

**HOUSING NEED AND DENSITY REPORT**  
**to accompany WBPC response to draft Local Plan**  
**January 2026**

**ST5**

**Preferred Options Local Plan - Provision for Homes and Jobs**

“3.36 The Local Housing Needs Assessment September 2024 confirms that using the Standard Methodology for calculating housing need, there is a **need for 1300 new homes per year.**”

“3.41 Colchester has an excellent track record of housing delivery. Since 2001/02 it has overseen the delivery of over 21,000 new homes at an **average rate of 940 new homes per year.** Over the previous plan period to date (2017 – 2024) the Council exceeded its cumulative housing target by almost 500 dwellings. Therefore, at the beginning of the new plan period the Council is not in a position where it needs to make up any previous shortfall in housing delivery.”

From the above, it appears that there is a proposed uplift in housing numbers of approximately 40% (40% of 940 + 940 = 376 + 940 = 1316). The adopted West Bergholt Neighbourhood Plan provides 120 new homes. Therefore, it was expected that the required number would be in the region of **120 + 40% = 168** and not the 250 (108% uplift) that is set out in the Preferred Options Local Plan.

The difference in these figures requires the Preferred Options Local Plan to propose a third housing site (Policy PP44: Land off Colchester Road, West Bergholt) which apparently doesn't even meet their proposed policies ST3 and ST4 and has had a long history of being unacceptable due to its adverse effect on coalescence and landscape.

**The proposal is therefore to remove site PP44 from the Local Plan and concentrate the 168 new homes in the PP42 and PP43 sites which were obliquely referenced in the adopted West Bergholt Neighbourhood Plan.**

**PP42: Land at White Hart Lane, West Bergholt**

The evidence from the Colchester City Council 'Call for Sites' report dated February 2024 says for this site reference 10526 the area is 3.352 hectares. However, approximately 25% of this has already been included within the current planning application No 250273 Land Adjacent To 32, Colchester Road, West Bergholt, CO6 3JG, Full application for 61 dwellings and associated roads, hardstanding, fencing, outbuildings, drainage, pump station and electrical substation.

Therefore, the area of PP42 is just over **2.5 hectares.** When providing the mix of Housing as set out in 'West Bergholt Housing Needs' survey an approximate density of around 22 dwellings per hectare is achievable. Therefore at least **56 dwellings** can be provided on this site.

### **PP43: Land North of Colchester Road, West Bergholt**

The evidence from the Colchester City Council 'Call for Sites' report dated February 2024 says for this site reference 10229 the area is 3.7 hectares. The adjacent site, approved planning application 191997 'Full planning permission for site clearance and redevelopment to provide 41 new homes with a new access from Colchester Road', has an approximate density of just over 30 dwelling per hectare. As there should be a similar mix of housing, **112 dwellings** can be provided on this site.

As previously proposed, **site PP44 should be removed from the Local Plan.** If all the above arguments are unsuccessful, then the capacity of the site should be correspondingly reduced i.e. from 100 to  $(250 - 168) = 82$ .