

*Tendring*  
District Council



Authorities Monitoring Report  
1<sup>st</sup> April 2015-March 2016

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## 1.0 Introduction & Statement

- 1.1 This Authorities Monitoring Report has been produced by Tendring District Council as a means of monitoring the progress of the preparation of the district's replacement Local Plan (Development Plan Document), any related documents and the Community Infrastructure Levy.
- 1.2 The introduction of the Localism Act 2011 and Town and Country Planning (Local Planning) (England) Regulations 2012 removed the requirement for local authorities to send an Annual Monitoring Report to the Secretary of State. However, the Act retains the overall duty to monitor the implementation of the Local Development Scheme and the extent to which the policies set out in Local Plans are being achieved in an 'Authorities Monitoring Report'. The Local Development Scheme itself sets out the timetable to produce the documents listed in 1.1 and is updated and published separately to the Authorities Monitoring Report as and when required.
- 1.3 The key function of Authorities Monitoring Reports continues to be to monitor the production of the Council's Development Plan Documents, to report on the performance of the policies they contain and to indicate any actions proposed.
- 1.4 The Authorities Monitoring Report will become increasingly important as the Council adopts its key Development Plan Documents. This Authorities Monitoring Report concentrates on meeting the Government's requirements by tracking the progress of plan preparation and monitoring key indicators. In practice, this means the Authorities Monitoring Report: reviews progress in meeting the milestones in the Local Development Scheme (LDS) September 2016. The Authorities Monitoring Report notes if any adjustments to the LDS are needed, presents an analysis in terms of the Core Output Indicators that are set by the Government. In particular, the Authorities Monitoring Report presents an update of the Housing Trajectory that monitors housing delivery by showing past performance and projected future performance compared with key policy targets and summarises other proposed monitoring actions.
- 1.5 The information contained in this position statement relates to the period 1 April 2015 to 31 March 2016. The Authorities Monitoring Report for 1 April 2016 to 31 March 2017 is normally published in January 2018.
- 1.6 Pursuant to regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 this Authorities Monitoring Report covers the replacement Local Plan for Tendring District, the Area Action Plan for what is now know as the Tendring Colchester Borders Garden Community and the Community Infrastructure Levy.
- 1.7 Also pursuant to regulation 34 the following statement applies:

Tendring District Council is implementing all saved polices from the 2007 Local Plan, this Authorities Monitoring Report specifies the number of net dwellings achieved in 2015/16 and since the baseline of the council's Objectively Assessed housing Needs which is April 2013. The policy for this is the draft policy 'LP 1' in the Preferred Options Local Plan. The housing policy HG1 from the 2007 Local Plan was not saved in 2010 as it was near expiry. Tendring District Council is actively complying in an on-going basis with prescribed Duty to Co-operate bodies including the specific outcome

of the joint strategic chapter in the Local Plan's of Braintree, Colchester and Tendring councils' supported by Essex County Council. Tendring District Council's administrative area does not have any 'made' neighbourhood plans or neighbourhood development orders.

## **2.0 Plan Preparation in Tendring**

2.1 The Council has already undertaken a significant amount of work to put a new plan in place having prepared and gathered substantial technical evidence, working in partnership with other bodies and organisations and having undertaken extensive public consultation. The initial preparation of a plan between 2007 and 2011 was undertaken in line with the relevant planning regulations and national planning policies that were in place at that time. These required Councils to prepare a 'Local Development Framework' (LDF) containing a series of planning documents that, together, would make a core part of the development plan for the area. However, when central government introduced the new National Planning Policy Framework (NPPF) and revisions to the planning regulations in 2012, the Council started work on a single 'Local Plan' in line with the new requirements. To date, the preparation of a new Local Plan has followed these stages:

- Stage 1: Evidence Gathering

In December 2007, the Council adopted its last Local Plan with planning policies and proposals to cover a temporary period of four years – in which time it was intended that a new LDF would be prepared. The first stage of this process involved gathering evidence that would inform the content of the LDF by preparing and commissioning technical studies and liaising with partner organisations to understand some of the district's physical, environmental and infrastructure limitations and to formulate some sensible options for future growth.

- Stage 2: Consultation on LDF Issues and Possible Options (23 March to 30 May 2009)

Having undertaken considerable research as part of the evidence gathering stage, the Council produced a 'discussion document' for public consultation in March 2009 and held a series of exhibitions and workshops throughout the district to gauge the views of residents, businesses and other interested parties on several planning issues and different suggestions for distributing future growth around the district. The Council received over 4,000 individual comments and suggestions in response to that consultation exercise.

- Stage 3: Consultation on LDF Core Strategy and Development Policies (21 October to 6 December 2010)

Following careful consideration of the comments received in response to the stage 2 issues and options consultation, the Council prepared a 'Core Strategy and Development Policies Document' containing 'broad-brush' proposals for the distribution of new development for the period up to 2031 along with a set of new planning policies. The intention at that time was that a Core Strategy would form the first part of an LDF with more detailed policies and site-specific proposals to follow at a later stage.

The Core Strategy document was published in October 2010 and a further round of public consultation, including exhibitions and workshops were undertaken. At this stage, interested parties were invited to object to policies and proposals in the document and explain why, in their view, the plan would fail to pass the government's 'tests of soundness'. The Council received just over 1,500 individual comments in objection to this document.

- Stage 4: Consultation on Housing Issues (29 September to 31 October 2011)

From the 2010 public consultation, many objections from residents related to the number, location and type of new homes being proposed. Many residents called for a further round of public consultation before the Council made any final decisions on the content of the plan.

The election of a new government in 2010 was followed with proposals in the new Localism Bill (which has now become the 'Localism Act') aimed at making major changes to the national planning system including the abolition of regional plans and simplification of national planning guidance. These changes were initially aimed at giving communities more say over planning issues in their area, giving Councils more incentives to support new development, simplifying national planning rules, making it easier for developers to get planning permission and encouraging Councils to prepare a single 'Local Plan' as opposed to an LDF made up of several parts.

In 2011, the Council therefore decided that it would be an appropriate time to undertake further public consultation focussing on the main topic of concern, housing development. This would also allow time for the full implications of the government's changes to be understood and for a revised plan to be prepared in accordance with the latest national requirements. The Council received a further 1,400 individual responses from the public in response to the consultation exercise.

- Stage 5: Consultation on a Draft Local Plan November 2012 to 7 January 2013)

On 11 September 2012, at a meeting of the Full Council, a Draft Local Plan was approved for public consultation. This plan considered the various technical studies, information provided by partner organisations and the various comments received during the three previous rounds of public consultation. This plan included a 'fair and proportionate' approach to the distribution of housing development with all towns and

villages expected to accommodate a 6% increase in housing stock over a 10-year period.

When this plan was published for consultation, 800 comments were received including a fair number of representations of support. Most objections related to a small number of specific development proposals but there were also some strong objections to the number of new homes proposed in the plan; the short 10-year time-frame of the plan and the technical logic behind a 6% increase in housing for all settlements.

- Stage 6: Consultation on Focussed Changes (6 January 2014 to 17 February 2014)

Having considered the 800 comments submitted in response to the 2012 Draft Local Plan, the Council accepted that several changes could be made to address some of the objections including extending the length of the plan period from 10 to 15 years, indicating some broad locations where longer-term growth was most likely to take place and making amendments to some of the more controversial development proposals.

The Council produced a document containing a series of proposed 'Focussed Changes' and these were published for consultation, attracting a further 560 comments. Whilst the changes resulted in many of the objections from members of the public being addressed, they also attracted strong objections concerned that the plan was failing to identify sufficient land to meet the Objectively Assessed Need for housing, in full – as required by the NPPF and questioned the Plan's conformity with the Duty to Co-operate on strategic issues with its neighbouring Local Planning Authorities. The objections to the failure to identify sufficient land for development led to preliminary advice being received for the Planning Inspectorate that the Plan in all likelihood would fail the soundness tests of an Examination in Public. Consequently, a report was taken to full Council in March 2014 and the dedicated Local Plan Committee was established to oversee the remaining stages of the Local Plan, address fundamental issues and other aspects of planning policy work.

- Stage 7: Consultation on Issues and Options (1 September 2015 to 13 October 2015)

Whilst the themes of the development management policies in the draft Local Plan (2012 & 2014) have been carried forward with some modifications, the strategic elements including housing required a complete refresh. This refresh was required not only due to the previous identification of a lack of sufficient housing land but also due to a change in the way housing requirement should be calculated. The Government's Planning Practice Guidance introduced a two-stage process and changed the way in which housing need and requirement should be calculated, otherwise known as 'Objectively Assessed (housing) Need. This uses official population and household projections as a starting point, then tests if housing number uplifts are required to meet market indicators, such as any previous suppression of housing supply or the needs for additional housing to meet labour demand. This stage

of Objectively Assessed (housing) Need – is known as the ‘policy off’ position in other words not adjusted for any constraints or opportunities. Only then can policy considerations on constraints and opportunities be considered; this is known as the ‘Policy On’ position and can support policies such as settlement boundaries and economic regeneration growth areas.

To address these changes the Strategic Housing Market Area (SHMA) Authorities of Braintree, Chelmsford, Colchester and Tendring commissioned a housing needs assessment from Peter Brett Associates. This produced a minimum annualised dwelling requirement of 597 units per year. Further study was commissioned to identify the impact of ‘un-attributable population change’ (UPC) which was flagged up as an issue for Tendring. This study by John Hollis identified a weakness in data on labour supply and led to Peter Brett Associates refining Tendring’s OAN to a range of 550-600 dwelling units per year. This range was used to prepare the Preferred Options Consultation Documents for the Local Plan.

- Stage 8: Consultation on the Preferred Options Local Plan 14 July - August 8 September 2016

Given the active and on-going co-operation in strategic plan making generally and most specifically in regards to the potential for the development of Garden Communities across north Essex, Braintree, Colchester and Tendring Councils’ with the support of Essex County Council set out the three district Local Plans in to two parts. Part 1, a joint approach to Garden Communities and Part 2, the remaining potential housing and employment allocations and development management allocations for the rest of the districts. The Preferred Options Local Plan (parts 1 and 2) in Tendring District was consulted upon from 14 July – 8 September 2016. The results of the consultation were presented to the Local Plan Committee in November 2016. The consultation attracted over 2,000 comments. Most of which were received in relation to the numbers of potential homes that may be allocated in Weeley. Several technical stakeholders provided helpful comments to improve policy wording and several developers / landowners submitted sites to be considered as part of the Local Plan housing supply.

The preferred options stage is very much about asking what the council should include in the Local Plan. Having received and reviewed the many comments on the preferred options documents a significant number of evidence studies have been commissioned to address gaps and to underpin revised policies for the next stage of plan making.

- Stage 9: Consultation on behalf of Government on the Publication version of the Local Plan

The next stage of plan preparation is producing a version of the Local Plan which the council believes will meet the legal tests required for a sound Local Plan; this is known as the ‘Publication’ version of the Local Plan but is often referred to as the ‘pre-

submission' version. . These tests are examined in a public forum known as the 'Examination in Public'. The Council consults the public on this version of the plan on behalf of the government and submits all responses to the government. The Government then appoints an independent (of Government, the Council and any other party) Planning Inspector to undertake the Examination in Public.

To ensure the Local Plan is sound at Examination it is tested in relation to being:

- Positively Prepared: prepared based on a strategy to meet Objectively Assessed (housing) Needs;
- Justified: prepared on the most appropriate strategy when considered against reasonable alternatives and based on proportional evidence;
- Effective: deliverable over the plan period and based on effective joint working on cross-boundary strategic priorities; and
- Consistent with National Policy

The diverse and mostly shared evidence base across the north Essex Authorities , including the Objectively Assessed (housing) Needs, the active and on-going co-operation on strategic priorities with joint commitments to strategic growth and infrastructure and the consistency with National Policy, along with changes made to the Plan between Preferred Options and Publication stages will make the Plan submitted to government capable of being found sound.

- Stage 10: Examination in Public, Modifications and Adoption of the Local Plan  
Under current practice, the appointed Planning Inspector will assess the submitted Local Plan documents and call hearings on any matters s/he considers need further clarification. The Inspector will be asked by the Council to make good any areas of concern by suggesting 'proposed' modifications. These may be subject to further public consultation and hearing. If, however the Inspector considers the modifications needed to make the plan sound are significant s/he may ask the Council to withdraw the Local Plan and go back to an earlier stage of production.

### **3.0 Defining the Housing Target for Tendring**

3.1 The Objectively Assessed housing Needs (OAN) figure for Tendring was set by a joint study for the Housing Market Area<sup>1</sup> partners in July 2015. The OAN was set at 597 dwellings per annum (homes each year) for Tendering.

3.2 The July 2015 report was prepared by Peter Brett Associates (PBA) and was informed by demographic projections undertaken by Edge Analytics and economic projections by Oxford Economics. Demographic and economic projections require an accurate view of the population and its age structure and how this has changed over time. This is because both

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<sup>1</sup> Braintree, Chelmsford, Colchester & Tendring

the demographic and economic models are reliant (to differing degrees<sup>2</sup>) on projecting forward past trends. In Tendring this is complicated by an error in the official population statistics prepared by the Office of National Statistics (ONS). This error is called ‘un-attributable population change’ (UPC). It arises because the ONS cannot reconcile population flow estimates, i.e. their estimate of how the population is moving around the UK<sup>3</sup> with the recorded Census population.

3.3 When preparing the June 2015, Essex Planning Officers Association demographic projections Edge Analytics corrected for this error using the best available data at the time. This corrected data led PBA in July 2015 to recommend an OAN for Tendring of 597 homes each year. However, in September 2015 the ONS released new data. This data provided new information which effectively superseded the UPC correction made in the EPOA report. In turn this meant that the previously established 597 OAN for Tendring needed to be validated in-case it was no longer robust.

3.4 The validation (see Local Plan Committee January 2016) used the new data to model the demography with a UPC correction in line with the new ONS evidence. The results led to a younger age profile than assumed by Edge. This was due to the international migration flows being younger than the domestic flows. The new assumption is that an international migrant moving to Tendring is generally younger than a domestic migrant moving in to Tendring from elsewhere in the UK. In the Edge correction, the flow of (younger) international migrants was reduced while the older domestic flow was left unchanged. In the validation both the international and domestic flows are adjusted. Overall this results in a younger migration flow.

3.5 For the Tendring OAN, this new finding has two important implications:

- firstly, younger households tend to be larger, so fewer new homes are needed to house the total population; and secondly
- a younger population is much more likely to be economically active and so fewer people are needed to meet any given job number. This casts doubt on the robustness of the former projections for Tendring and the rationale that 597 homes each year are needed to meet economic growth.

3.6 The validation confirmed that the 480 homes each year remains a sound ‘demographic starting point’ for assessing housing needs in Tendring and that it can be used in place of the Sub-National Population Projections (CLG 2012 based household projections). The younger age profile of the corrected population may mean that fewer new homes should be needed to secure an economically active workforce and this is being evaluated by Experian Economics.

3.7 Other matters required by the Planning Policy Guidance (PPG) to produce a robust OAN

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<sup>2</sup> This much more the case for demography; in line with Government Guidance demography is based on a projection of past. The economic models are forecasts and so do not necessarily repeat the past.

<sup>3</sup> Including the distribution of international migrations to or from Districts

include the testing of market signals and meeting the affordable housing need. In terms of market signals, PBA extended the research to include Babergh. However, the overall conclusion remains that the house price spikes in Tendring indicate a suppression of housing land availability due to a lack of allocated Local Plan sites and a lack of a five-year supply of housing. The result of this is an upward lift to the 480 homes each year is necessary. In relation to an affordable housing uplift the SHMA2 report (see evidence base on the Local Plan web pages) has recommended that Tendring needs to plan for provision of 163 homes each year to meet its affordable need. Tendring has followed this advice and endorsed the requirement of 550 homes each year to help accommodate the affordable housing need.

3.8 However, PBA raised the prospect of further population projection changes with a 2014 base being released in mid-2016; including international migration. The uncertainty of whether this will increase OAN alongside potential changes to the National Planning Policy Framework (including the definition of affordable housing), lead to the recommendation from PBA that Tendring has a housing target range of between 500-600 homes each year, with a core scenario that meets all that it needs to at 550. PBA also suggested that Tendring continue to look at evidence to the maximum of 600 homes each year to accommodate any future change to the projections. Finally, PBA recommended and Tendring accepted that it uses the 550 homes each year to assess its five-year land supply.

3.9 In November 2016 PBA took account of the 2014 population projections from ONS and the Department for communities and Local Government's household projections. The 2014-based official projection sets a 'demographic starting point' for Tendring of 675 homes each year. This is very close to the 705 in the previous version of the projections. PBA's technical audit shows that the 2014 projections are affected by the same errors as those for 2012 and hence they overstate housing need in the same way. The ONS is currently reviewing mid-year population estimates for the years since the 2011 Census, to eliminate these systematic errors. But the results will only become available in mid-2017.

3.10 For now, PBA's analysis of the latest demographic data suggests that the correct 'demographic starting point' remains at 480 homes each year, with a large potential error. PBA's analysis of past provision and market signals shows that Tendring's position has not changed, so PBA still considers that a market signals uplift to 550 homes each year is justified. As before, Experian's analysis suggests that there is no need for 'future jobs' uplift. In summary, PBA's best assessment of housing need for Tending over the plan period remains 550 homes each year.

3.11 This Authorities Monitoring Report takes the SHMA baseline of April 2013 and provides the completions against requirement at 550 homes each year.

## **4.0 Delivering a Wide Choice of Quality Homes**

4.1 Paragraph 47 of the National Planning Policy Framework (NPPF) establishes the requirement to set out how the Local Plan will meet its OAN in full. The housing policies of the extant, 2007-2011 Local Plan are out of date because the plan period for homes expired in 2011 and the current requirements for OAN and not covered in the extant Local Plan. As

set out in section 2.0 of this Authorities Monitoring Report, Tendring is progressing its new Local Plan. For the purposes of the emerging Local Plan, the OAN, as set out in section 3.0 of this Authorities Monitoring Report is 550 homes each year. The Local Plan will need to identify sites sufficient for delivering five years-worth of housing against its annualised OAN (see section 6.0 below). It will also need to identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15.

4.2 In addition, to ensure choice and competition in the market to deliver homes a buffer of either 5 or 20% needs to be added (moved forward from the longer-term housing delivery trajectory) to the five years' supply. The next section considers housing delivery to ascertain if a 5 or 20% buffer should apply to Tendring.

## 5.0 Assessing the Housing Requirement

5.1 The Council's Objectively Assessed housing Need (OAN) for housing in the Tendring District is explained in section 3.0 of this report. The baseline of the OAN evidence is April 2013 and the Local Plan period extends to 15 years post the expected date of adoption. Therefore, the date range for the five years' supply for this Authorities Monitoring Report is April 2013-March 2018 and for the Local Plan April 2018 to April 2033.

5.2 Taking the OAN at 550 homes each year, over the 20-year period April 2013 to March 2033 – the requirement for plan preparation purposes is 11,000 homes. In years April 2013 to March 2016, 934 less homes have been delivered than required (see table 1 below). Paragraph 035 of the Planning Practice Guidance states '*Local planning authorities should aim to deal with any undersupply within the first 5 years of the plan period where possible.*' As Tendring is an authority with sufficient land to meet its OAN, the undersupply can be added to the front end of the housing supply trajectory.

5.3 Therefore, for the first five years post this Authorities Monitoring Report reporting period, the 934 housing shortfall (post the OAN baseline) is distributed evenly from April 2016 to March 2021. This gives a requirement of 187 plus 550 homes each year or 737 homes each year before the National Planning Policy Framework's uplift for bringing forward sites for housing delivery is applied.

5.3 In consideration of the whether to apply a 5% or 20% buffer, the NPPF states '*Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20%*' Table A demonstrates that housing targets have been under-delivered since 2008. Given Table A demonstrates 8 years of under-delivery it is reasonable to consider that Tendring District is a 20% buffer authority.

5.4 However, 2008 was the start of the recession and previous years do demonstrate excess in completions against targets. Paragraph 035 of the Planning Practice Guidance states '*The assessment of a local delivery record is likely to be more robust if a longer-term view is taken, since this is likely to take account of the peaks and troughs of the housing market cycle.*' However there does not appear to be a sound case to suggest 'peaks and troughs' should be used by Tendring District to seek a 5% buffer because, as can be seen in Table 1 – over the 12-year period (previous to the OAN baseline), which includes the 3 higher years of completions, there is still an overall shortfall of 565 homes. A buffer of 20% should therefore be employed by Tendring District.

5.5 This means that for the first five years, for Housing Land Supply purposes Tendring needs to identify a supply of 737 homes each year plus 20%. This 20% is equivalent to 147 homes each year. Making Tendring's five years housing supply requirement 737 + 147 or

884 homes each year.

Table 1

Notes		RSS Rebased & OAN Targets	Completions	Difference	Housing Land Supply / Surplus / Shortfall
Regional Spatial Strategy targets following rebase from Structure Plan	2001/2	425	459	34	
	2002/3	425	407	-18	
	2003/4	425	253	-172	
	2004/5	425	420	-5	
	2005/6	425	557	132	
	2006/7	425	556	131	
	2007/8	425	495	70	
	2008/9	425	376	-49	
	2009/10	425	319	-106	
	2010/11	425	217	-208	
	2011/12	425	232	-193	
Shortfall of 565 reset to zero by new SHMA	2012/13	425	244	-181	Requirement 5,100 – completions 4,535 = 565 shortfall
OAN Base date and shortfall	2013/14	550	204	-346	
	2014/15	550	267	-283	
This Authorities Monitoring Report Period	2015/16	550	245	-305	Cumulative -934 /5 = 187
Plan Preparation	2016/17	550			5-year supply annual requirement 550 (OAN) + 187 (Shortfall) = 737 + 147 (20% buffer) = 884homes each year
Plan Preparation	2017/18	550			884
1	2018/19	550			884
2	2019/20	550			884
3	2020/21	550			884
4	2021/22	550			
5	2022/23	550			
6	2023/24	550			
7	2024/25	550			
8	2025/26	550			
9	2026/27	550			
10	2027/28	550			
11	2028/29	550			

12	2029/30	550			
13	2030/31	550			
14	2031/32	550			
15	2032/33	550			

5.6 The five-year supply will be reviewed for the Publication version of the Local Plan with a starting date of 2018/19, the expected point of Adoption. For Development Management, the calculation of whether Tendring District has a five-year supply of homes can be based on the requirement of an updated figure to the 884 homes each year (a requirement of 4,420 homes).

## 6.0 Components of Housing Supply

6.1 The NPPF provides a framework for the components of housing supply:

Paragraph 47 – boosting the supply

*'local planning authorities should: identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements'. The NPPF also includes the following footnotes:*

*11. To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that 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 they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.*

*12. To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.*

Paragraph 48 - windfall sites:

*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 the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens.*

Paragraph 52 - large sites and Garden Cities

*The supply of new homes can sometimes be best achieved through planning for larger scale development, such as new settlements or extensions to existing villages and towns that follow the principles of Garden Cities.*

6.2 The Planning Practice Guidance also provides for additional components of supply:

Paragraph 031

*Deliverable sites for housing could include those that are allocated for housing in the development plan and sites with planning permission (outline or full that have not been implemented) unless there is clear evidence that schemes will not be implemented within five years.*

*However, planning permission or allocation in a development plan is not a prerequisite for a site being deliverable in terms of the five-year supply. Local planning authorities will need to provide robust, up to date evidence to support the deliverability of sites, ensuring that their judgements on deliverability are clearly and transparently set out. If there are no significant constraints (e.g. infrastructure) to overcome such as infrastructure sites not allocated within a development plan or without planning permission can be considered capable of being delivered within a five-year timeframe.*

*The size of sites will also be an important factor in identifying whether a housing site is deliverable within the first 5 years. Plan makers will need to consider the time it will take to commence development on site and build out rates to ensure a robust five-year housing supply.*

Paragraph 037

*Local planning authorities should count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement. The approach taken, which may include site allocations, should be clearly set out in the Local Plan.*

6.3 Both the NPPF and Planning Practice Guidance also have restrictions on development sites, such as those falling within Areas of Outstanding Beauty, areas with a Birds and Habitats Directive, Sites of Special Scientific Interest, Local Green Space and areas at risk of flooding.

## 6.4 Large Sites Housing Permissions.

Table B shows the supply of homes as of March 2016 with an assessment of the homes likely to be delivered within five years commencing from April 2016. The table only shows sites of 10 or more that have planning permission or planning permission subject to a legal agreement (e.g. S106 infrastructure delivery / funds). Sites with 9 or less are considered in the next section of this Authorities Monitoring Report.

6.5 As can be seen 2,191 homes that have consent that is considered deliverable within five years, leaving a shortfall in supply of 2,229 homes. This can also be expressed as a supply 0.52 % or 2.6 years.

**Table B**

Planning Reference	Site	Dwellings outstanding	Expected completions 2016-2021	Net increase	C2 use?
12/01262/OUT	Thorpe Road, Clacton	250	150	150	-
13/01250/DETAIL	Blenheim Gate, Clacton (u/c)	41	41	41	-
14/00931/FUL	Land off Gainsford Avenue, Clacton (subject to s106)	65	65	65	-
06/00255/FUL	Royal Hotel, Marine Parade West, Clacton (u/c)	32	32	32	-
14/00593/FUL	Rumours Nightclub, Rosemary Road, Clacton	16	16	16	-
14/00929/FUL	824 St. John's Road, Clacton	14	14	13	-
15/00899/FUL	Land between 691-717 St. Johns Road, Clacton	14	14	14	-
12/01087/FUL	Land r/o Wick Lodge, Jaywick Lane, Clacton	11	11	11	-
11/00865/FUL	143-145 Kings Parade, Holland-on-Sea (u/c)	10	10	9	-
14/01431/OUT	Land East of Pond Hall Farm, Dovercourt	297	150	150	-
13/01402/FUL	Land adjacent Fryatt Hospital	70	70	70	70
11/00243/FUL	Plot 2 Stanton Europark, Dovercourt (u/c)	38	38	38	-
12/00145/FUL	Bernard Uniforms, Main Road, Harwich	34	34	34	-
12/00843/FUL	Land rear of Pound Farm, Main Road, Dovercourt	30	30	30	-
11/01172/OUT	Brickfield Site of Una Road and Edward Road, Parkeston	30	30	30	-
14/01782/FUL	407 Main Road, Dovercourt	24	24	24	-
11/00301/FUL	Land off Ferndale Road, Harwich	13	13	13	-
15/01714/FUL	Martello Site (Housing), Walton (s106)	216	150	150	-
14/01447/DETAIL	Reservoir Site, Wittonwood Road, Frinton (u/c)	37	37	37	-
11/01473/FUL	Frinton Manor, Kirby Road, Kirby Cross/Great Holland	20	20	20	20
12/01121/FUL	Frinton Park Court, Central Avenue, Frinton (u/c)	13	13	7	-
13/00824/FUL	Chamberlain Avenue, Walton	13	13	13	-
13/01035/FUL	St. Joseph's Convent, Ragland Road, Frinton (u/c)	14	14	14	-
14/01303/FUL	Martello Site (Extra Care Facility), Walton	60	60	60	20
12/01114/FUL	47 The Parade, Walton	11	11	9	-
14/01050/DETAIL	Land east of Cox's Hill, Lawford (u/c)	150	150	150	-

Planning Reference	Site	Dwellings outstanding	Expected completions 2016-2021	Net increase	C2 use?
12/00427/FUL	Thorn Quay Warehouse, High Street, Mistley	49	49	49	-
12/00109/FUL	Former Secret Bunker, Shrubland Road, Mistley	31	31	31	-
13/01470/FUL	Land south of Robinson Road, Brightlingsea (Phase 1)	77	77	77	-
05/01279/FUL	Waterside development, Copperas Road, Brightlingsea	55	55	55	-
14/00807/DETAIL	505 Ipswich Road, Ardleigh	70	70	70	-
11/00333/OUT	Wellwick Field, Bypass Road, St. Osyth (subject to s106)	190	150	150	-
15/01277/OUT	St. Andrew's Close, Alresford (subject to s106)	45	45	45	-
13/01481/FUL	Land north of Abbey Street, Thorpe (subject to s106)	40	40	40	-
14/01238/OUT	Land off Meadow Close, Elmstead (subject to s106)	20	20	20	-
14/01292/OUT	Land west of Church Road, Elmstead (s106 agreed)	20	20	20	-
14/00431/FUL	Sturric's Lane, Great Bentley (u/c)	32	32	32	-
14/00159/FUL	Land off Springfield Meadows, Little Clacton	25	25	0	-
14/01841/DETAIL	Thorpe Road, Weeley	20	20	20	-
13/01385/FUL	Thorpe Maltings	54	54	54	-
14/01371/OUT	Tokely Road, Frating	49	49	49	-
13/00412/OUT	Willow's Farm, Weeley Heath	10	0	0	-
13/00036/OUT	Former Notcutts Garden Centre, Station Road, Ardleigh	18	18	18	-
14/00972/OUT	Land at Ingrams Piece, Ardleigh (subject to s106)	16	16	16	-
12/01023/FUL	Chapplefield, Harwich Road, Wix	14	14	14	-
12/01135/OUT	White Hart, Wix	10	10	10	-
15/01737/OUT	Station Road, Wrabness (subject to s106)	18	18	18	-
15/00932/OUT	Land north of former Betts Factory, Ardleigh	120	120	120	-
15/00541/OUT	Willow Farm, Mill Lane, Weeley Heath	46	00	00	-
15/01080/OUT	Land adj Great Oakley Primary School, Gt. Oakley	51	51	51	-
15/00675/OUT	Land Off Clacton Road, Elmstead Market	32	32	32	-
<b>Total Dwellings</b>		<b>2635</b>	<b>2226</b>	<b>2191</b>	<b>110</b>

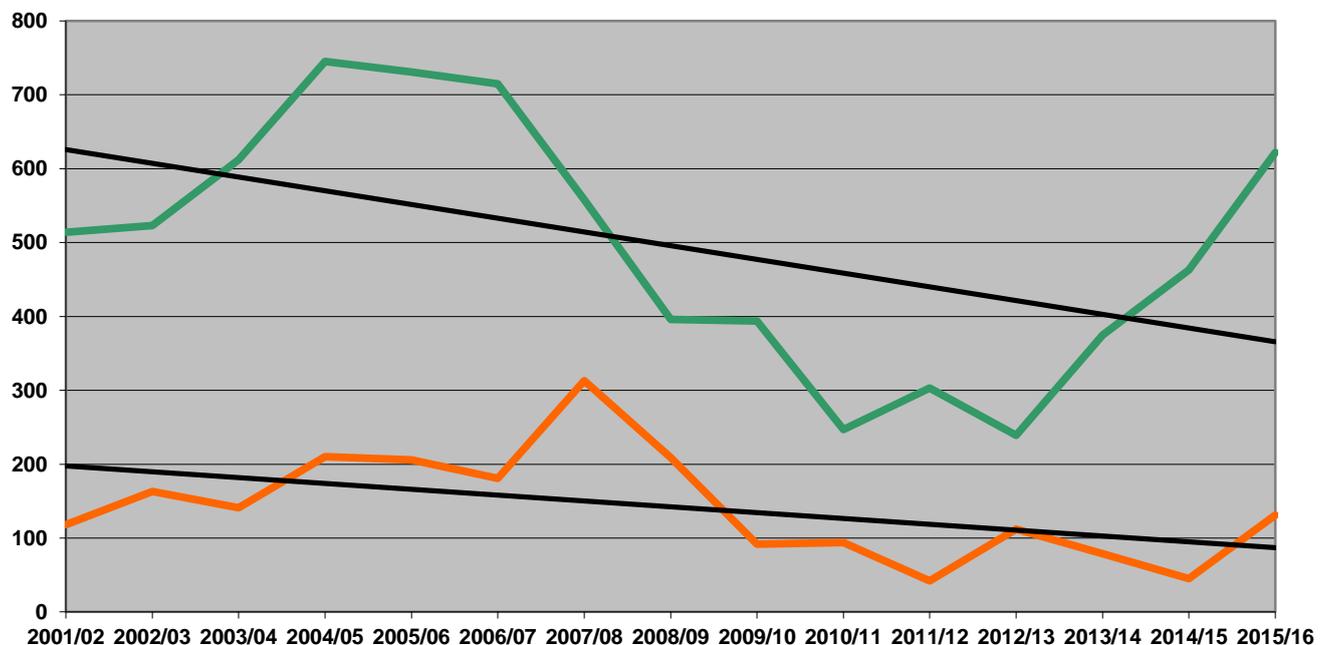
## 6.6 Windfall Allowance.

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 Strategic Housing and Employment Land Availability Assessment (Strategic Employment and Housing Land Availability ) and thereafter considered as potential housing supply in the Local Plan and five year supply for Development Management purposes. 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 sites have been an important source of supply and they are expected to continue to contribute towards the housing supply.

6.7 On 31 March 2016 several 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 622 homes. This follows a steep increase in the number of planning permissions granted between 2012 and 2016 following the publication of the National Planning Policy Framework and the correct application of the ‘presumption in favour of sustainable development’ through a period of time where it was unable to identify a 5-year supply of deliverable housing sites.

6.8 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 622 dwellings will 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 1 April 2001 and 31 March 2016, 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.

Graph 1: Small sites (9 or fewer net dwellings) with outstanding residential permission on 31 March 2016



6.9 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 represents 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 4 to 1. Table 3 below provides an indication of how many dwellings might be completed on small sites if these trends were projected over the coming years, starting from a position of 622 dwellings with extant planning permission on small sites on 31 March 2016.

- Line A begins in 2016/17 with 592 units (622-30).
- Line B shows a 75% discount / 1 in 4 homes being completed.
- Line C shows how homes many could be completed within five years cumulatively.

6.10 The projection in Table 3 (below) would suggest that within the period 2016 – 2033 it might be reasonable to expect a contribution, toward overall dwelling stock change, of around 1,500 homes from small sites. Around 666 of these could reasonably take place in the first five years 2016-2021. As would be expected, the supply of dwellings on small sites would dry up over the course of these 17 years and from 2023 is expected to fall to below 100 per annum.

6.11 For the purposes of the calculation of 5-year supply, even applying a further 20% discount or contingency to guard against the risk of non-delivery, would still suggest that 500 dwellings on small windfall sites should be achievable over the 5-year period 2016-2021. 80% of 666 homes = 533

6.12 Similarly, applying a 20% non-delivery allowance to the 622 dwellings with consent would still suggest delivery in the region of 500 dwellings. 80% of 622 homes = 498

**Table 3: Projected dwelling completions on small sites (with a capacity of 9 or fewer dwellings) 2016-2033**

Year	2016/ 17	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
<b>A) Projected dwelling potential of small sites (reducing by 30 a year)</b>	592	562	532	502	472	442	412	382	352	322	292	262	232	202	172	142	112
<b>B) Projected dwelling completi ons on small sites (one quarter of the figure above).</b>	148	141	133	126	118	111	103	96	88	81	73	66	58	51	43	36	28
<b>C) Cumulativ e dwelling completi ons on small sites (from – 1 April 2016)</b>	148	289	422	548	666	777	880	976	1064	1145	1218	1284	1342	1393	1436	1472	1500

6.13 In calculating the five years' supply for windfall, the council has been advised by Peter Brett Associates to employ either consent based approach or a trend based approach but not a mix of these two approaches.

Table 4: Consent based Approach

Year	2016/17	2017/18	2018/19	2019/20	2020/21
	1	2	3	4	5
<b>Line B – minus a 20% discount</b>	118	113	106	101	94
<b>Cumulative dwelling completions on small sites (from – 1 April 2016)</b>	118	231	337	438	532
<b>Cautious number to take through to the HLS</b>	500				

Table 5: Trend Based Approach

Year	2016/17	2017/18	2018/19	2019/20	2020/21
	1	2	3	4	5
<b>Average past completions over 14 years</b>	142	142	142	142	142
<b>Cumulative dwelling completions on small sites (from – 1 April 2016)</b>	142	284	426	568	710
<b>Cautious number to take through to the HLS</b>	Whilst the 710 figure looks effective, it is challengeable because the trends in past 14 years do not reflect those within the last five years. In the last five years 409 homes have been delivered at an average 82 homes each year. Again 500 seems to be the maximum to be relied upon.				

6.14 As can be seen the discounted consent based approach provides for just over 500 homes for the five years' supply; whilst the trend based approach provides for just under 500 homes.

6.15 Therefore, it can be assumed that 500 units can be added a windfall allowance reliant on either small sites consent or past trends. Together with the large sites this provides for  $2,191 + 500 = 2691$  homes.

6.17 The Planning Practice Guidance enables the five years supply to include sites that are in the development plan unless there is evidence that the schemes will not be implemented within the five years. Following contact with landowners / developers it has been advised that remaining sites from the 2007 Local Plan are not considered to be deliverable within the next five years, this includes 100 units at EDME and council owned land. These sites do benefit from revised Strategic Employment and Housing Land Availability forms (November / December 2016) and will be considered again when the revised Strategic Employment and Housing Land Availability is published in the summer of 2017. In terms of sites that could be considered in the emerging Local Plan, none have had a formal flood risk sequential test or a plan / policy viability test. At the time of the publication of this Authorities Monitoring Report the sequential testing is underway and the viability testing is being commissioned. In addition, the emerging Local Plan relies on five large sites and it is not expected, in line with industry practice, that these can be relied upon to deliver in the first five years. All sites are also subject to Habitats Regulations Assessment is also currently underway.

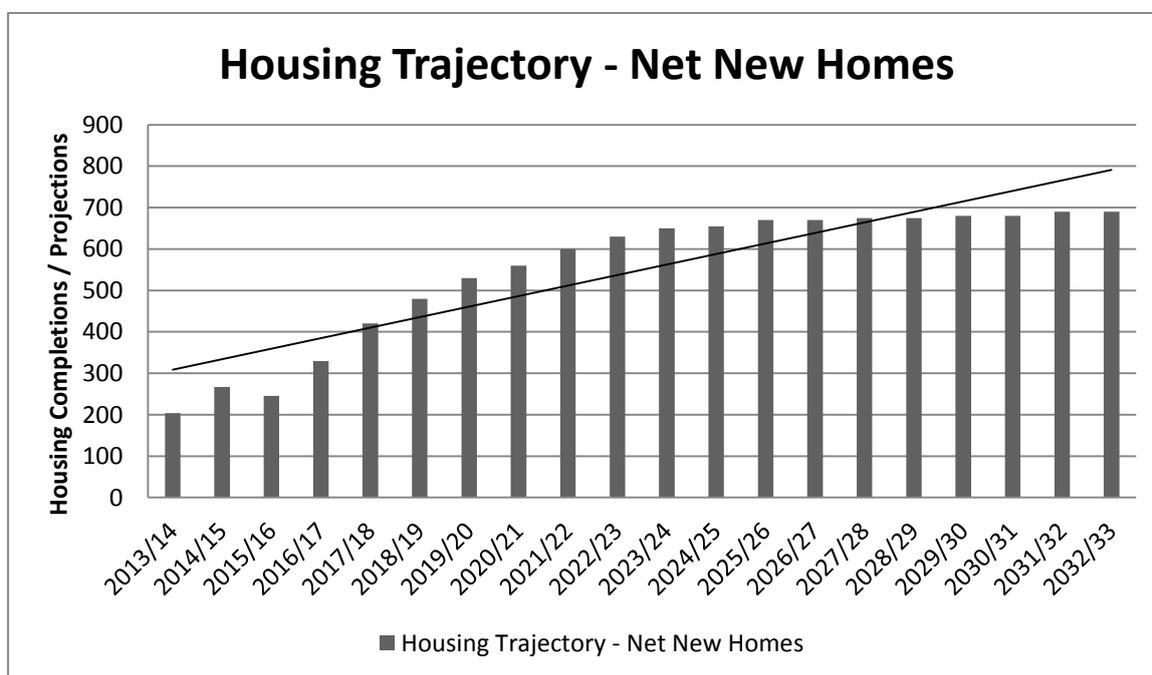
6.18 Table 6 below identifies the five-year land supply as of 31 March 2016.

Five Year Requirement and Supply as of 31 March 2016	Totals
<b>Requirement 2016/17 – 2020/21</b>	2,750 (550x 5)
<b>Shortfall 2013/14 – 2015/ 16</b>	934
<b>Total</b>	3,684
<b>Plus 20% buffer</b>	737
<b>Total Requirement – Table 1</b>	4,420 (884 homes each year)
<b>Supply – Table 2</b>	2,191
<b>Windfall – Tables 4 or 5</b>	500
<b>Total supply of Homes - Units</b>	2,691
<b>Total supply of Homes - %</b>	61%
<b>Total supply of Homes - Years</b>	3.0

## 7.0 Housing Trajectory

7.1 Graph 2 identifies the housing trajectory based on the Objectively Assessed housing Needs of 550 units each year; plus past delivery rates. The trajectory of growth is expected to pick up in the 2016/17 monitoring year as mid-year estimates are above previous years' performances. A further uplift is expected from certainty provided by the advanced stages of the Local Plan and an additional uplift from 2023/24 when housing delivery is planned to provide housing completions in the Tendring Colchester Borders Garden Community development and major sites in Clacton. The trajectory is an informal guide to potential growth should the Local Plan proceed as expected and sites get allocated, whereas the housing supply in section 6.0 is a calculation based on trends and information from landowners / developers. Section 6.0 and 7.0 are therefore not comparable but both aid the monitoring of the development plan.

Graph 2 Housing Trajectory



## 8.0 Progress of the Local Plan since the last Local Development Scheme

8.1 For the purposes of this monitoring report the last Local Development Scheme was agreed in November 2015.

Preparation of draft Local Plan (Preferred Options)	November 2015 to April / May 2016. Met
Member approval to publish draft Local Plan for initial consultation	May / June 2016. Met
Publication of Preferred Options Document and Sustainability Appraisal for consultation with the public and other stakeholders	June – August 2016 - Met but extended over to September
Preparation of the new Local Plan – Proposed Publication / Submission Document	August – October 2016. Not Met - revised Local Development Scheme agreed at Local Plan Committee in November 2016

8.2 As can be seen the initial formal phase of plan preparation was met; however, it became clear that additional evidence was required to underpin both parts 1 and 2 of the Local Plan and that the commissioning and reporting of this work and the later interpretation of the evidence to inform policy required changes to the Local Development Scheme. This also impacted the timetables for the Area Action Plan and Community Infrastructure Levy .A revised Local Development Scheme was agreed in November 2016 (outside this reports mentoring period).

## 9.0 Monitoring Housing and Employment Development

9.1 The Planning Practice Guidance is not prescriptive in regards to what Local Planning Authorities should monitor but provides a list of what Local Planning Authorities could monitor. An example list for housing and employment is as follows:

- housing and employment land and premises (current stock) database;
- housing and employment permissions granted, by type;
- housing and employment permissions developed by type, matched to allocated sites;
- housing and employment permissions for development of sites where change of use is involved;
- housing and employment land and premises available and recent transactions;
- housing and employment premises enquiries (if the authority has an estates team);
- housing developer or employer requirements and aspirations for houses and economic floorspace;
- housing waiting lists applications;
- the market signals.

9.2 All policy areas within the emerging Local Plan will be capable of some form of monitoring whether the data is collected by internal or external sources and put together in an Authorities Monitoring Report.

At present Tendring District Council does not have a dedicated monitoring officer for Planning Policy but as it moves forward with the new Local Plan, monitoring choices can be considered by the Local Plan Committee.

9.3 The following housing-related indicators are currently monitored and are included in this report:

- Net additional dwellings – in previous years and the for the reporting year
- New and converted dwellings – on previously developed land
- Net additional pitches (Gypsy and Traveller)
- Gross affordable housing completions

**Net additional dwellings – in previous years and the reporting year (2015/16)**

**Purpose:** To show levels of housing delivery in previous years and the reporting year.

**Definition:** The following definitions reflect consistency with those used in the Communities and Local Government Housing Flows Reconciliation Return and 'joint return' with Communities and Local Government on net additional dwellings.

'Net additional dwellings' are calculated as new build completions, minus demolitions, plus any gains or losses through change of use and conversions. A dwelling is completed when it is available for use.

A dwelling is defined (in line with the 2011 Census definition) as a self-contained unit of accommodation. Self-containment is where all the rooms (including kitchen, bathroom and toilet) in a household's accommodation are behind a single door which only that household can use. Non-self-contained household spaces at the same address should be counted together as a single dwelling. Therefore, a dwelling can consist of one self-contained household space or two or more non-self-contained household spaces at the same address.

Ancillary dwellings (e.g. such as former 'granny annexes') should be included provided they are self-contained, pay separate council tax from the main residence, do not share access with the main residence (e.g. a shared hallway) and there are no conditional restrictions on occupancy.

Communal establishments are not counted in overall housing supply i.e. establishments providing managed residential accommodation. These cover university and college student accommodation (including self-contained flats clustered into units with 4 to 6 bedrooms), hospital staff accommodation, hostels/homes, homes/holiday complexes, defence establishments (not married quarters) and prisons.

Non-permanent (or 'temporary') dwellings are included if they are the occupant's main residence and council tax is payable on them as a main residence. These include caravans, mobile homes, converted railway carriages and houseboats. Permanent Gypsy and Traveller pitches should also be counted if they are, or likely to become, the occupants' main residence and council tax is, or will be, liable on the pitch as a main residence.

**Result:** *Number of net additional dwellings completed in Tendring between 1 April 2013 and 31 March 2016*

2013 /14	2014/15	2015/16	Source
204 200	267 270	245 250	HFR Submission CLG Live Table

<b>Commentary:</b>	The table includes the number of net additional dwellings delivered each year since April 2013 – the baseline date for the Objectively Assessed Housing Needs. HFR – Housing Flows Reconciliation is the data Tendring provides the Department for Communities and Local Government who then round up or down the figures and publish them as Live table 122.
<b>Implication for the future:</b>	The National Planning Policy Framework requires local planning authorities to provide new housing to meet the needs of a growing population. A key priority for the Council therefore is to get a plan in place that will provide the right conditions for housing development to come forward. The Council will need to continue to closely monitor housing delivery in the district to determine whether local housing targets are being met. As can be seen a shortfall in completions has happened in each of the three reporting periods. This shortfall is added to the annual housing requirements over the following five years.
<b>Data sources</b>	Department for Communities & Local Government returns and previous Authorities Monitoring reports.

## New and converted dwellings – on previously developed land

<b>Purpose:</b>	To show the number of gross new dwellings being built upon previously-developed land (PDL).						
<b>Definition:</b>	This indicator should report only on those gross completions (new build dwellings plus gains from change of use and conversions) on PDL as a total of all gross completions. The amount of total housing on PDL should also be expressed as a percentage.						
<b>Result:</b>	<p><i>Amount (and percentage) of gross dwelling completions in 2015/16 on PDL</i></p> <table border="1" style="margin-left: auto; margin-right: auto; border-collapse: collapse;"> <tr> <td style="background-color: #333; color: white; padding: 5px;"><b>Gross dwelling completions</b></td> <td style="padding: 5px; text-align: center;">245</td> </tr> <tr> <td style="background-color: #333; color: white; padding: 5px;"><b>Gross dwelling completions on PDL</b></td> <td style="padding: 5px; text-align: center;">90</td> </tr> <tr> <td style="background-color: #333; color: white; padding: 5px;"><b>% Gross dwelling completions on PDL</b></td> <td style="padding: 5px; text-align: center;">37%</td> </tr> </table>	<b>Gross dwelling completions</b>	245	<b>Gross dwelling completions on PDL</b>	90	<b>% Gross dwelling completions on PDL</b>	37%
<b>Gross dwelling completions</b>	245						
<b>Gross dwelling completions on PDL</b>	90						
<b>% Gross dwelling completions on PDL</b>	37%						
<b>Commentary:</b>	The table shows, 37% of all dwelling completions in 2015/16 took place on PDL. This is lower than the results recorded over the last decade for previous years due partly to the change in definition of PDL in national planning policy (residential garden land in urban areas is now considered to be greenfield land rather than PDL as it was previously).						
Implication for the future:	Maximising the potential of PDL before using greenfield land remains a priority but the Government has made it clear in the National Planning Policy Framework that there is an overriding need to deliver new homes to support a growing population. This means all councils – including Tendring – will need to increasingly rely on greenfield land to help meet this objective if the supply of PDL is limited. The Council's Strategic Housing and Employment Land Availability Assessment (Strategic Employment and Housing Land Availability) will continue to identify previously developed sites that are deemed suitable, available and achievable and therefore have the potential to contribute to housing delivery over the plan period.						
Data sources:	Department for Communities and Local Government P2 returns						

## Net additional traveller pitches

<p><b>Purpose:</b></p>	<p>To show the number of Gypsy and Traveller pitches delivered.</p>
<p><b>Definition:</b></p>	<p>A pitch is the area of land demarked for the use as accommodation by a single Gypsy and Traveller household, sometimes including extended families which may require space, within one pitch, to provide for more than one caravan.</p> <p>Transit and permanent pitches should be identified separately.</p> <p>Only authorised pitches should be counted. Pitches are considered completed when they are available for use.</p> <p>Please note that permanent Gypsy and Traveller pitches are also counted as part of the overall net additional dwellings if they are, or likely to become, the occupant's main residence and council tax is, or will be, liable on the pitch as a main residence.</p>
<p><b>Result:</b></p>	<p>Number of permanent Gypsy and Traveller pitches granted permission in 2015/16 = 0</p>
<p><b>Commentary:</b></p>	<p>Councils have a legal duty to address the accommodation needs of travellers. To comply with the government's 'National Planning Policy for Traveller Sites', Local Plans need to identify sufficient sites where travellers will be allowed to set up pitches to meet objectively-assessed needs. The Essex Gypsy and Traveller Accommodation Assessment (GTAA) (published in July 2014) was prepared by consultants on behalf of all the Councils in Essex to estimate the need for additional pitches up to 2033.</p> <p>For Tendring, the GTAA identified a need for an additional 10 pitches between July 2013 (the base-date of the assessment) and July 2033. Between July 2013 and the writing of this plan, planning decisions by the Council and by Planning Inspectors on appeal have increased the number of pitches with planning permission by 5.</p> <p>Therefore, to meet the residual requirement, the Local Plan identifies land to deliver 5 additional pitches between 2014 and 2033.</p> <p>In 2014, the following existing authorised traveller sites and sites with planning permission accounted for 17 pitches in total on the following sites:</p> <p>Spring Stables, Gutteridge Hall Lane, Weeley – 8 pitches;</p> <ul style="list-style-type: none"> <li>• Woodfield Bungalow, Colchester Road, Great Bentley – 5 pitches;</li> <li>• Esther Lee Stables, Crockleford Heath – 2 pitches;</li> <li>• Clacton Road, Elmstead Market – 1 pitch; and</li> <li>• Land at the Rose, The Street, Kirby le Soken – 1 pitch.</li> </ul> <p>To deliver the additional five pitches expected to be needed up to 2033, this Local Plan allocates land for two additional pitches at Spring Stables, two additional pitches at Woodfield Bungalow and one additional pitch at Esther Lee Stables. Any proposals for additional pitches in the Tendring District will be judged against the evidence of need contained within the latest assessment.</p>

<p><b>Implication for the future:</b></p>	<p>The government's Planning Policy for Traveller Sites (PPTS) requires Councils to use robust evidence to establish the projected accommodation needs of gypsies and travellers and to use this evidence to set 'pitch targets' in their Local Plans and to allocate specific sites to meet this requirement.</p> <p>The 'Essex Gypsy and Traveller and Travelling Showpeople Accommodation Assessment on behalf of Essex Planning Officers Association (hereafter the 'Gypsy and Traveller Accommodation Assessment' or 'GTAA') was published in July 2014. This assessment provides projections for the number of permanent gypsy and traveller pitches needed in each local authority in Essex for the 20-year period 2013-2033.</p> <p>For Tendring, the projected requirement is 10 additional pitches between 2013 and 2033 which is one of the lowest requirements in Essex. However, since the base date of the GTAA in July 2013, there have been several planning decisions that have helped to address part of this requirement. These decisions have reduced the number of additional pitches that the Council needs to plan for, through specific allocations in the Local Plan, to just 5.</p> <p>Through the new Local Plan, the Council will need to identify sufficient land to deliver this requirement and will also need to include a 'criteria-based' policy that will be used to judge any applications for additional gypsy and traveller pitches.</p>
<p><b>Data sources:</b></p>	<p>The Council's planning records and the Gypsy and Traveller Accommodation Assessment.</p>

## Gross affordable housing completions

<p><b>Purpose:</b></p>	<p>To show affordable housing delivery.</p>
<p><b>Definition:</b></p>	<p>Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined regarding local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. Affordable housing is measured in gross terms i.e. the number of dwellings completed, through new build, acquisitions and conversions. This does not take account of losses through sales of affordable housing and demolitions.</p> <p>Social rented housing is owned by local authorities and private registered providers, for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.</p> <p>Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).</p> <p>Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.</p>
<p><b>Result:</b></p>	<p>Gross affordable housing completions 2015/16 = 7</p> <p>Ken Gatward Close, Wittonwood Road, Frinton-on-Sea – 3 x 3BH (1 affordable rent and 2 shared ownership)</p> <p>Mendlesham Close, Clacton-on-Sea – 4 x 1BH (all affordable rent)</p>
<p><b>Commentary:</b></p>	<p>The Strategic Housing Market Assessment Affordable Housing Needs Study of January 2016 identified an annual need of 165 affordable homes each year for Tendring District. This 165 can form part of the 550 homes required each year under the Objectively Assessed Housing Needs report dated November 2016.</p>
<p><b>Implication for the future:</b></p>	<p>There is an overwhelming need for affordable housing in Tendring, as identified in the Strategic Housing Market Assessment Affordable Housing Needs Study of January 2016. The current rate of affordable housing delivery does not meet this need and so a major priority for the Council is to adopt its new Local Plan that aims to help bring about economic growth and job opportunities whilst delivering a mix of new homes, including a viable level of affordable housing.</p>
<p><b>Data sources:</b></p>	<p>Building Control Completion Certificates.</p>