EXD/017B





Housing Land Supply Statement

Colchester Borough Council's housing land supply position Febuary 2018

Colchester Borough Council

www.colchester.gov.uk

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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 bouyant.

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.

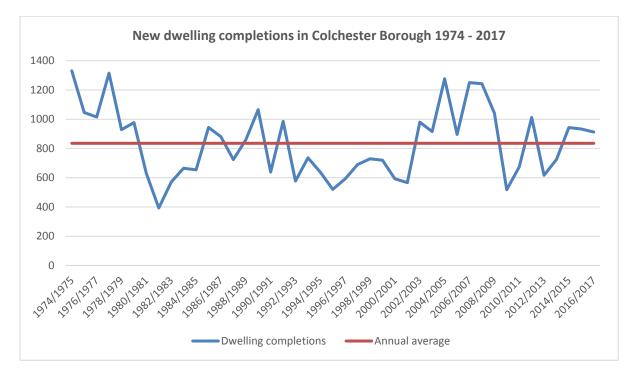
4. Colchester's five year housing land supply position

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 diminsihing 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 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% | 5005 |
| buffer | |
| 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.

Appendix – Housing Trajectory

| Line Control Processor Reaction Reaction <th< th=""><th>Planning status</th><th>Date expires</th><th>Site location</th><th>Easting Nort</th><th>ing Ward</th><th>Brownfield/ Greenfield</th><th>Site net total</th><th>Site remain ing</th><th>April-Sept 2017/18</th><th>Oct-Mar 2017/18</th><th>2018/19</th><th>2019/20</th><th>2020/21</th><th>2021/22</th><th>2022/23</th><th>2023/24</th><th>2024/25</th><th>2025/26</th><th>2026/27</th><th>2027/28</th><th>2028/29</th><th>2029/30</th><th>2030/31</th><th>2031/32</th><th>2032/33</th><th>2033/34</th></th<> | Planning status | Date expires | Site location | Easting Nort | ing 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 |
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| 150456 2018/04 FRIARS FARM BARN, DAISY GREEN, EIGHT ASH GREEN 59320 225397 Lexden & Braiswick Brownfield 1 </td <td></td> <td></td> <td>, , ,</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>4</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>3</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> | | | , , , | | | | | | | | 4 | | | | | | | | 3 | | | | | | | |
| 132224 STARTED HIGH TREES FARM, LEXDEN ROAD, WEST BERGHOLT 595895 228288 Lexden & Braiswick Brownfield 1 <td></td> <td></td> <td>, , ,</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>4</td> <td></td> <td>1</td> <td></td> | | | , , , | | | | | | | | 4 | | 1 | | | | | | | | | | | | | |
| 150702 COMPLETED HOMECROFT / PLEAN COTTAGE, CHAPEL LN, WEST BERGHOLT 596141 227296 Lexden & Braiswick Greenfield 3 0 3 0 3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 | | | , , , | | | | | | | | 1 | | | | | | | | | | | | | | | |
| 152322 2018/12 LITTLE PORTERS, PORTERS LN, FORDHAM HEATH 593605 226774 Lexden & Braiswick Brownfield 2 2 2 | | | · · · · · · | | | | | | 3 | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | 2 | | | | | | | | | | |
| 152673 STARTED POPLAR COTTAGE, SPRING LANE, WEST BERGHOLT 596063 227379 Lexden & Braiswick Greenfield 1 1 1 | 7 | | | | | | - | - | | | 1 | - | | | | | | | | | | | | | | |
| 161181 STARTED LABORNE, CHAPEL LANE, WEST BERGHOLT 596168 227330 Lexden & Braiswick Brownfield 2 2 2 2 0 | | | | | | | | | | | | 2 | 1 | | | | | | | | | | | | | |

| 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 commitmer | | | 500004 | 005400 | | | | - | 0 | 1- | | | | | | | | | | | | | | | | |
| 131538 160012 | | 18 CHITTS HILL, COLCHESTER 6 FITZWALTER ROAD, COLCHESTER | | 225482 224975 | Lexden & Braiswick Lexden & Braiswick | Brownfield Brownfield | 14 | 7 | 6 | 1 | 1 | | - | | | | | | | | | | | | | |
| 160235 | - | 19 ST CLARE ROAD, COLCHESTER | | 224863 | Lexden & Braiswick | Greenfield | 1 | | | | 1 | | | | | | | | | | | | | | | |
| 151336 | | 6 SUSSEX ROAD, COLCHESTER | | 225041 | Lexden & Braiswick | Brownfield | 3 | 0 | | | | | | | | | | | | | | | | | | |
| <u>135948</u> 151495 | | FMR ECC OFFICES, PARK RD, COLCHESTER HIGH TREES, ST CLARE DRIVE, COLCHESTER | | 224736 225121 | Lexden & Braiswick Lexden & Braiswick | Brownfield Greenfield | 8 | 8 | 1 | 2 | | | | | | | | | | | | | | | | |
| 162249 | STARTED | WHITE HOUSE FARM, WHITEHOUSE LANE, WEST BERGHOLT | | 227108 | Lexden & Braiswick | Brownfield | 1 | 1 | 1 | 2 | 1 | | | | | | | | | | | | | | | |
| 171450 | | "THE GLEN" SPRING LANE, WEST BERGHOLT | 596082 | 227340 | Lexden & Braiswick | Greenfield | 1 | 1 | | | | | 1 | | | | | | | | | | | | | |
| 145494 / 160696 | | WYVERN FARM, LONDON ROAD, STANWAY | | 224698 | Marks Tey & Layer | Greenfield | 358 | | 48 | 48 | 65 | 50 | 50 | 10 | | | | | | | | | | | | |
| 152804 151064 | | LAKELANDS PHASE 2 (NR10), STANWAY LAKELANDS PHASE 2 (NR2), STANWAY | | 224097 226774 | Marks Tey & Layer Marks Tey & Layer | Greenfield Greenfield | 31 22 | | 18 | 13 | 11 | 11 | | | | | | | | | | | | | | |
| 172363 | | LAKELANDS PHASE 2 (NR5), STANWAT | 333003 | 220114 | Marks Tey & Layer | Greenfield | 22 | | | | 11 | 11 | | | | | | | | | | | | | | |
| 172362 | | LAKELANDS PHASE 2 (NR7), STANWAY | | | Marks Tey & Layer | Greenfield | 11 | - | | | | | 11 | | | | | | | | | | | | | |
| 152817 | | LAKELANDS SR6, CHURCHFIELDS AVENUE, STANWAY | | 223935 | Marks Tey & Layer | Greenfield | 28 | | | | 8 | 10 | 10 | | | | | | | | | | | | | |
| <u>161075</u> 152695 | - | 33-37 LONDON ROAD, MARKS TEY COACH HOUSE, 172 LONDON RD, MARKS TEY | | 223763 223443 | Marks Tey & Layer Marks Tey & Layer | Brownfield Brownfield | 32 | | | 32 | | 1 | | | | | | | 1 | | | | | | | |
| 152626 | | LAND ADJ 172 LONDON RD, MARKS TEY | | 223443 | Marks Tey & Layer | Greenfield | 1 | | | | | 1 | | | | | | | | | | | | | | |
| 160405 | | LAND ADJ 190A OLD LONDON ROAD, MARKS TEY | 591166 | 223330 | Marks Tey & Layer | Brownfield | 2 | | 2 | | | | | | | | | | | | | | | | | |
| 160388 | | APEX LODGE, GREAT TEY ROAD, LITTLE TEY | | 223525 | Marks Tey & Layer | Greenfield | 1 | - | | | 1 | | | | | | | | | | | | | | | |
| 160105 161283 | | 18 NORTH LANE, MARKS TEY NEW HALL, COPT HALL LANE, GREAT WIGBOROUGH | | 224119 215220 | Marks Tey & Layer Marks Tey & Layer | Brownfield Brownfield | 1 | 1 | | | 1 | | | 1 | | | | | | | | | | | | |
| 150200 | | 114 LONDON ROAD, COPFORD | | 223948 | Marks Tey & Layer | Greenfield | 1 | 0 | 1 | | 1 | | - | | | | | | | | | | | | | |
| 130239 | | 99 & 105 LONDON ROAD, COPFORD | | 223837 | Marks Tey & Layer | Brownfield | 8 | 0 | | | | | | | | | | | | | | | | | | |
| 150292 | | LAND REAR OF LAUREL COTTAGE LAYER BRETON HILL | | | Marks Tey & Layer | Greenfield | 1 | 0 | 1 | | | | | | | | | | | | | | | | | |
| 152368 162626 | | 15 MALTING GREEN RD, LAYER DE LA HAYE FIELDS FARM RD, LAYER DE LA HAYE | | 220053 219385 | Marks Tey & Layer Marks Tey & Layer | Brownfield Brownfield | 1 | 1 | | | 1 | 1 | | | | | | | | | | | | | | |
| 132631 | | FMR VILLAGE HALL, SCHOOL LANE, GREAT WIGBOROUGH | | 215282 | Marks Tey & Layer | Brownfield | 2 | 2 | | | | 1 | | | 2 | | | | | | | | | | | |
| 152149 | | GREEN FARM, THE STREET, SALCOTT | | 213555 | Marks Tey & Layer | Greenfield | 1 | 1 | | | | 1 | | | | | | | | | | | | | | |
| 121818 | | GREENFIELD HOUSES, MILL LANE, BIRCH | | 219138 | Marks Tey & Layer | Greenfield | 1 | 1 | | | 1 | | | | | | | | | | | | | | | |
| 152695 152039 | | LAMB FARM, STOCKHOUSE RD, LAYER MARNEY MCCREADIES GARAGE, SMYTHE'S GREEN, LAYER MARNEY | 592041 592058 | 217435 | Marks Tey & Layer Marks Tey & Layer | Greenfield Brownfield | 1 | 1 | | | 1 | | | 2 | | | | | | | | | | | | |
| 171251 | 2018/03 | "MCCREADIES OF LAYER MARNEY", MALDON ROAD, LAYER MARNEY | | 218603 | Marks Tey & Layer | Brownfield | 2 | | | | 2 | | | 3 | | | | | | | | | | | | |
| 150589 | | MUSHROOM FARM, MILL LN, LAYER DE LA HAYE | | 220791 | Marks Tey & Layer | Brownfield | 1 | 1 | | | 1 | | | | | | | | | | | | | | | |
| 130681 | | OLD BARN BARROWS, THE STREET, SALCOTT | | 213654 | Marks Tey & Layer | Brownfield | 1 | 0 | 1 | | | | | | | | | | | | | | | | | |
| 152121 152040 | | PEARTREE COTTAGE, ROSE LN, SALCOTT RED HOUSE, SCHOOL LANE, MESSING | | 213580 218395 | Marks Tey & Layer Marks Tey & Layer | Greenfield Brownfield | 1 | 1 | | | | | | 1 | | | | | | | | | | | | |
| 163146 | | SALCOTT COTTAGES, THE STREET, SALCOTT | | 213694 | Marks Tey & Layer | Greenfield | 1 | 0 | 1 | | | | | | | | | | | | | | | | | |
| 170678 | | APEX LODGE, GREAT TEY ROAD, LITTLE TEY | | 223525 | Marks Tey & Layer | Greenfield | 1 | 1 | | 1 | | | | | | | | | • | | | | | | | |
| 172108 | | LAYER MARNEY NURSERIES, SMYTHES GREEN, LAYER MARNEY | | 218562 | Marks Tey & Layer | Brownfield | 4 | 4 | | | | | | | | | | 4 | | | | | | | | |
| 171984 152626 | | "BIRCHWOOD" BIRCH STREET, BIRCH, COLCHESTER L/A 172 OLD LONDON ROAD, MARKS TEY | | 218933 223417 | Marks Tey & Layer Marks Tey & Layer | Brownfield Brownfield | 1 | 1 | | | 1 | 1 | | | | | | | | | | | | | | |
| 152614 | | 172 OLD LONDON ROAD, MARKS TEY (STABLES) | | 223443 | Marks Tey & Layer | Brownfield | 1 | 1 | | | 1 | | | | | | | | | | | | | | | |
| 171190 | | 33 LONDON ROAD, MARKS TEY, COLCHESTER | | 223783 | Marks Tey & Layer | Brownfield | 2 | 2 | | 2 | | | | | | | | | | | | | | | | |
| 146409 | | 13 NEW CAPTAINS ROAD, WEST MERSEA | | 212810 | Mersea & Pyefleet | Greenfield | 1 | 1 | | | 1 | | | | | | | | | | | | | | | |
| 142415 100927 | | 17 BROOMHILLS ROAD, WEST MERSEA 19 EMPRESS AVENUE, WEST MERSEA | | 212482 212991 | Mersea & Pyefleet Mersea & Pyefleet | Greenfield Greenfield | 1 | | | | 1 | | | | | | | | | | | | | | | |
| 120907 | - | 19 ROSEBANK RD, BLACKWATER DR, WEST MERSEA | | 212921 | Mersea & Pyefleet | Greenfield | 1 | | | | 1 | | | | | | | | | | | | | | | |
| 151500 | - | 21 PRINCE ALBERT RD, WEST MERSEA | | 212651 | Mersea & Pyefleet | Greenfield | 2 | | | | 2 | | | | | | | | | | | | | | | |
| 145978 132101 | | 24 OAKWOOD AVENUE, WEST MERSEA 30 HIGH STREET, WEST MERSEA | | 213325 212630 | Mersea & Pyefleet Mersea & Pyefleet | Brownfield Brownfield | 1 | 1 | 3 | | | 1 | | | | | | | | | | | | | | |
| 151820 | | 64 KINGSLAND RD, WEST MERSEA | | 212630 | Mersea & Pyefleet | Greenfield | 1 | 1 | 5 | | | 1 | | | | | | | | | | | | | | |
| 161174 | COMPLETED | 80 FAIRHAVEN AVENUE, WEST MERSEA | 602245 | 212594 | Mersea & Pyefleet | Brownfield | 1 | 0 | 1 | | | | | | | | | | | | | | | | | |
| 170168 | | 16 COAST ROAD, WEST MERSEA | | 212639 | Mersea & Pyefleet | Greenfield | 1 | | | | | | | | | | | 1 | | | | | | | | |
| 161182 161906 | | 83 FAIRHAVEN AVENUE, WEST MERSEA 46 FAIRHAVEN AVENUE, WEST MERSEA | | 212605 212826 | Mersea & Pyefleet Mersea & Pyefleet | Brownfield Greenfield | 1 | | | | 1 | | | | | | | | | | | | | | | |
| 162171 | | LAND AT 30 YORICK ROAD, WEST MERSEA | | 212575 | Mersea & Pyefleet | Greenfield | 1 | - | | | 1 | | | | | | | | | | | | | | | |
| 161342 | 2019/05 | LAND ADJACENT THE ELMS, ABBERTON ROAD, FINGRINGHOE | 602049 | 219505 | Mersea & Pyefleet | Brownfield | 1 | 1 | | | 1 | | | | | | | | | | | | | | | |
| 150091 | | MULBERRY COTTAGE, MERSEA ROAD, LANGENHOE | | 219013 | Mersea & Pyefleet | Greenfield | 1 | | | | 1 | | | | | | | | | | | | | | | |
| 160149 160750 | | FORMER LION PUBLIC HOUSE, MERSEA ROAD, LANGENHOE STANDISH, IVY LANE, EAST MERSEA | | 219075 215469 | Mersea & Pyefleet Mersea & Pyefleet | Brownfield Brownfield | 2 | | | | 2 | | | | | | | | | | | | | | | |
| 144968 | | 15 PARKFIELD STREET, ROWHEDGE | | 215469 | Mersea & Pyefleet | Greenfield | 1 | | | | 1 | | | | | | | | | | | | | | | |
| 163155 | | PLANE HALL FARM, SOUTH GREEN ROAD, FINGRINGHOE | | 219602 | Mersea & Pyefleet | Brownfield | 1 | 1 | | | 1 | | | | | | | | | | | | | | | |
| 162108 | | BARN AT BROOK HOUSE, BALLAST QUAY RD, FINGRINGHOE | | 220930 | Mersea & Pyefleet | Brownfield | 1 | 1 | | | 1 | | | | | | | | | | | | | | | |
| 161969 160666 | | 22 FIRS CHASE, WEST MERSEA 6 UPLAND ROAD, WEST MERSEA | | 212849 213158 | Mersea & Pyefleet Mersea & Pyefleet | Greenfield Greenfield | 1 | 1 | | | 1 | 1 | 2 | | | | | | | | | | | | | |
| 161523 | | WESTLEIGH, EAST ROAD, EAST MERSEA | | 213158 | Mersea & Pyefleet | Brownfield | 3 | | | | | 3 | 2 | | | | | | | | | | | | | |
| 171114 | | "OXLEY HOUSE FRUIT FARM" MERSEA ROAD, ABBERTON | | 219342 | Mersea & Pyefleet | Brownfield | 1 | - | | | | | | | 1 | | | | | | | | | | | |

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| 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 commitmen 171564 | ts 2018 | "FLAT THREE HALL BARN" HIGH STREET. WEST MERSEA | 600072 | 212542 | Mersea & Pyefleet | Brownfield | 1 | 1 | | | 1 | | | | | | | | | | | | | | | |
| 171584 | 2018 | "PETE HALL" COLCHESTER ROAD PELDON | | 212342 | Mersea & Pyefleet | Brownfield | 1 | 1 | | | 1 | | | | | | | | | | | | | | | |
| 145733 | | THE LAURELS PYEFLEET VIEW, LANGENHOE | | 219068 | Merssea & Pyefleet | Greenfield | 1 | 0 | 1 | | | | | | | | | | | | | | | | | |
| 171774 150600 151227 | 2018 STARTED | 19 KINGSMERE CLOSE, WEST MERSEA LAND ADJ 89 NAYLAND RD, COLCHESTER | | 213021 227901 | Mersea & Pyefleet Mile End | Greenfield Brownfield | 1 | 1 3 | | | | 3 | | | | | | | | | | | | | | |
| 162302 | 2020/03 | AXIAL WAY, DE GREY ROAD, COLCHESTER | 600525 | | Mile End | Greenfield | 88 | 88 | | | 50 | 38 | | | | | | | | | | | | | | |
| 144679 | | CHURCH FARM HOUSE, CHURCH FARM WAY, COLCHESTER | | 227609 | Mile End | Brownfield | 1 | 1 | 1 | | | | | | | | | | | | | | | | | |
| 162607 150177 | STARTED 2019/07 | EQUITY HOUSE, BERGHOLT RD, COLCHESTER CHAPMANS FARM, NAYLAND ROAD, COLCHESTER | | 226471 228403 | Mile End Mile End | Brownfield Brownfield | 67 27 | 67 27 | | | 67 | | | 10 | 17 | | | | | | | | | | | |
| 160920 | 2019/07 | 248 MILL ROAD, COLCHESTER | | 228295 | Mile End | Brownfield | 2 | 2 | | | | | 2 | | 17 | | | | | | | | | | | |
| 100502 | | FORMER SEVERALLS HOSPITAL PHASE 1, COLCHESTER | | 228330 | Mile End | Brownfield | 248 | | 35 | | | | | | | | | | | | | | | | | |
| 161977 121272 | STARTED STARTED | FORMER SEVERALLS HOSPITAL PHASE 2, COLCHESTER CHESTERWELL, COLCHESTER | | 228330 227850 | Mile End Mile End | Brownfield Greenfield | 750 | 721 1416 | 29 71 | 86 54 | 150 125 | 150 125 | 150 125 | | 35 125 | 181 | 181 | 125 | 125 | 125 | | | | | | |
| 162399 | 2019/12 | SOUTH OF CAMBIAN FAIRVIEW, BOXTED ROAD, COLCHESTER | | 228843 | Mile End | Brownfield | 26 | 26 | / 1 | 54 | 125 | 125 | 13 | 13 | 120 | 101 | 101 | 125 | 125 | 125 | | | | | | |
| VARIOUS | COMPLETED | TURNER VILLAGE/NORTHFIELDS, TURNER RD, COLCHESTER | | | Mile End | Brownfield | 432 | 0 | | | | | | | | | | | | | | | | | | |
| 171307 160603 | | 37 MILE END ROAD COLCHESTER 4 LEECHS LANE, COLCHESTER | | 226594 227928 | Mile End Mile End | Brownfield Brownfield | 1 | 1 | | | | | | | 1 | | | | | | | | | | | |
| 171248 | | 27 THREE CROWNS ROAD, COLCHESTER | | 226537 | Mile End | Brownfield | 1 | 1 | | | | | | 1 | 1 | | | | | | | | | | | |
| | STARTED | "CREFFIELD HOUSE" 2A OXFORD ROAD, COLCHESTER | 598885 | | New Town & Christchurch | | 1 | 1 | | 1 | | | | | | | | | | | | | | | | |
| | | 16 CREFFIELD ROAD, COLCHESTER | 598944 | | New Town & Christchurch | | 1 | 1 | 1 | | | | | | | | | | | | | | | | | |
| 132049 170331 / 171316 | COMPLETED 2020/03 | THE TWIST, 25 MILITARY ROAD, COLCHESTER 22-30 SOUTHWAY, COLCHESTER | | | New Town & Christchurch New Town & Christchurch | | 1 20 | 1 20 | 1 | | | 10 | 10 | | | | | | | | | | | | | |
| 152705 | 2020/03 | 145A-151 MAGDALEN ST, COLCHESTER | | | New Town & Christchurch | | 6 | 6 | | | | 6 | 10 | | | | | | | | | | | | - | |
| 150234 | 2018/04 | 1-7 WINNOCK ALMS, MILITARY RD, COLCHESTER | 600096 | | New Town & Christchurch | | 10 | 10 | | | 5 | 5 | | | | | | | | | | | | | | |
| 152740 | 2019/02 | 26 FAIRFAX ROAD, COLCHESTER | 600006 | | New Town & Christchurch | | 3 | 3 | | | 2 | | | | | | | 3 | | | | | | | | |
| 142693 152466 | STARTED 2019/01 | 66 BARRACK ST, COLCHESTER 95 MILITARY RD, COLCHESTER | | | New Town & Christchurch New Town & Christchurch | | 3 | 3 | | | 3 | | | | | | | 3 | | | | | | | | |
| 160103 | S106 signed | FMR BUS DEPOT, MAGDALEN STREET, COLCHESTER | | | New Town & Christchurch | | 76 | 76 | | | | 76 | | | | | | Ŭ | | | | | | | | |
| 161889 | 2020/01 | 186-187 MAGDALEN STREET, COLCHESTER | | | New Town & Christchurch | | 1 | 1 | | | | 1 | | | | | | | | | | | | | | |
| 101983 152730 | COMPLETED 2019/10 | LAND REAR OF BROOK STREET, COLCHESTER | | 1 | New Town & Christchurch New Town & Christchurch | | 110 66 | 1 | | | | | | 30 | 36 | | | | | | | | | | | |
| 146478 | STARTED | UNIT 3, PORT LANE, COLCHESTER | | | New Town & Christchurch | | 2 | | | | | 2 | | 00 | 50 | | | | | | | | | | | |
| 161107 | | LOTT'S YARD, 51 ARTILLERY STREET, COLCHESTER | | | New Town & Christchurch | | 5 | 0 | 5 | | | | | | | | | | | | | | | | | |
| 131336 150531 | STARTED STARTED | 47 & 49 WICKHAM ROAD, COLCHESTER 7 CAMBRIDGE ROAD, COLCHESTER | | | New Town & Christchurch New Town & Christchurch | | 1 | 1 | | | 1 | 1 | | | | | | | | | | | | | | |
| 131556 | STARTED | 46 DARCY ROAD, COLCHESTER | | | Old Heath & The Hythe | Greenfield | 1 | 1 | | | 1 | | | | | | | | | | | | | | | |
| 150492 150493 | STARTED | CANNOCK MILL, OLD HEATH ROAD | | 1 | Old Heath & The Hythe | Brownfield | 23 | 23 | | | | 11 | 12 | | | | | | | | | | | | | |
| 162165 | STARTED | 92 HYTHE HILL, COLCHESTER | | | Old Heath & The Hythe | Brownfield | 1 | 1 | | | | 1 | | | | | | | 1 | | | | | | | |
| 162395 163060 | | 3-4 STANDARD ROAD, COLCHESTER 38 ROWHEDGE ROAD, COLCHESTER | | | Old Heath & The Hythe Old Heath & The Hythe | Brownfield Brownfield | 1 | 1 | | | | | | 1 | 1 | | | _ | | | | | | | | |
| 144693 | | ROWHEDGE PORT/WHARF, HIGH STREET, ROWHEDGE | | | Old Heath & The Hythe | Brownfield | | 170 | 26 | 26 | 52 | 52 | 14 | Ĺ | | | | | | | | | | | | |
| 160551 | | ROWHEDGE PORT/WHARF, HIGH STREET, ROWHEDGE | | | Old Heath & The Hythe | Brownfield | 86 | 86 | | | 25 | 35 | 27 | | | | | | | | | | | | | |
| 163199 171358 | | 1A CHAPEL STREET & 7 HEAD STREET, ROWHEDGE LAND REAR OF 21 ABBOTS ROAD COLCHESTER | | | Old Heath & The Hythe Old Heath & The Hythe | Brownfield Greenfield | 1 | 1 | 1 | | | 1 | | | | | | | | | | | | | | |
| 145845 | STARTED | 16 DE VERE ROAD/BAINES CLOSE, COLCHESTER | | 223115 | Prettygate | Greenfield | 1 | | | | 1 | 1 | | | | | | | | | | | | | | |
| 160524 | 2019/05 | 54 KING HAROLD ROAD, COLCHESTER | 597222 | 223691 | Prettygate | Brownfield | 1 | 1 | | | | 1 | | | | | | | | | | | | | | |
| 161501 | | | | 224181 | Prettygate | Greenfield | 1 | | | | | 1 | | | | | | | | | | | | | | |
| 163213 171303 | 2018 | 91 KING HAROLD ROAD, COLCHESTER 7 NASH CLOSE, COLCHESTER | | 223933 224181 | Prettygate Prettygate | Brownfield Greenfield | 4 | 4 | | 1 | | 4 | | | | | | | | | | | | | | |
| 170999 | 2018 | 185A SHRUB END ROAD, COLCHESTER | | 223435 | Prettygate | Brownfield | <u> </u> | 1 | | | | 1 | | | | | | | | | | | | | | |
| 171207 | 2020/2021 | PEARTREE HILL, MOUNT BURES | 591483 | 231999 | Rural North | Brownfield | 1 | 1 | | | | | | 1 | | | | | | | | | | | | |
| 160168 | | | | 232910 | Rural North | Brownfield | 1 | | | | 1 | | | | | | | | | | | | | | | |
| 152353 140493 | 2019/01 COMPLETED | CHURCH HALL FARM, CHURCH ROAD, WORMINGFORD CORONILLA, LITTLE HORKESLEY ROAD, WORMINGFORD | | 233142 231626 | Rural North Rural North | Brownfield Greenfield | 1 | 1 | | | | | | | | | | | | | | | | | | |
| 132764 | COMPLETED | CHERRY TREE FARM, LONDON ROAD, GREAT HORKESLEY | 596757 | 231131 | Rural North | Greenfield | 1 | 0 | | | | | | | | | | | | | | | | | | |
| 163105 | | SPRING HOUSE, LONDON ROAD, GREAT HORKESLEY | | 229935 | Rural North | Brownfield | 1 | 1 | | | | | 1 | | | | | | | | | | | | | |
| 145673 151527 | | GREENGATES, BRICK KILN LANE, GREAT HORKESLEY SUTTONS FARM, PENLAN HALL LN, FORDHAM | | 229087 228750 | Rural North Rural North | Greenfield Brownfield | 7 | 0 | | | | | | | | | | | | | | | | | | |
| 136190 | | BROOK HOUSE BARN, BROOKHOUSE ROAD, GREAT TEY | | 225968 | Rural North | Brownfield | 1 | 1 | | | 1 | | | | | | | | | | | | | | | |
| 151397 | 2019/03 | FORRESTERS FARM, LAMBERTS HOUSE, GREAT TEY | 587793 | 227314 | Rural North | Brownfield | 1 | 1 | | | 1 | | | | | | | | 1 | | | | | | | |
| 171029 | | "ORCHARD HOUSE", LAMBERTS LANE. GREAT TEY | | 227051 | Rural North | Brownfield | 1 | | | | | 1 | 2 | | | | | | | | | | | | | |
| 161334 160467 | 2019/11 STARTED | TILE HOUSE, NEW ROAD, ALDHAM 1 CHURCH CORNER, BROOK FARM, ALDHAM | | 226831 225790 | Rural North Rural North | Brownfield Brownfield | 2 | 2 | | | 1 | | 2 | | | | | | | | | | | | | |
| 121371 | - | HIGH ACRE FARM, TEY ROAD, ALDHAM | | 225957 | Rural North | Greenfield | 1 | 0 | | | | | | | | | | | | | | | | | | |
| 150496 | | ORCHARD HOUSE, COLCHESTER ROAD, WAKES COLNE | | 228588 | Rural North | Brownfield | 1 | 1 | | | 1 | | | | | | | | | | | | | | | |
| 170137 | 2020/04 | GREAT LOVENEY HALL, UPPER GREEN, WAKES COLNE STURGEONS FARM, MIDDLE GREEN, WAKES COLNE | | 228529 230230 | Rural North Rural North | Brownfield | 1 | 1 | | | | 1 | 1 | | | | | | | | | | | | | |
| 160333 | 2019/04 | STURGEONS FARIVI, WIDDLE GREEN, WARES COLINE | 209082 | 230230 | Rurai North | Brownfield | 1 | 1 | | | | 1 | | | | | | | | | | | | | | |

| 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 commitme | 1 | | 5000 17 | 000500 | | D (1) | | | | | | 4 | 1 | | | | | | | | | | | | , | |
| 150859 161400 | STARTED | TEY CROSS FARM, EARLS COLNE RD, WAKES COLNE HEATHSIDE FARM, HUXSTABLES LANE, FORDHAM HEATH | 588247 594255 | | Rural North Rural North | Brownfield Greenfield | 1 | 1 | | | | 1 | | | 1 | | | | | | | | | | | |
| 162535 | 2019/11 | WALNUT BARN, ORCHARD FARM, WET LANE, BOXTED | 599392 | 232514 | Rural North | Brownfield | 1 | 1 | | | | 1 | | | | | | | | | | | | | | |
| Application pending 171412 | 2018 | HILL FARM, BOXTED "POPLARS" CAGE LANE, BOXTED | 600445 600899 | | Rural North Rural North | Greenfield Greenfield | 36 | 36 | | | 10 | 16 | 10 | | | | | | | | | | | | ⊢ − − − | |
| 170475 | 2020/04 | 65 JOHN KENT AVENUE, COLCHESTER | | 223001 | Shrub End | Brownfield | 1 | 1 | | | 1 | | | | | | | | | | | | | | | |
| 161244 | 2019/07 | 42 GLOUCESTER AVENUE, COLCHESTER | 598027 | | Shrub End | Brownfield | 1 | 1 | | | 1 | | | | | | | | | | | | | | | |
| 170647 162254 | COMPLETED | 1 HAZELL AVENUE, COLCHESTER LAND REAR OF STREAMLINES, DYERS RD/WARREN LN, STANWAY | 597764 595100 | | Shrub End Stanway | Greenfield Greenfield | 1 | | 2 | | | | | | 1 | | | | | | | | | | ⊢ | |
| 170207 | 2020/03 | 24 VILLA ROAD, STANWAY | 595354 | | Stanway | Greenfield | 1 | 1 | 3 | | | 1 | - | 1 | | | | | | | | | | | — 1 | |
| 170023 | 2020/02 | SLAPTON, 11 LUCY CLOSE, STANWAY | 595258 | 224914 | Stanway | Greenfield | 1 | 1 | | | 1 | | | | | | | | | | | | | | | |
| 151092 | COMPLETED STARTED | 25 PEACE ROAD, STANWAY | 595562 595391 | | Stanway | Brownfield | 3 | | 3 | | 1 | | | | | | | | | | | | | | $ \longrightarrow $ | |
| 152042 146380 | COMPLETED | 39 HARVEY CRESCENT, STANWAY 39-43 LONDON ROAD, STANWAY | 595391 | | Stanway Stanway | Greenfield Greenfield | 1 | _ | | | 1 | | | | | | | | | | | | | | | |
| 152285 | STARTED | BISHNIBA, HEATH ROAD, STANWAY | 595847 | | Stanway | Brownfield | 2 | 2 | | | | 2 | | | | | | | -1 | | | | | | | |
| 152826 | STARTED | DYERS ROAD / WARREN LANE, STANWAY (TW) | | 223399 | Stanway | Greenfield | 93 | - | | | 45 | 48 | | | | | | | | | | | | | | |
| 120848 151286 | STARTED STARTED | RAILWAY SIDINGS, HALSTEAD ROAD, STANWAY | 595164 594918 | | Stanway | Brownfield | 123 75 | | 33 12 | 29 12 | 24 | 24 | 13 | | | | | | | | | | | | F | |
| 151286 | COMPLETED | LAKELANDS PHASE 2 (NR4, SR4 & SR5), STANWAY LAKELANDS PHASE 2 (NR9), STANWAY | 595075 | | Stanway Stanway | Greenfield Greenfield | 40 | | 12 | 12 | 24 | 24 | 13 | | | | | | | | | | | | | |
| 151479 | 2019/12 | LAKELANDS PHASE 2 (NE2), STANWAY | 594789 | | Stanway | Greenfield | - | 65 | | | | | 20 | 20 | 25 | | | | | | | | | | | |
| 162649 | STARTED | INTERNATIONAL HOUSE, PEARTREE RD, STANWAY | | 223707 | Stanway | Brownfield | 14 | | | | 14 | | | | | | | | | | | | | | | |
| Application pending | | FIVEWAYS FRUIT FARM, STANWAY | 595631 596231 | | Stanway | Greenfield Brownfield | 482 | 482 34 | | | 40 | 60 | 70 | 70 | 80 34 | 100 | 62 | | | | | | | $ \longrightarrow $ | | |
| 171569 161281 | STARTED | "DUGARD HOUSE" PEARTREE ROAD, STANWAY 13 SUFFOLK CLOSE, COLCHESTER | 600942 | | Stanway St Anne's & St John's | Greenfield | 1 | 1 | | 1 | | 1 | | | 34 | | | | | | | | | | | |
| 146041 | 2018/01 | 32 ST ANNE'S ROAD, COLCHESTER | | 225985 | St Anne's & St John's | Greenfield | 1 | 1 | | | | 1 | | | | | | | | | | | | | | |
| 130560 | STARTED | 78 BROMLEY ROAD, COLCHESTER | 602568 | | St Anne's & St John's | Greenfield | 1 | | | | 1 | | | | | | | | | | | | | | | |
| 151086 151477 | 2018/10 COMPLETED | BENTLEIGH CT, GREENSTEAD RD, COLCHESTER 455 IPSWICH ROAD, COLCHESTER | 601585 601556 | 225082 | St Anne's & St John's St Annes & St Johns | Brownfield Greenfield | 1 | 1 | 1 | | 1 | | | | | | | | | | | | | | $ \longrightarrow $ | |
| 161355 | 2018/19 | 287 IPSWICH ROAD, COLCHESTER | 601259 | | St Annes & St Johns | Brownfield | 1 | 1 | 1 | | 1 | | | | | | | | | | | | | | $ \rightarrow$ | |
| 145710 | COMPLETED | LAND REAR OF 489-493 IPSWICH ROAD, COLCHESTER | 601672 | | St Anne's & St John's | Brownfield | 6 | 0 | 2 | | | | | | | | | | | | | | | | | |
| 160016 | STARTED | LAND REAR OF 495-499 IPSWICH ROAD, COLCHESTER | 601643 | | St Anne's & St John's | Greenfield | 4 | | | | 2 | 2 | | | | | | | | | | | | | | |
| 170004 145132 | 2020/03 STARTED | LAND REAR OF 501 IPSWICH ROAD, COLCHESTER BETTS FACTORY, IPSWICH ROAD, COLCHESTER | 601620 601767 | | St Anne's & St John's St Anne's & St John's | Greenfield Brownfield | 5 127 | 5 119 | 21 | 8 | | | 2 | 3 | | | | | | | | | | | | |
| 163047 | STARTED | LAND ADJ 29 PARSONS HEATH, COLCHESTER | 602217 | - | St Anne's & St John's | Greenfield | 1 | | 21 | 0 | | 1 | | | | | | | | | | | | | | |
| 170735 | 2018/2019 | | 602311 | | St Anne's & St John's | Greenfield | 1 | 1 | | | | 1 | | | | | | | | | | | | | | |
| 171250 150148 | 2018/05 | 63 NEWBRIDGE ROAD, TIPTREE 30 BARBROOK LANE, TIPTREE | 590905 | | Tiptree | Brownfield | 3 | 3 | | - | 1 | | | | | | | 3 | | | | | | | ⊢ | |
| 150148 | 2018/05 STARTED | LAND ADJ THATCHED COTTAGE, VINE ROAD, TIPTREE | 589484 588977 | | Tiptree Tiptree | Brownfield Greenfield | 2 | | | | 1 | | | | | | | | | | | | | | | |
| 170416 | 2020/04 | HIGHLANDS, KELVEDON ROAD, TIPTREE | 588860 | | Tiptree | Brownfield | 1 | 1 | | | | 1 | | | | | | | | | | | | | | |
| 160942 | 2019/06 | COLT FARM, KELVEDON ROAD, TIPTREE | 588863 | | Tiptree | Brownfield | - | 1 | | | 1 | | | | | | | | | | | | | | | |
| 162809 162595 | STARTED 2020/01 | 110 CHURCH ROAD, TIPTREE ASH TREE COTTAGE, SURREY LANE, TIPTREE | 589852 589194 | | Tiptree Tiptree | Brownfield Greenfield | 2 | - | | | 2 | | 1 | | | | | | | | | | | | — — | |
| 163221 | 2020/01 | 57 MALDON ROAD. TIPTREE | 589211 | | Tiptree | Brownfield | 1 | | | 1 | | | | | | | | | | | | | | | $ \rightarrow$ | |
| 161171 | 2019/07 | 58-60 MALDON ROAD, TIPTREE | 589129 | | Tiptree | Brownfield | | 1 | | | | 1 | | | | | | | | | | | | | | |
| 170292 | 2020/04 | 84 MALDON ROAD, TIPTREE | 589153 | | Tiptree | Greenfield | | 7 | | | 4 | 3 | 10 | 10 | | | | | | | | | | | | |
| 130245 130245 | STARTED STARTED | FACTORY HILL, TIPTREE SOUTH WEST OF FACTORY HILL, TIPTREE | 590157 589982 | | Tiptree Tiptree | Greenfield Brownfield | | 126 118 | | | | 40 | 40 | 46 | | 40 | 40 | 38 | | | | | | | | |
| 152120 | STARTED | LAND ADJACENT CHAPEL ROAD, TIPTREE | 589993 | | Tiptree | Greenfield | | | 24 | 15 | | | 1 | 1 | | 10 | | | | | | | | | t | |
| 146578 | | FMR POLICE STATION, CHAPEL RD, TIPTREE | 589927 | | Tiptree | Brownfield | - | 0 | 2 | | | | | | | | | | | | | | | | | |
| 122134 161462 | STARTED 2019/07 | GRANGE ROAD, TIPTREE SPRINGFIELD, KELVEDON RD, TIPTREE | 588879 588922 | | Tiptree Tiptree | Greenfield Greenfield | | 103 8 | | | 30 | 30 | 30 | 13 | | | | | | | | | | $ \longrightarrow $ | | |
| 131317 | | 8 SELDON ROAD. TIPTREE | 589791 | | Tiptree | Brownfield | | 0 | 2 | 1 | 2 | 0 | | | | | | | | | | | | | — 1 | |
| 170993 | 2018/2019 | | 605757 | | Tiptree | Brownfield | 1 | - | | | | 1 | | | | | | | | | | | | | | |
| 146106 / 150844 | 2019/06 | 28 DENHAM CLOSE, WIVENHOE, COLCHESTER | 604338 | | Wivenhoe | Greenfield | | 1 | | | | 4 | | 1 | | | | | | | | | | | | |
| 170858 150213 | 2018/2019 STARTED | 48 STANLEY ROAD, WIVENHOE 58 QUEENS ROAD, WIVENHOE | 604206 604071 | | Wivenhoe Wivenhoe | Brownfield Greenfield | 1 | 1 | | | 1 | 1 | | | | | | | | | | | | | | |
| 161099 | STARTED | 23 BELLE VUE ROAD, WIVENHOE | 604071 | | Wivenhoe | Greenfield | | 1 | | | 1 | | | | | | | | | | | | | | | |
| F/COL/05/2103 | STARTED | CEDRICS, 1 THE AVENUE, WIVENHOE | 603872 | 222030 | Wivenhoe | Brownfield | 24 | 24 | | | | | | | | 12 | 12 | | | | | | | | | |
| 163158 | | | 603848 | | Wivenhoe | Brownfield | | 1 | | | | 1 | | | | | | | | _ | | | | | | |
| 170958 171201 / 171652 | 10/07/1905 10/07/1905 | 15-16 NELSON CLOSE, WIVENHOE 10-14 NELSON CLOSE | 604045 604102 | | Wivenhoe Wivenhoe | Brownfield Brownfield | 2 | 2 | | | | 2 | 1 | | | | | | | | | | | | | |
| 152613 | STARTED | MEADOWS PHASE II, BOUNDARY ROAD | 602458 | | Wivenhoe | Brownfield | 58 | | | | 58 | | | | | | | | | | | | | | | |
| 151087 | STARTED | GARRISON DEVELOPMENT - A1 (MEE01 & MEE03) | | | New Town & Christchurch | | 6 | | | | | | | | 6 | | | | | | | | | | | |
| Application pending 080712 | STARTED | GARRISON DEVELOPMENT - ARENA SITE GARRISON DEVELOPMENT - B1B | | | New Town & Christchurch New Town & Christchurch | | | 70 78 | 27 | 78 | | | | | | 35 | 35 | | | | | | | | | |
| 173017 | PENDING | GARRISON DEVELOPMENT - BTB GARRISON DEVELOPMENT - H (SERGEANTS' MESS) | | | New Town & Christchurch | | | 10 | 21 | 10 | | | | 10 | | | | | | | | | | | | |
| VARIOUS | - | GARRISON DEVELOPMENT - J1 (BLOCKS 1 & 2) | | | New Town & Christchurch | | | 0 | 59 | | | | | | | | | | | | _ | | | | | |

| 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 commitment | | | | | - | | | | | | | - | | | | | | | | | | | | | · · · · · · | |
| 160133 | STARTED | GARRISON DEVELOPMENT - J2B (CAV09) | | | New Town & Christchurch | Brownfield | 18 | 14 | 4 | 4 | 10 | | | | | | | | | | | | | | \square | |
| 180057 | PENDING | GARRISON DEVELOPMENT - J2r2 (J2Br) | | - | New Town & Christchurch | Brownfield | 70 | 70 | | | | 30 | 30 | 10 | | | | | | | | | | | | |
| 170621 | | GARRISON DEVELOPMENT - K1 (McCARTHY & STONE) | | | New Town & Christchurch | Brownfield | 48 | 48 | | | | 24 | 24 | | | | | | | | | | | | \square | |
| Application pending | | GARRISON DEVELOPMENT - K1 (AFFORDABLE HOUSING) | 598902 | 224179 | New Town & Christchurch | Brownfield | 25 | 25 | | | | 25 | | | | | | | | | | | | | | |
| | 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 | | 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 | |
| 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 | | |

| 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 |
|------------------------------------|--------------------|--|---------|------------------|--|---------------------------|----------------------|-----------------------|--------------------|-----------------|---------|---------|---------|----------|----------|----------|---------|---------|---------|--------------|---------|---------|---------|---------|---------|----------|
| New Local Plan 2017 | | 3 | | | | | | | | | | | | | | | | | | | | | | | | |
| Garden communities a Allocation | allocations | WEST COLCHESTER/EAST BRAINTREE GARDEN COMMUNITY | 589719 | 223103 | Marks Tey & Layer | Greenfield | 7 500 | 7 500 | | | | | | | | | 50 | 100 | 100 | 100 | 150 | 150 | 150 | 150 | 200 | 200 |
| Allocation | | EAST COLCHESTER/WEST TENDRING GARDEN COMMUNITY | 603555 | | Wivenhoe | Greenfield | | | | | | | | | | | 50 | 100 | 100 | 100 | 150 | 150 | 150 | | 150 | 150 |
| Colchester (and Stanv | vay) urban area al | | | | - | | | | | | | | | | | - | | | | | | | | | | |
| Allocation | | ST RUNWALDS STREET, COLCHESTER | | 225268 | Castle | Brownfield | 40 | 40 | | | | | | 50 | 50 | 20 | 20 | | | | | | | | - | |
| Allocation Allocation | | VINEYARD GATE, COLCHESTER MILL ROAD, COLCHESTER (EXTRA CARE) | | 225029 228814 | Castle Mile End | Brownfield Greenfield | | 260 | | | | | | 50 | 50 | 60 | 50 | 50 | 50 | 50 | | | | | | <u> </u> |
| Allocation | | RUGBY CLUB, MILL ROAD, COLCHESTER | | 228814 | Mile End | Greenfield | | 300 | | | | | | 50 | 50 | 50 | 50 | 50 | 50 | | | | | | | |
| Allocation | | LAND NORTH OF BRAISWICK, COLCHESTER | | 227365 | Lexden & Braiswick | Greenfield | | 70 | | | | | | | 20 | 25 | 25 | | | | | | | | | |
| Allocation | | | | 223868 | Marks Tey & Layer | Greenfield | | 150 | | | | | | | 30 | 30 | 30 | 30 | | | | | | | _ | |
| Allocation Allocation | | LAND NORTH OF LONDON ROAD, STANWAY LAND SOUTH OF A12, STANWAY | | 224489 224682 | Marks Tey & Layer Marks Tey & Layer | Greenfield Greenfield | | 130 500 | | | | | 25 | 50 | 55 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | |
| Allocation | | DEFENCE SUPPORT GROUP (DSG), FLAGSTAFF ROAD, COLCH | | - | New Town & Christchurch | | | 100 | | | | | | | | 30 | 30 | 00 | 50 | 30 | | 25 | 25 | 25 | 30 | |
| Allocation | | IRVINE ROAD, COLCHESTER | | | New Town & Christchurch | | 8 | | | | | | | | | 8 | | | | | | | | | | |
| Allocation | | MIDDLEWICK RANGES, COLCHESTER | | | Old Heath & The Hythe | Greenfield | | 1000 | | | | | | | | | | 80 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 80 |
| Allocation | | PORT LANE, COLCHESTER | | | Old Heath & The Hythe | Brownfield | | 130 | | | | | | | | 4.5 | 15 | | | | | 40 | 50 | 40 | | 4 |
| Allocation Allocation | | PLACE FARM, OLD HEATH ROAD, COLCHESTER | | 223036 | Old Heath & The Hythe Shrub End | Greenfield Greenfield | 30 | 30 150 | | | | | 10 | 70 | 70 | 15 | 15 | | | | | | | | - | |
| Allocation | | GOSBECKS PHASE TWO, COLCHESTER | | 222631 | Shrub End | Greenfield | | 150 | | | | | - | | 50 | | | | | | | | | | | |
| Allocation | | ROSEMARY ALMSHOUSES, LONDON RD, STANWAY | | 224413 | Stanway | Greenfield | 26 | | | | | | | | | 13 | 13 | | | | | | | | | |
| Allocation | | FORMER SAINSBURY'S SITE, TOLLGATE, STANWAY | | 224585 | Stanway | Brownfield | 200 | | | | | | | | | | 40 | 40 | 40 | 40 | 40 | | | | | |
| Allocation | | CHITTS HILL, STANWAY | 595626 | 225622 | Stanway | Greenfield | 100 | 100 | | | | | 40 | 40 | 20 | | | | | | | | | | | |
| Other allocations Allocation | | LAND EAST OF QUEENSBERRY AVENUE, COPFORD | 593150 | 224128 | Marks Tey & Layer | Greenfield | 70 | 70 | | | | | | | | | | | | 10 | 20 | 20 | 20 | | | |
| Allocation | | HALL ROAD, COPFORD | | 223941 | Marks Tey & Layer | Greenfield | 50 | | | | | | | | | 10 | 20 | 20 | | 10 | 20 | 20 | 20 | | | |
| Allocation | | LAND ADJACENT THE FOLLEY, LAYER DE LA HAYE | | 220276 | Marks Tey & Layer | Greenfield | 50 | | | | | | | 20 | 20 | 10 | | | | | | | | | | |
| Allocation | | LAND EAST OF PELDON ROAD, ABBERTON | | 218728 | Mersea & Pyefleet | Greenfield | 5 | | | | | | | | | 5 | - | | | | | | | | _ | 4 |
| Allocation Allocation | | LAND WEST OF PELDON ROAD, ABBERTON DAWES LANE, WEST MERSEA | | 218707 213638 | Mersea & Pyefleet Mersea & Pyefleet | Greenfield Greenfield | | 50 100 | | | | | | | 15 20 | 15 20 | 5 20 | 20 | | | | | | | | |
| Allocation | | BRIERLEY PADDOCKS, WEST MERSEA | 1 | 213038 | | Greenfield | | 100 | | | | | | | 30 | 20 | 20 | 20 | | | | | | | | |
| Allocation | | ROWHEDGE BUSINESS CENTRE, ROWHEDGE | | | Old Heath & The Hythe | Greenfield | 40 | | | | | | | - | | | | | 20 | 20 | | | | | | |
| Allocation | | SWAN GROVE, CHAPPEL | | 228075 | Rural North | Greenfield | 30 | | | | | | | | | 15 | 15 | | | | | | | | | |
| Allocation | | | | 229082 | Rural North | Greenfield | - | 20 13 | | | | | | 10 | 10 | 5 | 0 | | | | | | | | | 4 |
| Allocation Allocation | | SCHOOL LANE, GREAT HORKESLEY HORKESLEY PARK, GREAT HORKESLEY | | 229390 233284 | Rural North RURAL NORTH | Greenfield Brownfield | 13 | 22 | | | 7 | 8 | 7 | | | 5 | 0 | | | | | | | | | |
| Allocation | | GREAT HORKESLEY MANOR, GREAT HORKESLEY | | 229390 | Rural North | Greenfield | 80 | _ | | | , | 0 | , 15 | 25 | 25 | 15 | | | | | | | | | | |
| Allocation | | GREENFIELD DRIVE, GREAT TEY | 588835 | 226048 | Rural North | Greenfield | 30 | | | | | | | 15 | 15 | | | | | | | | | | | |
| Allocation | | BROOK ROAD, GREAT TEY | | 225599 | Rural North | Greenfield | 10 | | | | | | | | | 5 | 5 | | | | | | | | _ | 4 |
| Allocation | | | | 231122 | Rural North | Greenfield | 10 | | | | | | | 20 | 20 | 10 | | | | | | | | | | |
| Allocation Allocation | | SCHOOL ROAD (EAST), LANGHAM SCHOOL ROAD (WEST), LANGHAM | | 231698 231689 | Rural North Rural North | Greenfield Greenfield | 40 | 40 | | | | | | 20 | 20 | 15 | 15 | | | | | | | | | |
| Allocation | | LAND NORTH OF ELMSTEAD ROAD, WIVENHOE | | 223522 | Wivenhoe | Greenfield | | 25 | | | | | | | | 10 | 15 | | | | | | | | | |
| Allocation | | BROADFIELDS, WIVENHOE | | 223173 | Wivenhoe | Greenfield | | 120 | | | | | | | | | 30 | 30 | 30 | 30 | | | | | | |
| Allocation | | CROQUET GARDENS, WIVENHOE COLCHESTER ROAD, WIVENHOE | | 222446 223053 | Wivenhoe | Greenfield | | 25 | | | | | | 15 40 | | | | | | | | | | | | 4 |
| Allocation | | OULDIESTER ROAD, WIVENHUE | 003950 | 223053 | Wivenhoe | Greenfield | 80 | 80 | | | | | 40 | 40 | | | | | | | | | | | | |
| Rural exception sites | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | LAYER DE LA HAYE | | | Marks Tey & Layer | Greenfield | | 15 | | | | | | | | 15 | | | | | | | | | | |
| | | FORDHAM | | | Rural North | Greenfield | | 10 | | | | | | | | 10 | 10 | 5 | | | | | | | | 4 |
| Emerging Neighbourho | od Plans | OTHER VILLAGES | | | Borough-wide | Greenfield | 25 | 25 | | | | | | | | 10 | 10 | S | | | | | | | | |
| Neighbourhood Plan | | EIGHT ASH GREEN | | | Lexden & Braiswick | | 150 | 150 | | | | | | | | | | | | 25 | 25 | 25 | 25 | 25 | 25 | |
| Neighbourhood Plan | | WEST BERGHOLT | | | Lexden & Braiswick | | | 120 | | | | | | | | | | | | 20 | | 25 | 25 | 25 | | |
| Neighbourhood Plan | | TIPTREE | | | Tiptree | | | 600 | | | | | | | | | | | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 |
| | | | | | | Net completion | ons/pro | jections | 481 | 452 | 1059 | - | | - | 1071 | 937 | 933 | 872 | 896 | 915 | | 956 | 885 | 750 | 660 | 505 |
| | | | | | | | | c Target | 460 | 460 | 920 | | | | 920 | 920 | 920 | 920 | 920 | 920 | 920 | 920 | 920 | 920 | 920 | 920 |
| | | | | | | Strateg | ic l'arg | jet + 5% | 483 ∼ | 483 | 966 | | | | 966 | 966 | 966 | 966 | 966 | 966 | 966 | 966 | 966 | 966 | 966 | 966 |
| | | | | | | | | | -Sept 2 | r 20 | 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 |
| | | | | | | | | | Ň | Oct-Mar | 18 | 015 | 320 | 121 | 022 | 12.5 | 024 | 125 | 126 | 027 | 22 | 026 | 330 | 331 | 332 | 035 |
| | | | | | | | | | April- | | 2 | 2 | | | 2 | 2 | 2 | | | ^o | 2 | 2 | 2 | 2 | ~ | |

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