Gainsford Avenue	51 (of 65)	25	26																Under construction.
16/01916/FUL	Coppins Court, Coppins Road	60		DC/C	60															
16/02107/FUL	Bramcote, Thorpe Road (s106)	48	S106	DC/C	24	24														Committee approval subject to s106 agreement.
06/00255/FUL	Royal Hotel, Marine Parade (under construction)	32 (of 46)																		Limited evidence that development will happen.
15/00578/FUL	Sandles Inn, Rosemary Road (s106)	23																		Limited evidence that development will happen.
14/00593/FUL	Rumours Nightclub, Rosemary Road	16																		Limited evidence that development will happen.
16/00921/FUL	23-27 Brooklands	15		DC/C	15															Demolition of existing properties already recorded.
16/00740/OUT	Elm Farm, Little Clacton Road	14	RM	DC/C	14															Trajectory advised by planning agent.
15/00899/FUL	691-717 St. John's Road	14		DC/C	14															
14/00929/FUL	824 St. John's Road	13																		Limited evidence that development will happen.
14/01375/FUL	3 Marine Parade East (Liquor Lounge)	13																		Limited evidence that development will happen.
16/00920/FUL	32-37 Brooklands	13			DC/C	13														Demolition of existing properties already recorded.
15/01700/FUL	Grove Cottage, Jaywick Lane	13	13																	Completed.
12/01087/FUL	R/o Wick Lodge, Jaywick Lane	11																		Limited evidence that development will happen.
15/01655/FUL	R/o 1-3 Valley Road (under construction)	8 (of 11)	8																	Under construction.
17/01030/FUL*	Lotus Way/Tamerisk Way	10		DC/C	10															Combined with application 17/01032/FUL
11/00865/FUL	143-145 Kings Parade (under construction).	10		10																Under construction.
LP Allocation SAMU3	Oakwood Park	750		OUT	RM	DC	C	30	30	30	30	30	60	60	60	60	60	60	240	Longer term development.
LP Allocation SAMU2	Hartley Gardens	1,700		LPA	OUT	RM	DC	C	30	30	30	30	30	60	60	60	60	60	1,250	Longer term development.
LP Allocation SAMU4	Rouses Farm	950	OUT	RM	DC	C/15	30	30	30	30	30	60	60	60	60	60	60	60	365	Subject of current application 17/01229/OUT .
LP Allocation MSA6	Waterworks Drive	90		LPA	OUT	RM	DC	C	30	30	30									Longer term development.
LP Allocation MSA5	Station Gateway	60									FUL	DC	C	30	30					Longer term development.
LP Allocation MSA4	R/o 522-524 St. John's Road	43			OUT	RM	DC	C	43											Longer term development.
LP Allocation MSA3	Orchard Works	14	FUL	DC/C	14															Subject of current application 17/01328/FUL
LP Allocation MSA2	Cotswold Road	12						FUL	DC/C	12										Longer term development.
			46	51	226	234	226	230	333	209	120	120	150	180	210	210	180	180		Total for Clacton = 2,905
HARWICH & DOVERCOURT																				
14/01431/OUT	Harwich Valley (East of Pond Hall Farm)	297			RM	DC	C	20	20	20	20	20	20	20	20	20	20	20	77	Infrastructure issues that might delay development.
16/00729/FUL	Delfords Factory, Main Road	66	DC	15	30	21														
16/00504/FUL	Williamsburg Avenue	38		DC/C	19	19														
15/01549/OUT	SATO Site, Valley Road	38					RM	DC	19	19										Requires factory to be redeveloped before housing.
12/00843/FUL	R/o Pound Farm, Main Road (under construction)	8 (of 30)	8																	Under construction.
17/01338/FUL	Cliff Hotel	20		DC	C	20														
16/02128/OUT	Brickfield Site, Una Road/Edward Road	12		RM	DC/C	12														See detailed note in the Committee report.
LP Allocation SAH2	Low Road	300		LPA	OUT	RM	DC	C	20	20	20	20	20	20	20	20	20	20	100	See detailed note in the Committee report.
LP Allocation MSA8	Harwich & Parkeston FC	89												20	20	20	20	9		
LP Allocation SAH1	Greenfields Farm	164		LPA	OUT	RM	DC	C	20	20	20	20	20	20	20	20	4			
LP Allocation MSA7	Land at Mayflower Primary	15						FUL	DC/C	15										
			8	15	49	72	0	20	79	94	60	60	60	80	80	80	64	49		Total for Harwich = 870
FRINTON/WALTON/KIRBY CROSS																				
15/01234/OUT	Halstead Road	240	RM	DC/C	50	50	50	50	40											Rate of 50dpa advised by developer.
15/01714/FUL	Martello Site (under construction)	216	15	30	30	30	30	30	30	21										Under construction.
16/00031/OUT	Turpins Farm	210		RM	DC/C	40	40	40	40	40	10									Housebuilder in process of acquiring site.
15/01710/OUT	R/o 121-183 Thorpe Road	109		RM	DC/C	30	30	30	19											Scheme involves demolition of one property.
16/00270/FUL	Former Anna Victoria Nursing Home	40	40																	Under construction.
16/01446/DETAIL	R/o 32-52 Frinton Road	26		26																Under construction.
14/00953/FUL	17 & 19 Harold Road (under construction)	13	13																	Under construction.
17/00571/FUL	Martello Site (near Martello Tower)	16		DC/C	16															
17/01080/FUL	Luff Way	12		DC/C	C	12														
16/01841/DETAIL	The Sheltons	10	C	10																Under construction.
16/00538/FUL	88-90 Pole Barn Lane	10	DC	C/10																
LP Allocation MSA12	The Farm, Kirby Road	47						FUL	DC/C	24	23									Longer term development.

16/01169/OUT	Landmere Road	98	RM	DC/C	40	40	18														Reserved matters under consideration.
16/00838/OUT	Frinton Road	49		RM	DC/C	19	30														Allowed on appeal in October 2017.
13/01481/FUL	Abbey Gardens	40	20	20																	Under construction.
			20	20	40	59	48	0	0	0	0	0	0	0	0	0	0	0	0	0	Total for Thorpe = 187

Site Ref	Site name	Total capacity	YR1 2017/ 18	YR2 2018/ 19	YR3 2019/ 20	YR4 2020/ 21	YR5 2021/ 22	YR6 2022/ 23	YR7 2023/ 24	YR8 2024/ 25	YR9 2025/ 26	YR10 2026/ 27	YR11 2027/ 28	YR12 2028/ 29	YR13 2029/ 30	YR14 2030/ 31	YR15 2031/ 32	YR16 2032 -33	Next plan		
WEELEY																					
15/01750/FUL	St. Andrew's Road (s106)	14		DC/C	14																
LP Allocation SAMU5	R/o Council Offices	280		OUT	RM	DC/C	40	40	40	40	40	40	40								Rate of 40dpa agreed with developer.
LP Allocation MSA1	TDC Council Offices	24						24													
			0	0	14	0	40	64	40	40	40	40	40	0	0	0	0	0			Total for Weeley = 318
SMALLER RURAL SETTLEMENTS																					
13/01385/FUL	Thorpe Maltings	54																			Viability issues.
15/01080/OUT	Adj Great Oakley Primary School	51		RM	DC	C/26	25														
16/01152/DETAIL	Tokely Road, Frating	49		DC/C	49																
16/01456/DETAIL	Willow Farm, Weeley Heath	46	DC	C/10	36																Trajectory advised by developer.
16/00782/OUT	Badley Hall Farm, Great Bromley	24		RM	DC/C	24															
16/00677/FUL	Kidby's Nursery, Weeley Heath	22	DC/C	22																	
15/01737/OUT	Station Road, Wrabness	18		RM	DC/C	18															
13/00036/OUT	Notcutts, Ardleigh (under construction)	9 (of 18)	9																		Development under construction
15/00987/OUT	Break of Day, Great Oakley	17		RM	DC/C	17															
16/01137/FUL	Edwards Drive/Clacton Road, Thorrington	16	DC	C16																	
12/01023/FUL	Chapelfields, Wix	14																			
16/00871/DETAIL	White Hart, Wix	10		DC/C	10																
17/00090/FUL	Adj. Morton House, Station Road, Thorrington	10		DC/C	10																
			9	48	105	85	25	0	0	0	0	0	0	0	0	0	0	0			Total for smaller rural settlements = 272
	Small Sites Windfall Allowance		204	179	154	129	104	94	87	80	72	65	57	50	42	35	27	20			Total for small/windfall sites = 1,399
	TOTAL FIGURES		506	547	1102	1282	970	816	960	774	560	495	445	490	512	505	451	429			TOTAL: 10,844

Trajectory assumptions for Alternative Housing Site

Site Ref	Site name	Total capacity	YR1 2017/ 18	YR2 2018/ 19	YR3 2019/ 20	YR4 2020/ 21	YR5 2021/ 22	YR6 2022/ 23	YR7 2023/ 24	YR8 2024/ 25	YR9 2025/ 26	YR10 2026/ 27	YR11 2027/ 28	YR12 2028/ 29	YR13 2029/ 30	YR14 2030/ 31	YR15 2031/ 32	YR16 2032 -33	Next plan	Notes
CLACTON																				
ALT1	112-118 Oxford Road	60																	60	Site best retained in employment use.
ALT2	Lotus Way, Jaywick Sands	900				30	30	30	30	30	30	30	30	30	30	30	30	30	310	Long-term Council-led regeneration project.
ALT3	Garden Road, Jaywick Sands	10	OUT	RM	DC/C	10														
ALT4	Cherry Tree Avenue	300		LPA	OUT	RM	DC/C	30	30	30	30	30	30	30	30	30	30			Strategic Green Gap site.
ALT5	Rush Green Road South	100	OUT	RM	DC/C	30	30	30	10											Strategic Green Gap site.
ALT6	Rush Green Road North	276		LPA	OUT	RM	DC/C	30	30	30	30	30	30	30	30	30	6			Strategic Green Gap site.
ALT7	North of 782 – 828 St. John's Road	85	OUT	RM	DC/C	30	30	25												
ALT8	Earls Hall Drive	35		LPA	OUT	RM	DC/C	5	25	5										
ALT9	Brook Park West Potential Phase 2	200					OUT	RM	DC/C	50	50	50	50							
ALT10	London Road	220		OUT	RM	DC/C	30	30	30	30	30	30	30	10						Strategic Green Gap site.
ALT11	Foots Farm	100		LPA	OUT	RM	DC/C	30	30	30	10									
ALT12	Crossways Garden Centre	20																	20	Delivery within plan period uncertain.
ALT13	Oakwood Park Potential Phase 3	288																	288	Assumed beyond 2033.
ALT14	Burrs Road/Sladbury's Lane	508							18	30	30	30	30	30	30	30	30	30	250	Strategic Green Gap site.
			0	0	0	100	120	210	185	223	210	200	200	130	120	120	96	60		Total for Clacton = 1,974 Total excluding green gap sites = 820
HARWICH & DOVERCOURT																				
ALT15	Navyard Wharf	200			OUT	RM	DC	C	50	50	50	50								Dependent on relocation of Navyard port.
ALT16	Ferndale Road	13		FUL	DC/C	13														Planning permission lapsed.
ALT17	Barrack Lane	28																	28	Development complicated and delivery unlikely.
ALT18	Durite Works	32																	32	Site best retained in employment use.
ALT19	Michaelstowe Farm	65		LPA	OUT	RM	DC/C	20	20	20	5									Proximity to Listed Church is an issue.
ALT20	Ramsey Road	55		LPA	OUT	RM	DC/C	20	20	15										
ALT21	Mayes Lane	71		LPA	OUT	RM	DC/C	20	20	20	11									Strategic Green Gap site/proximity to Listed Church.
ALT22	Low Road South	390																	390	Site affected by flood risk.
ALT23	Oakley Road	1,415																	1,415	
			0	0	0	13	0	60	110	105	66	50	0	0	0	0	0	0		Total for Harwich = 404 Total excluding green gap sites = 333
FRINTON/WALTON/KIRBY CROSS																				
ALT24	Walton Mere	129																	129	Unlikely to be feasible.
ALT25	North Street, Walton	20																	20	Flood risk concerns.
ALT26	Mill Lane, Walton	20																	20	Flood risk concerns.
ALT27	47 The Parade, Walton	11		FUL	DC/C	11														Site has had planning permission.
ALT28	Old Hall Lane, Walton	400																	400	Landscape impact concerns.
ALT29	North of Lowe Chase	120					OUT	RM	DC/C	9	30	30	30	21						Potential for
ALT30	Bloomfield Avenue/Edenside	85		LPA	OUT	RM	DC/C	OUT	RM	DC/C	30	40	15							Strategic Green Gap Site
ALT31	First Avenue, Frinton	60																	60	
ALT32	R/o 85 Thorpe Road	55		LPA	OUT	RM	DC/C	30	25											
			0	0	0	11	0	30	25	9	60	70	45	21	0	0	0	0		Total for Frinton/Walton/Kirby Cross = 271 Total excluding green gap sites = 186
MANNINGTREE/LAWFORD/MISTLEY																				
ALT33	Colchester Road	15		LPA	OUT	RM	DC/C	15												Strategic Green Gap site.
ALT34	Trinity Road	75		LPA	OUT	RM	DC/C	30	30	5										Strategic Green Gap site.
ALT35	Grange Road	30		LPA	OUT	RM	DC/C	30												
ALT36	New Road	67		OUT	RM	DC/C	40	27												Strategic Green Gap site.
ALT37	Harwich Road Phase 2	100						25	40	35										
			0	0	0	0	40	127	70	40	0	0	0	0	0	0	0	0		Total for Manningtree/Lawford/Mistley = 277 Total excluding green gap sites = 130
BRIGHTLINGSEA																				
ALT38	Samsons Road	67																	67	
ALT39	Lower Farm	41		LPA	OUT	RM	DC/C	21	20											
ALT40	Church Road North	230																	230	
ALT41	Brightlingsea Hall Farm	306		LPA	OUT	RM	DC/C	40	40	40	40	40	40	40	26					
ALT42	Lodge Lane	160																	160	
			0	0	0	0	0	61	60	40	40	40	40	40	26	0	0	0		Total for Brightlingsea = 347
ALRESFORD																				
ALT43	Adj 2 Wivenhoe Road	85																	85	Major landscape, access and settlement issues.
ALT44	Tenpenny Farm	50	OUT	RM	DC/C	25	25													Dependent on current appeal being allowed.
			0	0	0	25	25	0	0	0	0	0	0	0	0	0	0	0		Total for Alresford = 50

Site Ref	Site name	Total capacity	YR1 2017/ 18	YR2 2018/ 19	YR3 2019/ 20	YR4 2020/ 21	YR5 2021/ 22	YR6 2022/ 23	YR7 2023/ 24	YR8 2024/ 25	YR9 2025/ 26	YR10 2026/ 27	YR11 2027/ 28	YR12 2028/ 29	YR13 2029/ 30	YR14 2030/ 31	YR15 2031/ 32	YR16 2032 -33	Next plan		
ELMSTEAD MARKET																					
ALT45	School Road East	62	OUT	RM	DC/C	31	31														
ALT46	Orchard Close	100																		100	
ALT47	Holly Way	72		LPA	OUT	RM	DC/C	36	36												
AL48	Colchester Road/Tye Road	30		LPA	OUT	RM	DC/C	30													
			0	0	0	31	31	36	36	0	0	0	0	0	0	0	0	0	0		Total for Elmstead Market = 164
GREAT BENTLEY																					
ALT49	Thorrington Road South	40	OUT	RM	DC/C	40															Dependent on current appeal being allowed.
ALT50	Thorrington Road North	75	OUT			RM	DC/C	25	50												Dependent on current appeal being allowed.
ALT51	Plough Road West	75	OUT		RM	DC/C	50	25													Dependent on current appeal being allowed.
ALT52	Weeley Road	200																			200
ALT53	Plough Road East	500																			500
			0	0	0	40	50	50	50	0	0	0	0	0	0	0	0	0	0		Total for Great Bentley = 190
LITTLE CLACTON																					
ALT55	Progress Way	90																			90
ALT56	Grove Road	87		LPA	OUT	RM	DC	C	30	30	27										
			0	0	0	0	0	0	30	30	27	0	0	0	0	0	0	0	0		Total for Little Clacton = 87
ST. OSYTH																					
ALT57	Folly Farm	95					OUT	RM	DC/C	30	30	30	5								
ALT58	Clacton Road/Rochford Road	80								OUT	RM	DC/C	25	30	25						
			0	0	0	0	0	0	0	30	30	30	30	30	25	0	0	0			Total for St. Osyth = 175
THORPE-LE-SOKEN																					
ALT59	North of Lifehouse	92																			92
ALT60	Town Road	60																			60
ALT61	Lonsdale Road	83																			83
			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Total for Thorpe le Soken = 0
WEELEY																					
ALT62	Homestead	30																			30
ALT63	Crow Lane	300								OUT	RM	DC	C	40	40	40	40	40			100
ALT64	North of Colchester Road	380		LPA	OUT	RM	DC	C	40	40	40	40	40	40	40	40	40	40	20		
ALT65	R/o Rainbow Nurseries	129																			129
ALT66	R/o Tendring Park Services	800																			800
ALT67	Saxon Lodge	34																			34
			0	0	0	0	0	0	40	40	40	40	40	80	80	80	80	60			Total for Weeley = 580

Key:

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