



Housing Land Supply Statement

Colchester Borough Council's housing land
supply position
February 2018

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1. Status of this document

1.1 This document sets out Colchester's housing land supply position and explains how this position complies with the requirements of national policy and guidance.

1.2 The document represents the current housing land supply position as of 31st December 2017. The relevant five year housing land supply period therefore covers the period between April 2017 and March 2022.

1.3 The information contained in this document is correct in respect of the time period it covers but due to the nature of housing supply and delivery it is considered a 'live document'. It is therefore subject to change as and when new information is received which changes the housing supply and/or housing delivery position. Please see Section 6 for more information on monitoring.

2. Local context

2.1 Colchester Borough Council has an adopted Local Plan which consists of its Core Strategy (adopted in 2008 and subject to a Focused Review in 2014), Site Allocations DPD (adopted 2010) and Development Policies DPD (adopted 2008 and reviewed 2014). The Tiptree Jam Factory Plan DPD (2013) also forms part of the development plan. In addition there are two adopted Neighbourhood Plans within Colchester Borough in the form of the Myland and Braiswick Neighbourhood Plan and Boxted Neighbourhood Plan, both of which were adopted in 2016.

2.2 The adopted Local Plan set a housing target of 19,000 new homes between 2001 and 2023 at an annual rate of 830 dwellings per year. Housing delivery over this period has exceeded expectations and the Council has overseen a cumulative surplus of housing delivery between April 2001 and September 2017 of 959 new homes. Housing delivery in the Borough is therefore considered buoyant.

2.3 The Council is currently preparing a new Local Plan to direct future development and growth in the Borough and allocate sufficient land to meet objectively assessed housing needs over the plan period from 2017 to 2033. As a result of a robust evidence base, the emerging Local Plan sets a housing target of 14,720 over the plan period at an annual rate of 920 dwellings per year. In order to meet this housing target, the new Local Plan allocates additional land to supplement sites already identified and committed for residential development.

2.4 The emerging Local Plan has been submitted to the Secretary of State (the Planning Inspectorate) and an Examination in Public (EiP) commenced in January 2018.

3. National policy

3.1 A core principle of the National Planning Policy Framework (NPPF) is a commitment that planning should be genuinely plan-led and that planning should proactively set out to meet the growth needs of an area. This is re-enforced at paragraph 47 which sets the requirements of local planning authorities to ensure that objectively assessed housing needs are met through the identification of housing development sites.

3.2 Paragraph 47 also requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing land against their housing requirements. A buffer is required to be added to this five year requirement, the level of which is determined by the local planning authorities' recent housing delivery record: a default 5% buffer is added to ensure choice and competition in the market for land; and in areas where the local planning authority has overseen a persistent under delivery of housing, this is increased to 20%. In both instances the buffer is brought forward from later in the plan period so that the overall housing target in the plan period is not affected.

3.3 For sites to be considered deliverable, footnote 11 of the NPPF states they should:

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

Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example if they will not be viable, there is no longer a demand for the type of units permitted or if sites have long term phasing plans.

3.4 Planning Practice Guidance (PPG) is clear that planning permission is not a prerequisite for a site being considered deliverable in respect of a five year supply of housing land. For example if there are no significant constraints (e.g. substantial infrastructure requirements, extensive contamination, etc) to overcome, sites without planning permission can be considered capable of being delivered within the five year period.

3.5 Paragraph 48 of the NPPF states that local planning authorities may make an allowance for windfall sites in the five year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to historic windfall delivery rates and expected future trends, and should not include residential garden sites.

3.6 Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites.

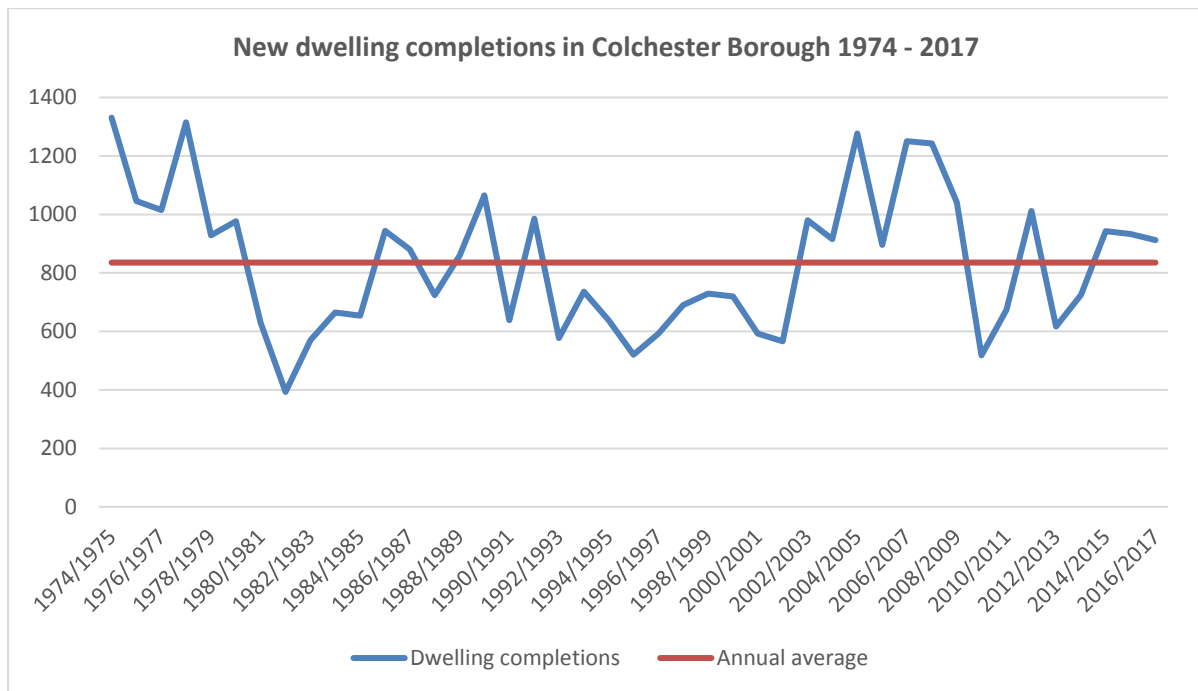
4. Colchester’s five year housing land supply position

4.1 This section sets out Colchester Borough Council’s five year housing land supply position including its justification for the calculation of deliverable sites.

4.2 Colchester’s five year housing land supply is based on an annual housing target of 920. This figure is derived from an objectively assessed housing need study published in 2015 by Peter Brett Associates¹ in full compliance with national guidance. This housing target equates to a requirement to deliver 4,600 new dwellings over a five year period.

4.3 As explained in the previous section, national policy states that where local planning authorities have a record of persistent under delivery of new housing, there is a requirement to apply a 20% buffer to its five year housing requirement. National policy does not define persistent under delivery but it is clear this would mean a prolonged period of under delivery; mere fluctuations in annual delivery, for example caused by adverse market conditions, are not sufficient to warrant the imposition of a 20% buffer.

4.4 The Council has an excellent record of housing delivery over a prolonged period. Since 1974 it has overseen the delivery of almost 36,000 homes at an average rate of 835 new dwellings per year.



¹ Peter Brett Associates on behalf of Braintree District Council, Colchester Borough Council, Chelmsford City Council and Tendring District Council, *Objective Assessed Housing Needs Study* (2015) [available from colchester.gov.uk].

4.5 Since the beginning of current plan period from 2001 to 2023, the Council has exceeded its housing requirements by 744 dwellings, equivalent to an additional year's worth of housing growth, as illustrated in the table below.

Year	Annual target	Completions per year	Cumulative target	Cumulative completions	Cumulative completions against target
2001/02	855	566	855	566	-289
2002/03	855	980	1710	1546	-164
2003/04	855	916	2565	2462	-103
2004/05	855	1277	3420	3739	+319
2005/06	855	896	4275	4635	+360
2006/07	830	1250	5105	5885	+780
2007/08	830	1243	5935	7128	+1193
2008/09	830	1028	6765	8156	+1391
2009/10	830	518	7595	8674	+1079
2010/11	830	673	8425	9347	+922
2011/12	830	1012	9255	10359	+1104
2012/13	830	617	10085	10976	+891
2013/14	920	725	11005	11701	+696
2014/15	920	943	11710	12644	+934
2015/16	920	933	12845	13577	+732
2016/17	920	912	13765	14489	+724
01/04/2017 to 30/09/2017	460	480	14225	14969	+744

4.6 As a result of this record of housing delivery, the Council does not consider a persistent under delivery of new housing to have taken place and accordingly a 5% buffer has been applied to the five year housing land supply requirement.

4.7 As detailed in the housing trajectory (see Appendix A) Colchester has a supply of 5,463 new dwellings over the relevant five year period between 1st of April 2017 and the 31st of March 2022. This equates to a surplus of 458 dwellings over the NPPF-compliant requirement of 5,005 (see 4.11 below).

4.8 The table below shows delivery in the period from 2013/14 to which the FOAN of 920 dpa relates. This shows there has been a small shortfall over the period which will be addressed using the Sedgefield method i.e. over the next 5 year period.

Year	Annual target	Completions per year	Cumulative target	Cumulative completions	Cumulative completions against target
2013/14	920	725	920	725	-195
2014/15	920	943	1840	1668	-172
2015/16	920	933	2760	2601	-159
2016/17	920	912	3680	3513	-167
01/04/2017 to 30/09/2017	460	480	4140	3993	-147

4.9 It is recognised that during the time period between 2013/14 there has been a shortfall that amounts to 167 dwellings. However this number has been diminishing over the time period and can be seen from the data collected within the first 6 months of 2017/18 the undersupply has continued to fall. The undersupply of 167 dwellings has been taken into account within the 5 year supply calculation.

4.10 Due to historic trends of windfall developments coming forward within the Colchester Borough the Council will be applying a windfall allowance of 100 dwellings per year as of the 1st of April 2018 however this has not been included within the calculations below.

4.11 5 year supply calculation;

Annualised objectively assessed housing need (OAHN)	920
5 year housing requirement (5x920)	4600
5 year housing requirement plus the shortfall (4600+167)	4767
5 year housing requirement including the shortfall and 5% buffer	5005
Housing supply over five years from April 1 st 2017 – March 31 st 2022	5,463
Total number of years' worth of housing supply ((housing supply) divided by (OAHN for 5 year period + shortfall + 5% buffer))	5.46 years

6. Monitoring

6.1 This housing land supply statement and accompanying housing trajectory has been produced based on information from a number of sources to reflect the multifaceted nature of housing supply and delivery.

6.2 In respect of housing supply the principle sources of information are residential planning permissions (including sites undergoing the planning application process, sites benefiting from extant permission, and sites with lapsed permission) and strategic residential allocations contained in the adopted and emerging Local Plans. Future sources of information may include the Brownfield Land Register and any future Strategic Land Availability Assessment.

6.3 Housing delivery information, specifically completion records, is gathered from Local Authority Building Control (LABC) records which are available internally within the Council. In addition to LABC records, a large number of sites are inspected by the National House Building Council (NHBC) which compiles its own records and reports building regulations compliance to Colchester Borough Council.

6.4 Site specific anticipated delivery rates on sites under the control of a developer, land promoter or other such interested party are, wherever possible, gathered through direct contact with those parties. The Council contacts applicants and developers on an annual basis to ensure the information is as accurate as possible.

6.5 The anticipated delivery rates of sites without discernible promotion, or where contact has not been possible, are calculated based on the best judgement of the Council, taking into account whatever site specific information is available. Such sites are rarely included in the 5 year supply, unless there are exceptional circumstances to justify it.

6.6 In addition to these sources, the Council conducts site visits to gauge the progress of residential development sites and verify building control records where they are present, and supplement them where those records are not available.

6.6 Due to the live nature of this document, it is subject to change following any subsequent changes to the housing land supply and/or housing delivery position. Therefore whilst the published statement is correct at the relevant date stated in the document (30th September 2017), it is subject to change. Future updates will be published on a regular basis to ensure that an accurate representation of the Council's land supply position is available to interested stakeholders.

Planning status	Date expires	Site location	Easting	Northing	Ward	Brownfield/ Greenfield	Site net total	Site remain ing	April-Sept 2017/18	Oct-Mar 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	2033/34		
Existing commitments																												
160133	STARTED	GARRISON DEVELOPMENT - J2B (CAV09)	599017	224270	New Town & Christchurch	Brownfield	18	14	4	4	10																	
180057	PENDING	GARRISON DEVELOPMENT - J2r2 (J2Br)	599367	224445	New Town & Christchurch	Brownfield	70	70				30	30	10														
170621		GARRISON DEVELOPMENT - K1 (McARTHUR & STONE)	598902	224179	New Town & Christchurch	Brownfield	48	48				24	24															
Application pending		GARRISON DEVELOPMENT - K1 (AFFORDABLE HOUSING)	598902	224179	New Town & Christchurch	Brownfield	25	25				25																
Existing allocations without planning permission to be reallocated in New Local Plan																												
Existing allocation		EAST BAY MILL, COLCHESTER	600698	225225	Castle	Brownfield	55	55												30	25							
Existing allocation	Town Centre	BRITANNIA CAR PARK, ST BOTOLPHS STREET, COLCHESTER	600108	224920	Castle	Brownfield	150	150						30	30	30	30	30										
Existing allocation	Town Centre	ST BOTOLPHS CULTURAL QTR, QUEEN ST, COLCHESTER	599989	225113	Castle	Brownfield	120	120					40	60	20													
Existing allocation	Hythe SPA	LAND EAST OF HAWKINS ROAD, COLCHESTER	601669	224621	Greenstead	Brownfield	200	200										40	40	40	40	40						
Existing allocation	Hythe SPA	LAND WEST OF HAWKINS ROAD, COLCHESTER			Greenstead	Brownfield	100	100										25	25	25	25							
Existing allocation	Hythe SPA	COALYARD SITE, HYTHE STATION ROAD, COLCHESTER	601498	224858	Greenstead	Brownfield	40	40														20	20					
Existing allocation		LAND NORTH OF MAGDALEN STREET, COLCHESTER	600165	224858	New Town & Christchurch	Brownfield	40	40														20	20					
Existing allocation		EUROPIT GARAGE SITE, MAGDALEN STREET, COLCHESTER	600194	224818	New Town & Christchurch	Brownfield	20	20														10	10					
Existing allocation		ROBERTSONS VAN HIRE OFFICE, MAGDALEN ST, COLCHESTER	600114	224783	New Town & Christchurch	Brownfield	5	5														5						
Existing allocation		MAGDALEN GARAGE, MAGDALEN STREET, COLCHESTER	600184	224818	New Town & Christchurch	Brownfield	10	10														10						
Existing allocation		ROBERTSONS VAN HIRE YARD, MAGDALEN ST, COLCHESTER	600368	224790	New Town & Christchurch	Brownfield	6	6														6						
Existing allocation		FORD CAR SALES, MAGDALEN STREET, COLCHESTER	600375	224725	New Town & Christchurch	Brownfield	50	50										25	25									
Existing allocation		80-83 AND GM CAR SALES, MAGDALEN STREET, COLCHESTER	600462	224772	New Town & Christchurch	Brownfield	50	50														25	25					
Existing allocation		LAND EAST OF TESCO, MAGDALEN STREET, COLCHESTER	600555	224726	New Town & Christchurch	Brownfield	20	20														10	10					
Existing allocation		BARRINGTON ROAD/BOURNE ROAD, COLCHESTER	600528	224039	New Town & Christchurch	Greenfield	28	28											13	15								
Existing allocation		FORMER ESSEX COUNTY HOSPITAL, COLCHESTER	598919	224873	New Town & Christchurch	Brownfield	108	108					25	25	25	33												
Existing allocation	Hythe SPA	COLDOCK, HYTHE, COLCHESTER	602019	223889	Old Heath & The Hythe	Brownfield	40	40														20	20					
Existing allocation	Hythe SPA	LAND ADJ HYTHE GAS WORKS, HYTHE QUAY, COLCHESTER	601476	224193	Old Heath & The Hythe	Brownfield	60	60														20	20	20				
Existing allocation	Hythe SPA	KING EDWARD QUAY, HYTHE, COLCHESTER	601728	224050	Old Heath & The Hythe	Brownfield	100	100														50	50					
Existing allocation	Hythe SPA	SCRAPYARD SITE, HYTHE QUAY, COLCHESTER	601432	224106	Old Heath & The Hythe	Brownfield	240	240											40	40	40	40	40	40	40			
Existing allocation	Hythe SPA	BRIDGE HOUSE AND GARAGE, HYTHE QUAY, COLCHESTER	601453	224754	Old Heath & The Hythe	Brownfield	36	36															18	18				
Existing allocation	Hythe SPA	26 HYTHE QUAY, COLCHESTER	601504	224597	Old Heath & The Hythe	Brownfield	24	24															12	12				

