



Colchester
City Council

Local Plan Committee Meeting

**Grand Jury Room, Town Hall, High Street,
Colchester, CO1 1PJ
Monday, 08 December 2025 at 18:00**

The Local Plan Committee deals with the Council's responsibilities relating to the Local Plan.

Information for Members of the Public

Access to information and meetings

You have the right to attend all meetings of the Council, its Committees and Cabinet. You also have the right to see the agenda (the list of items to be discussed at a meeting), which is usually published five working days before the meeting, and minutes once they are published. Dates of the meetings are available here:

<https://colchester.cmis.uk.com/colchester/MeetingCalendar.aspx>.

Most meetings take place in public. This only changes when certain issues, for instance, commercially sensitive information or details concerning an individual are considered. At this point you will be told whether there are any issues to be discussed in private, if so, you will be asked to leave the meeting.

Have Your Say!

The Council welcomes contributions and representations from members of the public at most public meetings. If you would like to speak at a meeting and need to find out more, please refer to the Have Your Say! arrangements here:

<https://colchester.cmis.uk.com/colchester/HaveYourSay.aspx>.

Audio Recording, Streaming, Mobile phones and other devices

The Council audio records and streams public meetings for live broadcast over the internet and the recordings are available to listen to afterwards on the Council's website. Audio recording, photography and filming of meetings by members of the public is also welcomed. Phones, tablets, laptops, cameras and other devices can be used at all meetings of the Council so long as this doesn't cause a disturbance. It is not permitted to use voice or camera flash functions and devices must be set to silent. Councillors can use devices to receive messages, to access meeting papers and information via the internet. Looking at or posting on social media by Committee members is at the discretion of the Chair / Mayor who may choose to require all devices to be switched off at any time.

Access

There is wheelchair access to the Town Hall from St Runwald Street. There is an induction loop in all the meeting rooms. If you need help with reading or understanding this document please take it to the Library and Community Hub, Colchester Central Library, using the contact details below and we will try to provide a reading service, translation or other formats you may need.

Security Procedures

It is a condition of entry that members of the public are searched on arrival. This is conducted by a member of the Council Hall Keeping team. This may include a search of your person and bags with an electronic device or by hand. Please inform the Hall Keeping Team if you have a health condition. The team will always include a female member. The team are Security Industry Authority trained and the searches are conducted in line with the relevant regulations. Please note that placards, large bags, umbrellas, food and items that might disturb the meeting must be left in reception for collection on exit.

Facilities

Toilets with lift access, if required, are on each floor of the Town Hall. A water dispenser is available on the first floor.

Evacuation Procedures

Evacuate the building using the nearest available exit. Make your way to the assembly area in

the car park in St Runwald Street behind the Town Hall. Do not re-enter the building until the Town Hall staff advise you that it is safe to do so.

Library and Community Hub, Colchester Central Library, 21 Trinity Square,
Colchester, CO1 1JB
telephone (01206) 282222 or textphone 18001 followed by the full number you wish to call
e-mail: democratic.services@colchester.gov.uk
www.colchester.gov.uk

COLCHESTER CITY COUNCIL
Local Plan Committee
Monday, 08 December 2025 at 18:00

The Local Plan Committee Members are:

Councillor Tim Young	Chair
Councillor Venessa Moffat	Deputy Chair
Councillor Elizabeth Alake-Akinyemi	
Councillor Lewis Barber	
Councillor Andrew Ellis	
Councillor Sean Kelly	
Councillor Amy Kirkby-Taylor	
Councillor Martin Parsons	
Councillor Fay Smalls	
Councillor Rhys Smithson	
Councillor Natalie Sommers	

The Local Plan Committee Substitute Members are:

Other than the Local Plan Committee members, all members of the Council who are not members of the Planning Committee.

AGENDA

THE LIST OF ITEMS TO BE DISCUSSED AT THE MEETING

(Part A - open to the public)

Members of the public may wish to note that Agenda items 1 to 5 are normally brief.

Live Broadcast

Please follow this link to watch the meeting live on YouTube:

[\(107\) ColchesterCBC - YouTube](#)

1. Welcome and Announcements

The Chairman will welcome members of the public and Councillors and remind everyone to use microphones at all times when they are speaking. The Chairman will also explain action in the event of an emergency, mobile phones switched to silent, audio-recording of the meeting. Councillors who are members of the committee will introduce themselves.

2. Substitutions

Councillors will be asked to say if they are attending on behalf of a Committee member who is absent.

3. Urgent Items

The Chair will announce if there is any item not on the published agenda which will be considered because it is urgent and will explain the reason for the urgency.

4. Declarations of Interest

Councillors will be asked to say if there are any items on the agenda about which they have a disclosable pecuniary interest which would prevent them from participating in any discussion of the item or participating in any vote upon the item, or any other registerable interest or non-registerable interest.

5. Minutes of Previous Meeting

There are no minutes to approve at this meeting.

6. Have Your Say! (Hybrid Council meetings)

Up to eight members of the public may make representations to Local Plan Committee meetings on any item on the agenda or any other matter relating to the business of the Local Plan Committee. Each representation may be no more than three minutes. Members

of the public wishing to address the Committee must register their wish to address the meeting by e-mailing democratic.services@colchester.gov.uk **by 12.00 noon on the working day before the meeting**. In addition, a written copy of the representation should be supplied.

7. **Monitoring Statement 2025** 7 - 10
The Committee are invited to approve the 2025 Monitoring Update Report for publication on the Council's website.
Appendix 1 Final Monitoring Statement 11 - 30
8. **Infrastructure Funding Statement** 31 - 38
No decision is required since the report is for information only
Appendix 1 Infrastructure Funding Statement 39 - 56
9. **Exclusion of the Public (not Scrutiny or Executive)**
In accordance with Section 100A(4) of the Local Government Act 1972 to exclude the public, including the press, from the meeting so that any items containing exempt information (for example confidential personal, financial or legal advice), in Part B of this agenda (printed on yellow paper) can be decided. (Exempt information is defined in Section 100I and Schedule 12A of the Local Government Act 1972).
Local Plan Committee Background Information Version 2 July 2022 57 - 62

Part B
(not open to the public including the press)

08 December 2025

Report of **Lucy Massey**

☎ 01206 508779

Title **Monitoring Statement 2025**

Wards affected All wards affected

1. Executive Summary

- 1.1 The Council is required to publish an Authority Monitoring Report (AMR) annually in December. The monitoring statement published for 2025, captures key information and data regarding the planning service and preparation of the Development Plan.
- 1.2 Key Information for the monitoring period 1 April 2024 to 31 March 2025 includes:
 - New Local Plan completed its Issues and Options iterative consultation in Summer 2024 and the outcomes were presented to Local Plan Committee in Nov 2024.
 - In February 2025, Local Plan Committee requested further information before they publication of the Preferred Options Local Plan for Regulation 18 Consultation.
 - In March 2025, the Local Plan Committee agreed a revised timescale for the Local Plan, with adoption now scheduled for Spring 2027.
 - Outside of this monitoring period, the Committee has since approved the commencement of the Preferred Options Local Plan Consultation, which began in November 2025.
 - Tendring Colchester Borders Garden Community Development Plan Document (DPD) was adopted in June 2025.
 - 659 New dwellings built across Colchester City.
 - 1,330 planning applications received.
 - A total of 128 affordable houses were delivered, including 97 new build units.
 - The Great Tey Neighbourhood Plan was adopted in October 2024 and the West Bergholt Neighbourhood Plan Review was approved in November 2024.

2. Recommended Decision

- 2.1 To approve the 2025 Monitoring Update Report for publication on the Council's website.

3. Reason for Recommended Decision

- 3.1 To provide an overview of key statistics from the planning service for the monitoring period 1 April 2024 to 31 March 2025.

4. Alternative Options

- 4.1 There are no alternatives as the Council needs to provide a monitoring source of information on the delivery of its planning functions.

5. Background Information

- 5.1 Local planning authorities must publish information at least annually that shows progress with local plan preparation, reports any activity relating to the duty to cooperate, any information collected which relates to indicators in the plan, and any policies which are not being implemented. Local planning authorities can also use the Authority Monitoring Report to provide up-to-date information on the implementation of any neighbourhood plans that have been brought into force and monitor the provision of housing for older and disabled people. It can help inform if there is a need to undertake a partial or full update of the local plan, when carrying out a review at least every 5 years from the adoption date. (Planning Policy Guidance (PPG) Paragraph: 073 Reference ID: 61-073-20190315)
- 5.2 This information should be made available publicly. [Regulation 34 of the Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](#) sets out what information the reports must contain. As part of the Localism Act, authorities can now choose which targets and indicators to include in their monitoring reports as long as they are in line with this legislation. Their primary purpose is to share the performance and achievements of the Council's planning service with the local community.
- 5.3 Development Plan system is a continuous process with monitoring and review being fundamental aspects to the delivery of a successful plan.
- 5.4 The Monitoring Statement analyses the period of the previous financial year (1 April 2024 to 31 March 2025). Further information from outside of this period is included, particularly in relation to the Development Plan, to provide context and reflect the latest information.
- 5.5 The Progress on Development Plan Preparation section provides an update on the new Local Plan, Tendring Colchester Borders Garden Community Development Plan Document and Neighbourhood Plans.
- 5.6 The Planning Application section outlines the level of planning applications received and determined during the monitoring period.
- 5.7 The Housing section outlines historic delivery rates and provides a detailed list of housing units delivered during the monitoring period.
- 5.8 Key findings from this monitoring period include:
- The total number of applications (major, minor and others i.e., change of use and listed building consent) received between 1 April 2024 and 31 March 2025 of 1,330 shows a decrease on the previous year's total of 1,455. This figure however does not include all applications i.e., discharge of condition and preliminary inquiries.
 - Decision rates remain high with 95% of minor applications decided within 8 weeks; a slight decrease from the previous figure of 96% recorded in the previous year. 100% of major applications were determined within 13 weeks or within the extended timeframe agreed with the applicant.
 - A net of 659 dwellings were built between 1 April 2024 and 31 March 2025. This is below the Objectively Assessed Need target of 920 dwellings a year for Colchester and lower than the previous year's total of 1,098.

- A total of 128 affordable homes were delivered across Colchester during the monitoring period of which 97 were new build affordable housing units consisting of 72 Affordable Rent, 7 Social Rent and 18 were Shared Ownership.
- A further 31 units have been delivered through the Council's acquisitions programme.

5.9 Neighbourhood planning was introduced through the Localism Act 2011, with supporting regulations implemented in 2012. These provisions established a framework for communities to prepare Neighbourhood Plans, enabling them to influence housing provision and other local planning matters.

5.10 During the 2024/25 monitoring period the following has occurred:

- The Great Tey Neighbourhood Plan Examination commenced in April 2024 proceeding to a successful Referendum on 21 September 2024. Full Council adopted the plan on 16 October 2024.
- In November 2024, the Council approved the West Bergholt Neighbourhood Plan Review 2024 as a minor (non-material) modifications review of the original plan. The plan review succeeds the original Neighbourhood Plan, to form part of the Colchester City Development Plan.
- Meetings were held with Parish Councils regarding the emerging Local Plan including where relevant, the role of Neighbourhood Plans.

6. Equality, Diversity and Human Rights implications

6.1 An Equality Impact Assessment has been prepared for the Local Plan, and is available to view by clicking [here](#).

7. Strategic Plan References

7.1 [The Strategic Plan 2023 – 2026](#) is relevant in particular contributing to priorities under the following themes:

- Respond to the climate emergency
- Deliver modern services for a modern city
- Improve health, wellbeing and happiness
- Deliver homes for those most in need
- Grow our economy so everyone benefits
- Celebrate our city, heritage and culture

8. Consultation

8.1 The Monitoring Statement considers the effectiveness of Local Plan policies which have been through a comprehensive consultation programme as set out in the Council's Statement of Community Involvement (SCI).

9. Publicity Considerations

9.1 The Monitoring Statement provides a wealth of statistical information on Colchester which may warrant press attention.

10. Financial implications

10.1 There are no direct financial implications.

11. Health, Wellbeing and Community Safety Implications

11.1 There are no health, wellbeing or community safety implications for the Council.

12. Health and Safety Implications

12.1 There are no health and safety implications for the Council.

13. Risk Management Implications

13.1 Monitoring policies to ensure their effectiveness is intended to reduce the risk of inappropriate development. It will provide consistent advice to landowners, developers, officers, Councillors and members of the public.

14. Environmental and Sustainability Implications

14.1 The Council has declared a Climate Emergency and has committed to being carbon neutral by 2030. The purpose of the planning system is to contribute to the achievement of sustainable development as defined in the National Planning Policy Framework. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. These are economic, social and environmental objectives.

15. Devolution and Local Government Reform

15.1 The statutory duty to adopt a development plan and to plan for sustainable growth, supported by infrastructure, in the administration's area will continue regardless of the eventual form of the Strategic and Unitary authority structures.

Appendices

Appendix 1 – Monitoring Statement 2025

MONITORING STATEMENT

Colchester City Council's
Monitoring Statement
2024-2025

DECEMBER 2025

Contents

- 1. Introduction3
- 2. Progress on Development Plan Preparation4
 - Adopted Colchester Local Plan.....6
 - Local Plan Review6
 - Tending Colchester Borders Garden Community Development Plan Document (DPD).....10
 - Neighbourhood Plans11
- 3. Planning Applications13
- 4. Housing Completions.....14
- 5. Affordable Housing20

1. Introduction

- 1.1 The Council publish an Authority Monitoring Report (AMR) annually in December.
- 1.2 The report shows progress with local plan preparation, reports any activity relating to the duty to cooperate, any information collected which relates to indicators in the plan, and any policies which are not being implemented. Local planning authorities can also use the Authority Monitoring Report to provide up-to-date information on the implementation of any neighbourhood plans that have been brought into force and monitor the provision of housing
- 1.3 The Monitoring Statement will analyse the period of the previous financial year (1 April 2024 to 31 March 2025). Further information from outside of this period is included, particularly in relation to the preparation of the Development Plan, for context and to reflect the latest information.

2. Progress on Development Plan Preparation

2.1 The current Local Development Scheme (LDS) sets out the programme for plan preparation from 2024 to 2027. This is available on the [Council's website](#)

2.2 The LDS was updated in March 2025. The table below summarises the progress of the Development Plan Documents and identifies key milestones in this monitoring period. Further specific updates regarding the Local Plan Review and Neighbourhood Plans are also provided.

Local Development Scheme Progress Overview

Development Plan Document	Progress / Current stage Comments	Target Dates/ Key Milestones
New Local Plan	<p>This document will develop the overall strategic objectives and areas for growth in the city. The new Local Plan will replace both the Section 1 and Section 2 Local Plan.</p> <p>Initial document preparation and evidence base collation has been completed. Early engagement covered the themes of green networks and waterways, Call for Sites, the Vision and Placemaking. The Draft Plan has been approved by Committee to commence Reg 18 Consultation in November 2025.</p>	<p>Reg 18 consultation Nov 2025-Jan 26</p> <p>Reg 19 summer 2026</p> <p>Submission autumn 2026</p> <p>Full Adoption Spring/Summer 2027</p>
Tendring Colchester Borders Garden Community Development Plan Document (TCB GC DPD)	<p>Planning Framework Document related to strategic allocation for new development at the Tendring Colchester Borders Garden Community.</p> <p>The DPD was submitted to the Secretary of State for Examination in Public' on the 21 September 2023. Hearing sessions were held in May 2024</p> <p>The Modifications Consultation was undertaken in September/October 2024.</p> <p>Document adopted in June 2025</p>	<p>Adopted June 2025</p>

Development Plan Document	Progress / Current stage Comments	Target Dates/ Key Milestones
Shop Front Design Guide SPD	<p>Work ongoing including further engagement with specific bodies.</p> <p>Draft anticipated Winter 2026/27.</p>	Adoption Summer 2027

Adopted Colchester Local Plan

- 2.3 The Colchester Local Plan is in two sections covering the period to 2033. The Section 1 Colchester Local Plan covers strategic and cross boundary issues for North Essex, including housing and employment targets and allocates the Tendring Colchester Borders Garden Community (TCBGC). This was adopted on 2 February 2021.
- 2.4 The Section 2 Colchester Local Plan sets the policy framework, site allocations and development management policies across Colchester. This was adopted on 4 July 2022.
- 2.5 Further information can be found on the Council's [website](#).

Local Plan Review

- 2.6 There is a statutory requirement for a Local Plan to be reviewed every 5 years, which in the case of Colchester means a review should be undertaken by February 2026. The review concluded that a new local plan was required, not least because of changes to the Standard Methodology for calculating housing needs.
- 2.7 The importance of having an up-to-date Local Plan cannot be overstated. Without a Local Plan to identify where and how the City and areas beyond should develop, planning applications are determined in accordance with national policy which does not provide the local context for Colchester. Without a Local Plan, Colchester would be at significant risk from speculative development. A Local Plan provides certainty of where development can be delivered sustainably across the City area.
- 2.8 Regulation 18 of plan preparation includes evidence gathering and early consultation. Often this involves consultation on a single draft document which is known as 'Issues and Options'. Issues and Options itself is not a statutory requirement. The statutory requirement is for a local planning authority to notify consultees, including members of the public, of the subject of a local plan and invite them to make representations about what a local plan ought to contain, what local needs are, and which sites should be developed, and which should be protected.
- 2.9 The Local Plan Committee agreed that for the new Local Plan a more iterative and themed-based approach to engagement would be adopted, rather than the production of a single Issues and Options document. This exercise took place between Autumn 2023 and Summer 2024. A high-level summary is included in the table below; some consultation ran outside of this monitoring period but for completeness has been included.
- 2.10 A more detailed report regarding the outcomes of the consultations was presented to Local Plan Committee in November 2024. This is available to view [online](#).
- 2.11 At its meeting on 17 February 2025, Local Plan Committee requested that further work in respect of infrastructure, transport and viability be carried out before publishing the

Preferred Options Local Plan for Regulation 18 consultation. A report revising the Local Development Scheme was discussed by the Committee on 4 March and the Committee agreed a revised timescale. The revised LDS can be viewed on the Council's website: [The Local Development Scheme · Colchester City Council](#). The LDS shows the Preferred Options Plan Regulation 18 consultation commencing in December 2025.

2.12 Outside of this monitoring period but included for completeness, it can be noted that on 10 November 2025, the Local Plan Committee resolved to approve the emerging Local Plan for progression to Regulation 18 consultation. The consultation commenced on 26th November and will run for seven weeks, in line with statutory requirements and best practice guidance.

Local Plan Review – Engagement Summary

Progress	Overview
Prior to this monitoring period	
June 2023	The Local Plan Committee considered a report which explained the current position of the development plan and the further work needed to review the Local Plan.
August 2023	<p>A report was presented which set out a high-level programme for the Local Plan Review, including proposing an iterative Issues and Options engagement comprising multiple themed engagements rather than one composite Issues and Options consultation. Themes include:</p> <ul style="list-style-type: none"> • Green Networks and Waterways (14 November 2023 - 5 January 2024) • Call for Sites (20 October 2023 – 5 January 2024) • Draft Methodology Strategic Land Availability Assessment (SLAA) (20 October 2023 – 17 November 2023) • Developing a vision for Colchester (8 February 2024 – 21 March 2024) • Placemaking (13 June to 25 July 2024) • BNG call for sites (14 June to 26 July 2024) • Planning Policy Position for Net Zero Carbon Homes and Buildings in Greater Essex (16 April 2024 – 30 May 2024)
October 2023	<p>The Local Plan Committee agreed the approach to the Local Plan Review. The decision was taken to use the green network and waterways and creating a better environment agenda as the starting point for the new Local Plan.</p> <p>Call for sites consultation ran from 20 October 2023 – 5 January 2024.</p> <p>Draft Methodology Strategic Land Availability Assessment (SLAA) consultation ran from 20 October 2023 to 17 November 2023.</p>
November 2023	Green Networks and Waterways consultation ran from 14 November 2023 - 5 January 2024.
December 2023	A committee report provided an update of work to date and asked the committee to agree engagement on the Vision for the Local Plan Review early in 2024.
February 2024	The Local Plan Committee agreed to consult on the themes of placemaking, climate change and net zero buildings and to continue work under the health and wellbeing theme. Developing a

Progress	Overview
Prior to this monitoring period	
	vision for Colchester consultation ran from 8 February 2024 – 21 March 2024.
March 2024	Residents Panel Workshop
Report Monitoring Period Apr 2024-Mar 2025	
April 2024	Planning Policy Position for Net Zero Carbon Homes and Buildings in Greater Essex consultation ran from 16 April 2024 – 30 May 2024.
May 2024	New Local Plan Member Briefing
April/May/June 2024	Meetings and site visits with individual Town & Parish Councils
June 2024	Placemaking consultation ran from 13 June to 25 July 2024. BNG call for sites consultation ran from 14 June to 26 July 2024.
July 2024	Residents Panel workshop held at the Town Hall on 23 July 2024.
Dec 2024	Town & Parish Council Online Briefing
July 2025- January 2025	Drafting the Preferred Options Local Plan
February 2025	Local Plan Committee requested further evidence before progressing to Reg 18 Consultation.
February 2025 – August 2025	Gathering further evidence on Viability, Transport and Infrastructure
Post this report's monitoring period	
April 2025	Workshop with Sixth form students
May 2025	A report went to Local Plan Committee at the request of the Committee Chair, but again Committee decided not to go to Reg 18 Consultation due to requiring more evidence.
August – November 2025	Gathering further evidence on Viability, Transport and Infrastructure
November 2025	Local Plan Committee votes to take the Reg 18 Local Plan to consultation
Nov/Dec 2025 - Jan 2026	Regulation 18 Consultation starts and will run to mid-January 2026
Dec 2025	Town & Parish Council Online Reg 18 Briefing
Dec 2025	Youth workshops with Colchester Sixth Form & Colchester Institute students
Dec 2025	Residents Panel Workshop & Young Persons Panel Workshop

Tendring Colchester Borders Garden Community Development Plan Document (DPD)

- 2.13 To meet the needs of a growing population over the next 30 to 40 years for housing, employment and associated community facilities and infrastructure, Tendring District, Colchester City and Essex County Councils have worked together to plan for a new Garden Community. The Garden Community will be on a large area of land east of Colchester, crossing into the Tendring District and adjacent to the University of Essex.
- 2.14 In 2021, Tendring District Council and Colchester City Council both agreed to formally adopt the 'North Essex Authorities' Shared Strategic Section 1 Local Plan' (Section 1 Local Plan) which, amongst other things, identifies the broad location of the Garden Community and sets out the Strategic Policies and the overarching requirements and expectations that it will need to meet. The Garden Community will be underpinned by key 'Garden Community Principles' developed from the Town and Country Planning Association principles, in consultation with stakeholders, to be specific to North Essex.
- 2.15 The TCBGC DPD was adopted by Tendring District Council in May 2025 and by Colchester City Council in June 2025. The DPD sets out the detail of a new Garden Community and forms part of the Development Plan for each authority. The formal adoption of the DPD has the effect of replacing policies set out in the Section 2 Local Plan for the purposes of all land within the TCBGC Site Allocation Boundary.
- 2.16 The DPD is not subject to a 'Plan Period', rather it aligns with the current adopted Section 1 and 2 Plans, which in accordance with NPPF para 22 requires Strategic policies to look ahead over a minimum 15- year period from adoption.
- 2.17 Land within the Site Allocation Boundary is specifically allocated or protected for the following uses:
- Delivery of circa 7,500 new homes with a range of shops, jobs, services and community facilities, including education and health and wellbeing provision.
 - A new country park and 'strategic green gaps'.
 - A sports and leisure park and University of Essex expansion land.
 - Approximately 25 hectares of employment land, with the aim of achieving a minimum of one job per household.
 - Provision of a Rapid Transit System.
 - A Gypsy and Traveller Site.
 - A 'Park and Choose' facility.
- 2.18 The Councils are working pro-actively with a Master Developer for the TCBGC site and the submission of an Outline/Hybrid Planning application is anticipated in late 2025. The start date and trajectories reflect the current circumstances with the current assumption for homes to start being delivered in 2027/28 with the trajectory to provide for 200 homes

per year each in yr1 and yr2, and thereafter to be 250 per year. This means that the Garden Community will be delivered over a 30+ year period.

Neighbourhood Plans

2.19 Neighbourhood planning was introduced through the Localism Act 2011, with supporting regulations implemented in 2012. These provisions established a framework for communities to prepare Neighbourhood Plans, enabling them to influence housing provision and other local planning matters.

2.20 During the 2024/25 monitoring period the following has occurred:

- The Great Tey Neighbourhood Plan Examination commenced in April 2024 proceeding to a successful Referendum on 21 September 2024. Full Council adopted the plan on 16 October 2024.
- In November 2024, the Council approved the West Bergholt Neighbourhood Plan Review 2024 as a minor (non-material) modifications review of the original plan. The plan review succeeds the original Neighbourhood Plan, to form part of the Colchester City Development Plan.
- Meetings were held with Parish Councils regarding the emerging Local Plan including where relevant, the role of Neighbourhood Plans.

2.21 The following key announcement was made recently (outside of the monitoring period) and could impact future neighbourhood planning activity;

The government has ended direct funding for neighbourhood planning, shifting its investment focus to large-scale regeneration through the “Plan for Neighbourhoods” programme, targeting 75 select areas, none of which are within the Colchester City area. Communities wishing to prepare or update neighbourhood plans will now need to rely on local resources or alternative funding streams. The Neighbourhood Planning Support Program was officially terminated following an announcement on 12 June 2025 by Locality, acting on behalf of the Ministry of Housing, Communities and Local Government (MHCLG). From that date, no new applications for grants or technical support have been accepted

2.22 A number of Neighbourhood Plans have progressed during the monitoring period. The table below summarises the current position of NPs across the administrative area. Work undertaken in the monitoring period is shown in bold.

Neighbourhood Plans Progress

Neighbourhood Plan	Area Designated	Current Stage
Boxted	October 2012	Adopted December 2016, part of the Development Plan used for decision making.
Boxted NP Review	2012	Considering the Scope of the Plan and evidence gathering for possible review
Myland and Braiswick Review	January 2013	The Myland and Braiswick Review was formally made by Full Council on 17 October 2023, part of the Development Plan used for decision making.
Wivenhoe	July 2013	Adopted May 2019, part of the Development Plan used for decision making. Considering scope of plan review.
West Bergholt	July 2013	Adopted October 2019, part of the Development Plan used for decision making. Minor (non-material) review made in November 2024, part of the Development Plan used for decision making.
Eight Ash Green	June 2015	Adopted December 2019, part of the Development Plan used for decision making. Considering scope of plan review.
Marks Tey	September 2015	Adopted March 2022, part of the Development Plan used for decision making.
West Mersea	November 2016	Adopted March 2022, part of the Development Plan used for decision making.
Tiptree	February 2015	Adopted May 2023, part of the Development Plan used for decision making.
Copford with Easthorpe	May 2015	Adopted October 2023, part of Development Plan used for decision making.
Great Horkesley	June 2022	Evidence gathering and plan preparation.
Great Tey	June 2017	Adopted October 2024, part of Development Plan used for decision making.
Messing	July 2013	Work abandoned. No active NHP group currently.
Stanway	June 2014	Work abandoned. No active NHP group currently.

3. Planning Applications

3.1 The level of planning applications provides a useful backdrop against which the effects of policies can be considered. The table below summarises planning applications determined in this monitoring period.

Planning Applications Summary 1 April 2024 to 31 March 2025

Planning Applications from 1 April 2024 to 31 March 2025	
The number of applications received (major, minor and other)	1,330
The number of applications approved	998
The number of applications refused	298
The number of appeals made	82
The number of appeals allowed	23
The number of appeals dismissed	51
The number of departures	0
Minor applications decided within 8 weeks	94.98%
Major applications decided within 13 weeks	100%

3.2 The total number of applications (major, minor and others i.e. change of use and listed building consent) received between 1 April 2024 and 31 March 2025 of 1,330 shows a continuation in the fall in application numbers. In 2023/24 a total of 1,455 applications were received, compared to 1722 in 2022/23, and 1982 in 2021/22. These figures however do not include all applications i.e. discharge of conditions and preliminary inquiries.

3.3 Decision rates remain high with 95% of minor applications decided within 8 weeks; a similar percentage as recorded in the previous 2 years.

3.4 Performance in the major applications category has remained at 100%; the same as the previous three monitoring periods. This demonstrates that year on year the majority of applications are being determined, with all applications being dealt with in this monitoring period within the specified decision time limits.

3.5 Overall, it can be seen that the Council’s implementation of project management measures for applications, including pre-application advice and Planning Performance Agreements have and continue to enhance consistency and quality in processing applications.

4. Housing Completions

4.1 Colchester has delivered 22,255 new homes between 2001/02 and 2024/25 at an average rate of 927 dwellings per year. During the last monitoring period, a total of 659 units were delivered across the City.

New Dwelling Completions in Colchester 2001/2 to 2024/25

Year	Total Units
2001/2002	566
2002/2003	980
2003/2004	916
2004/2005	1277
2005/2006	896
2006/2007	1250
2007/2008	1243
2008/2009	1028
2009/2010	518
2010/2011	673
2011/2012	1012
2012/2013	617
2013/2014	725
2014/2015	943
2015/2016	1149
2016/2017	912
2017/2018	1048
2018/2019	1165
2019/2018	1124
2020/2021	741
2021/2022	1034
2022/2023	711
2023/2024	1098
2024/2025	659
Total from 2001 to 2025	22,285

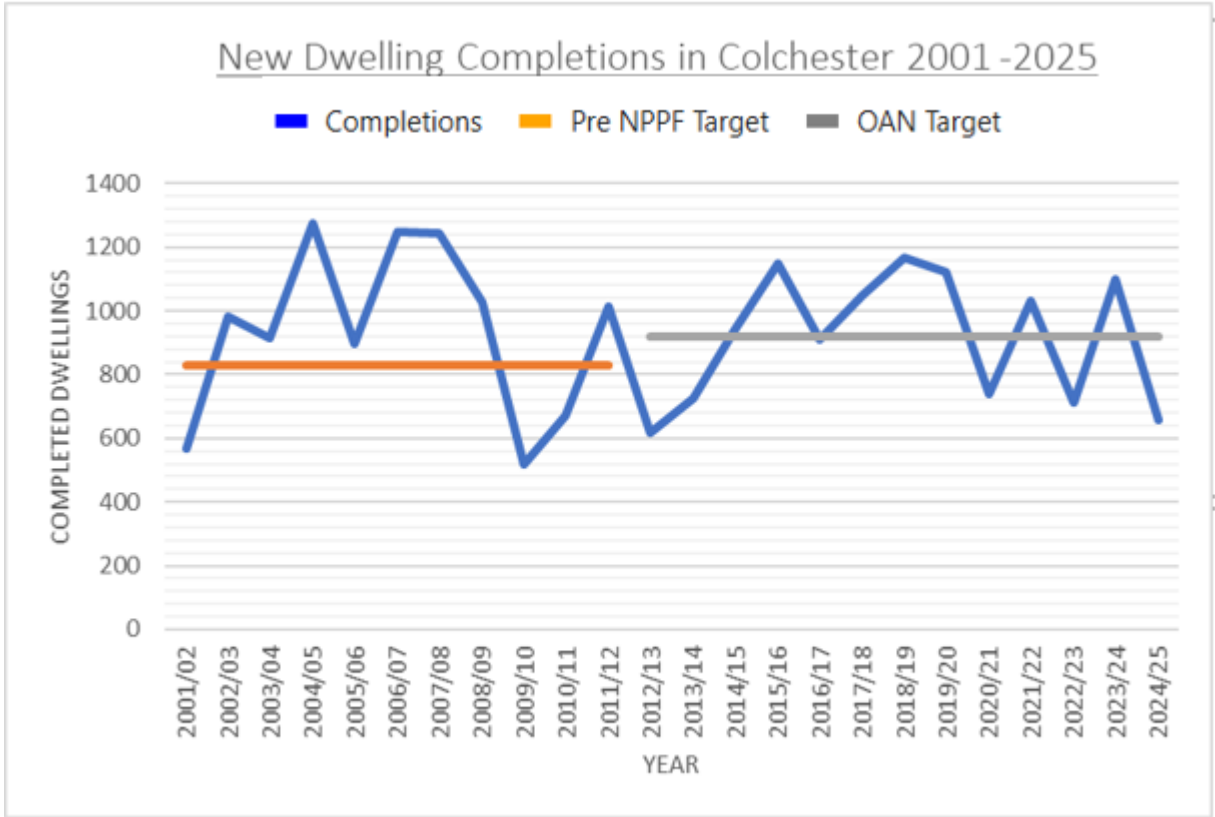
4.2 Colchester continues to demonstrate a good track record against housing requirement. The table below illustrates the context of delivery rates across other Essex authorities where figures are available.

Essex Local Authority Housing Delivery

Authority	2019/20	2020/21	2021/22	2022/23	2023/24	2023/24	Total Units
Basildon	471	356	438	222	281	302	2,070
Braintree	883	874	1064	1088	1147	930	5,986
Brentwood	200	168	407	385	625	TBC	1,785
Castle Point	71	70	205	271	113	21	751
Chelmsford	832	829	886	882	1015	813	5,257
Colchester	1,124	741	1,034	711	1,098	659	5,367
Epping Forest	223	198	328	184	346	TBC	1,279
Harlow	725	664	416	560	436	118	2,919
Maldon	462	426	330	449	403	400	2,470
Rochford	347	349	456	495	285	403	2,335
Tendring	784	574	777	810	838	TBC	3,783
Uttlesford	485	417	208	747	828	650	3,335
Essex Total	6,607	5,666	6,549	6,804	7,415	4,296	37,337

Source: Essex County Council, District/Borough and Unitary Councils

4.3 Colchester’s build rate has been on target in recent years. When taking an average over the past five years, Colchester has provided a net additional 927 new homes per year compared to a target of 920.



4.4 Of the 659 dwellings completed in this monitoring period, 188 units were from windfall sites. This represents an increase compared to the previous year, which recorded a very low level of windfall delivery. The current figure aligns with expectations, based on an average delivery rate of around 248 windfall units over the past ten years. See table below.

Colchester Historic Windfall Completions

Year	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	10 Year Average
Number of Dwellings from Windfall	328	248	207	243	399	377	271	143	79	188	248

4.5 The housing completions included in this report show that a net of 659 homes were built between 1 April 2024 and 31st March 2025.

Housing Completions (site by site basis) 1 April 2024 to 31st March 2025

Planning Reference	Site location	Windfall	24/25
Berechurch			
200720	52 BERECHURCH HALL ROAD	Yes	1
180555	40 BERECHURCH HALL ROAD, COLCHESTER	Yes	2
173119	RANGES STATION, 154 MERSEA ROAD	Yes	3
221496	L/A 56 BERECHURCH HALL ROAD, COLCHESTER	Yes	10
191093	BERECHURCH HALL ROAD (HARDING)	No	23
202025	BERECHURCH HALL ROAD (PERSIMMON)	No	31
Castle			
161889	186-187 MAGDALEN STREET, COLCHESTER	Yes	3
210386	18 WEST STOCKWELL STREET, COLCHESTER	Yes	1
213431	25 TRINITY STREET, COLCHESTER	Yes	4
220626	9A QUEEN STREET, COLCHESTER	Yes	1
230533	4 ST BOTOLPHS STREET, COLCHESTER	Yes	6
240372	1 MOORSIDE, COLCHESTER	Yes	1
180045	COWDRAY CENTRE, MASON ROAD, COLCHESTER	No	18
190424	29 EAST BAY, COLCHESTER	No	11
223138	23 RYEGATE HOUSE, ST PETERS STREET, COLCHESTER (STUDENT 27)	No	11
242466	44-45 ST BOTOLPHS STREET, COLCHESTER	Yes	2
Greenstead			
220149	VERONICA WALK, GREENSTEAD	Yes	3
220154/220155	PROSPERO CLOSE, GREENSTEAD	Yes	4
Lexden & Braiswick			
200655/200987	144 BRAISWICK, COLCHESTER	Yes	4
182084	"SLINDON COTTAGE" PLUMMERS LANE, FORDHAM	Yes	1
182641	QUEENS HEAD, FORD STREET, ALDHAM	Yes	1
200169	HORSEPIT BARN, COOKS HALL ROAD, WEST BERGHOLT	Yes	1
210845	LAND AT HEATHSIDE FARM, FORDHAM HEATH	Yes	1
222603	TANGLES, HALSTEAD ROAD, EIGHT ASH GREEN	Yes	1
202596	LAND OFF HALSTEAD ROAD, EIGHT ASH GREEN	No	38
Mile End			
210983	172 MILL ROAD, COLCHESTER	Yes	1
150473	CHESTERWELL, (Both Outlets)	No	147
201208/221047	SOUTH OF CAMBIAN FAIRVIEW, BOXTED ROAD, COLCHESTER	No	24
New Town & Christchurch			
151087	GARRISON DEVELOPMENT - A1 (MEE01 & MEE03)	No	6
182342	192-220 MERSEA RD, COLCHESTER	Yes	1

200328	23 CREFFIELD ROAD, COLCHESTER	Yes	1
200332	25 WINNOCK ROAD, COLCHESTER	Yes	3
211552	THE FOUNDRY ARMS, 83 ARTILLERY STREET, COLCHESTER	Yes	1
211499	83 BARRACK STREET, COLCHESTER	Yes	2
213197	34B MERSEA ROAD, COLCHESTER	Yes	2
230524	34 CANNON STREET, COLCHESTER	Yes	1
Old Heath & Hythe			
210312	JOSEPH COURT, HYTHE QUAY	Yes	7
210608	MULBERRY CENTRE, HAVEN ROAD	Yes	4
212027	68 BARRACK STREET, COLCHESTER	Yes	1
231165	L/A D'ARCY ROAD, OLD HEATH	Yes	2
Shrub End			
202001	RAYMOUTH HOUSE, COLCHESTER	Yes	8
202321	REVERDY HOUSE, COLCHESTER	Yes	8
220150	HEDGE DRIVE, COLCHESTER	Yes	2
213138	1A BOADICEA WAY, COLCHESTER	Yes	1
201943	ELFREDA HOUSE, ICENI WAY, COLCHESTER	Yes	36
190522	GOSBECKS PHASE 2, COLCHESTER	No	25
St Johns and St Annes			
182021	17 DILBRIDGE ROAD, COLCHESTER	Yes	1
Stanway			
231587	2 LONDON ROAD, STANWAY	Yes	1
202829	CATCHBELLES, LAND NORTH OF LONDON ROAD, STANWAY	No	37
Marks Tey & Layer			
182903	MARSHALLS FARM, GREAT TEY	Yes	1
231640	HALL ROAD, COPFORD	No	4
180174	"BUMBLE BEE FARM" LAYER BRETON HILL, LAYER BRETON, COLCHESTER	Yes	2
210844	THE RAMPART, HAYNES GREEN ROAD, LAYER MARNEY	Yes	1
202510	LOVEDOWNS FARM BARN, BARNHALL ROAD, SALCOTT	Yes	1
212582	GT WIGBOROUGH VILLAGE HALL	Yes	1
213124/213121	LOWER ROAD, LAYER BRETON	Yes	2
Mersea & Pyefleet			
170128	77 EAST ROAD, WEST MERSEA	Yes	1
181377	BARFIELD ROAD, WEST MERSEA	Yes	1
202400	FINGRINGHOE HALL BARN, FURNEAUX LANE	Yes	1
211416	19 EMPRESS AVENUE, WEST MERSEA	Yes	1
212739	64 HIGH STREET, WEST MERSEA	Yes	1
200960/240313	BRIERLEY PADDOCKS, WEST MERSEA	No	25
213234	DAWES LANE, WEST MERSEA	No	2
Rowhedge			

191870	18 RECTORY ROAD, ROWHEDGE	Yes	1
Rural North			
200809	BRIDGE HOUSE, ALDHAM	Yes	1
210827	LONDON ROAD, GT HORKESLEY	Yes	1
210976	OLD HALL FARM, WAKES COLNE	Yes	1
191710	JENNY BARN, CHAPPEL	Yes	1
211329	OAKVIEW, SCHOOL ROAD, LANGHAM	Yes	2
212650	ORCHARD FARM, BOXTED	Yes	1
212131	CLEARVIEW, RECTORY ROAD, ALDHAM	Yes	1
220321	67 COACH ROAD, GREAT HORKESLEY	Yes	1
210827	WESTWARD FARM, GREAT HORKESLEY	Yes	1
220148	CROSS COTTAGES, BOXTED	Yes	7
221111	PLUMMERS ROAD. FORDHAM	No	10
Tiptree			
210398	BARBROOK LANE, TIPTREE	No	59
190647	L/A THE GABLES, KELVEDON ROAD, TIPTREE	Yes	23
Wivenhoe			
182138	36 THE CROSS, WIVENHOE	Yes	1
CITY TOTAL NEW DWELLINGS 2024/2025			659

5. Affordable Housing

5.1 During this monitoring period, a total of 128 affordable housing units were delivered as set out below.

5.2 97 new build affordable housing units were delivered, of these 72 were Affordable Rent, 7 Social Rent and 18 were Shared Ownership. The comparable figures for the previous two years were 274 in 23/24, 171 in 22/23, 45 in 21/22.

5.3 Outside of Section 106 and the Council's Development Company, a further 31 units have been delivered through the Council's acquisitions programme.

5.4 For the year 2024/25, no commuted sums were received for affordable housing.



	Local Plan Committee	Item 8
	08 December 2025	
Report of	Karen Syrett, Strategic Growth & Infrastructure Manager	01206 506477
Title	Infrastructure Funding Statement	
Wards affected	All wards affected	

1. Executive Summary

- 1.1 This report is for Members' information and provides a summary of the amount of developer contributions obtained, allocated and spent in the previous financial year.
- 1.2 In the IFS for the period between the 1st April 2024 and 31st March 2025 the following information is presented;
- The total amount of money to be provided under any planning obligations which were entered into during the reported year is £5,841,867.89.
 - The total number of affordable housing units which will be delivered as a result of S106 agreements signed in 2024/25 is 322.
 - In 2024/25, 101 affordable housing units were delivered via S.106 Agreements.
 - The total amount of money under any planning obligations which was received during the reported year was £1,901,635.91.
 - The total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend); £994,851.67.
 - The total amount of money (received under any planning obligations) which was allocated to a project but not spent during the reporting year amounted to £3,091,033.42.
 - The total amount of money under any planning obligations which was received before the reported year which has not yet been allocated by the authority is £8,986,486.02.

2. Recommended Decision

- 2.1 No decision is required since the report is for information only. The information contained within the statement is factual and the statement must be published before the 31st December.

3. Reason for Recommended Decision

- 3.1 To ensure members are aware of the amount of developer contributions obtained, allocated and spent in the previous financial year.

4. Alternative Options

- 4.1 There are no alternative options as the Council is required to publish an Infrastructure Funding Statement (IFS) in accordance with the Community Infrastructure Levy (CIL) Regulations.

5. Background Information

- 5.1 Since December 2020, planning authorities have been required to publish an Infrastructure Funding Statement (IFS) in accordance with the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019: Part 10a Reporting and monitoring on CIL and planning obligations; paragraph 121A. The purpose of an IFS is to give communities a better understanding of how developer contributions have been or are planned to be used to deliver infrastructure in their area.
- 5.2 Infrastructure Funding Statements must be published annually, before 31 December, and cover the previous financial year running from 1 April to 31 March.
- 5.3 Developer contributions in the City of Colchester include section 106 planning obligations and unilateral agreements secured as part of the planning application process. Planning Obligations (also known as S106 Agreements) are legal agreements which can be attached to a planning permission to mitigate the impact of development.
- 5.4 It is important to note that obligations can only be sought where they are directly related to the development, fairly and reasonably related in scale and kind to the development, and necessary to make the development acceptable in planning terms. S106 obligations include:
- Site specific financial contributions- these are secured and must be used for defined purposes; for instance, the provision of community facilities, sport provision, open space contributions and affordable housing contributions (when accepted in lieu of on-site provision)
 - Provision of on-site affordable housing; and
 - Non-financial obligations, including requirements such as employment and skills strategies, provision of open space, construction management plans and travel plans.
- 5.5 Colchester City Council is responsible for securing funding and the delivery of amongst other things, affordable homes, community facilities, sport and recreation facilities, including public open space. The IFS provides details of how funds have been spent in these service areas. The CCC Infrastructure Funding Statement does not include details of contributions secured for Education, Highways and Transportation. Essex County Council are responsible for these matters and details of planning obligations to provide things like additional school places and highway improvements can be found by referring to the Essex County Council Infrastructure Funding Statement as they are the responsible authority.
- 5.6 The Government have recommended that local planning authorities follow their specification on how to format, label and publish their development contributions data. The Colchester IFS follows this approach.

- 5.7 The Infrastructure Funding Statement is attached as Appendix A. This will be published on the website following the committee meeting.
- 5.8 In the IFS for the period between the 1st April 2024 and 31st March 2025, the following information is presented;
- The total amount of money to be provided under any planning obligations which were entered into during the reported year is £5,841,867.89. The new agreements included:
 - Hythe Station Road (65 houses)
 - Land east of Nayland Road, Great Horkesley (100 dwellings)
 - Land West of Lakelands Stanway Western Bypass, Stanway (Up to 225 dwellings)
 - Land North of Wyvern Far, Stanway (up to 600 dwellings).
 - In 2024/25, 69 affordable housing units were delivered via S.106 Agreements. This compares to 222 in 2023/24 and 74 in 2022/23. The new homes were built on sites including:
 - Gosbecks Farm, Colchester
 - Barbrook Land, Tiptree
 - Brierley Paddocks, Tiptree
 - Old Frith Place, Fordham
 - 322 affordable homes will be delivered as a result of S106 agreements entered into this year. This compares to 81 units last year.
 - the total amount of money under any planning obligations which was received during the reported year was £1,901,635.91.
 - the total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend); £994,851.67.
 - the total amount of money (received under any planning obligations) which was allocated to a project but not spent during the reporting year amounted to £3,091,033.42.
 - the total amount of money under any planning obligations which was received before the reported year which has not yet been allocated by the authority is £8,986,486.02. This will include some longer-term projects such as Stanway Country Park.
 - An additional table has been added to show examples of projects where the money has been allocated to a specific project but is not yet shown as spent. These projects include;

- £572,196.90 affordable housing funding towards the development of 6 social rented properties at Wheeler Close and Phase 3 the garage redevelopment scheme.
- £96,347.79 towards upgrade to East Hill Surgery (funds to be transferred to NHS)
- £90,000.00 towards design and delivery of Swing Basin project (improving access to Open Space Wivenhoe Trail)
- £190,192.84 renovations to car park and roof repairs at Eight Ash Green Village Hall, or the provision of a new community facility.

6. Equality, Diversity and Human Rights implications

- 6.1 An Equality Impact Assessment has been prepared for the Adopted Local Plan, and is available to view by clicking on this link:

<https://cbccrmdata.blob.core.windows.net/noteattachment/Equality%20Impact%20Assessment%20June%202017.pdf>

7. Strategic Plan References

- 7.1 The current Local Plan provides a key strategic delivery vehicle for many Strategic Objectives in the Council's Strategic Plan (April 2023-April 2026). In particular the following Strategic Objectives are particularly relevant; Respond to the Climate Emergency through policies which seek to conserve and enhance biodiversity; Improve health, wellbeing and happiness, through placemaking and provision of appropriate infrastructure; Deliver homes for those most in need, through housing targets, site allocations and policies providing for affordable housing and a mix of evidenced housing needs; and Grow our economy so everyone benefits, through policy seeking to provide and manage economic growth throughout existing and new communities.

8. Consultation

- 8.1 NA.

9. Publicity Considerations

- 9.1 The publication of information in relation to S106 agreements may generate publicity for the Council. Although it should be seen in a positive light there will always be criticism that not enough infrastructure is provided to support new development.

10. Financial implications

- 10.1 Over the last decade we have seen substantial cuts to Local Government funding, which have led to significant financial challenges for the sector. We need to be mindful of all spend and manage, as best as possible, within existing budget envelopes and mitigate potential overspends. This challenge will be just as prominent in 2025/26 particularly with the advent of Local Government Reform over the next two years and we need to continue to ensure financial resilience is a critical part of decision-making. The expectation from the section 151 officer is that budget holders will work with finance business partners to find options and solutions to maintain a balanced budget, cognisant that there are likely to be some external financial pressures which are outside of our control.
- 10.2 Planning obligations are used to secure the delivery of infrastructure funded by the development. Care will be taken to ensure there are no long term financial implications for the Council as a result of the provision of such infrastructure.
- 10.3 As such the section 151 officer agrees with the recommendations in this report which are for information only and there are no finance implications for the budget.

11. Health, Wellbeing and Community Safety Implications

- 11.1 There are no specific health, wellbeing and community safety implications.

12. Health and Safety Implications

- 12.1 No direct implications.

13. Risk Management Implications

- 13.1 No direct implications.

14. Environmental and Sustainability Implications

- 14.1 The Council has declared a Climate Emergency and has committed to being carbon neutral by 2030. The purpose of the planning system is to contribute to the achievement of sustainable development as defined in the National Planning Policy Framework. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. These are economic, social and environmental objectives.
- 14.2 S106 agreements have been used specifically to deliver green infrastructure, electric charging points and sustainable travel measures.

15. Devolution and Local Government Reform

- 15.1 The statutory duty to adopt a development plan and to plan for sustainable growth, supported by infrastructure, in the administration's area will continue regardless of the eventual form of the Strategic and Unitary authority structures.

Appendix A– Infrastructure Funding Statement 2024/25

Infrastructure Funding Statement



2024/2025

CONTENTS

- 1. INTRODUCTION**
- 2. INFRASTRUCTURE FUNDING STATEMENT 2024/2025**
- 3. OUR PROCESSES**
- 4. MONITORING FEES**
- 5. BUSINESS ENTERPRISE**
- 6. COMMUNITY**
- 7. TRANSPORT & SUSTAINABILITY**
- 8. LEISURE & OPEN SPACE**
- 9. AFFORDABLE HOUSING**
- 10. RECREATIONAL DISTURBANCE AVOIDANCE MITIGATION STRATEGY (RAMS)**
- 11. SUMMARY OF INFORMATION TO COMPLY WITH SCHEDULE 2 OF THE COMMUNITY INFRASTRUCTURE LEVY (AMENDMENT) (ENGLAND) (NO.2) REGULATIONS 2019**

1. INTRODUCTION

Welcome to Colchester City Council's Infrastructure Funding Statement 2024/2025. Councils are required to produce an Infrastructure Funding Statement (IFS) on an annual basis.

The Statement sets out income and expenditure relating to contributions secured through s106 Agreements on developments throughout Colchester. It is important to note that Colchester City Council is only responsible for some infrastructure, such as community facilities. This IFS does not therefore detail those contributions which relate to Essex County Council functions such as schools and transportation.

S.106 agreements are used to mitigate the impacts of development on infrastructure and ensure that Colchester City Council's planning policy requirements are fully met.

Planning obligations or 'developer contributions' are used to help fund:

- The provision of, or improvements to, open space provision, community facilities and affordable housing contributions accepted in lieu of on-site provision.
- Provision of on-site affordable housing; and
- Non-financial obligations, including requirements such as travel plans.

The information included in this statement will be updated annually and published on the Council's website. The statement does not include information on open space provision delivered on-site as part of new development in the City.

The data on contributions is imperfect as it represents estimates at a given point in time and can be subject to change. However, it is the most robust available at the time of publication.

Infrastructure Funding Statements are required to comply with regulations published by the Government and are only concerned with financial and non-financial obligations secured through S106 agreements. Financial developer contributions are always secured through S106 agreements but there are occasions where some non-financial obligations are secured through planning conditions. These obligations are not listed within this statement. This Statement only relates to S106 obligations for which Colchester City Council is legally responsible for ensuring compliance. The data in this IFS therefore does not cover S106 obligations applying to land in the City in the following cases:

- (A) Where the S106 obligation is given to Essex County Council and where the County Council are signatory to the legal agreement (e.g., education; highway works; sustainable transport; Public Rights of Way)
- (B) Where Essex County Council is the Local Planning Authority and is responsible for determining the application (e.g., mineral and waste applications)
- (C) Section 278 Highways works agreements between the developer and Essex County Council
- (D) Where Colchester City Council determined a planning application, but where Essex County Council is signatory of the S106 to the effect that it is directly responsible for compliance — this mainly relates to certain highway payments.

Therefore, this Infrastructure Funding Statement should be read in conjunction with the IFS produced by Essex County Council to obtain the complete picture of all financial and non-financial developer contributions originating from developments in Colchester. The Essex County Council IFS will be made available on their website: [Welcome to Essex County Council](#)

2. INFRASTRUCTURE FUNDING STATEMENT 2024/2025

S106 Contributions Summary

For the financial year 2024/25 the Council received a total £1,901,635.91 in financial contributions with £994,851.67 spent across the City. The contributions received can be spent over a number of years and this enables the Council to plan ahead for the growth and future needs of the city and budget for larger scale, or more expensive, projects.

2024/2025	
Infrastructure Type	S106 Contributions Received
Archaeology	£823.20
Community	£414,228.43
Health	£182,182.87

Leisure/Open Space	£1,106,741.34
RAMS	£129,565.30
Sustainable Transport	£64,184.24
Library	£3,910.53
<u>Total</u>	<u>£1,901,635.91</u>

2024/2025	
Infrastructure Type	S106 Contributions spent
Business Enterprise	£40,011.7
Community	£92,233.26
Transport & Sustainability	£308,547.89
Leisure/Open Space	£455,197.38
Library	£3,910.53
RAMS	£94,950.91
<u>Total</u>	<u>£994,851.67</u>

Section 106 agreements signed.

Developments with notable s106 agreements signed in the last financial year 2024/25 include:

- 220317 - Former Gamet Bearings Factory, Hythe Station Road, Colchester. CO2 8LD – Erection of new building 3no.blocks over four and five storeys containing 65 residential apartments and 2no.commercial units (class E) with undercroft parking.

- 231600 - Land to West of The Folley, Layer-de-la-Haye, Colchester Construction of 70 dwellings including 24 affordable homes (Rural Exception Site Local Letting homes, Affordable Rent Homes and Shared Ownership Homes), garages, parking, vehicular / cycle and pedestrian accesses, public open space, landscaping, drainage infrastructure and other associated works.
- 230625 - Land to the east of Nayland Road, Great Horkesley, Colchester - Outline planning application for 100 no. dwellings, new access and A134 crossings, land for allotments, provision of a Scout and Girl Guiding Hut with associated car park, public open space and associated works. All Matter Reserved, Except Access.
- 213047 - Land West of Lakelands Stanway Western Bypass, Western Approach, Stanway - Outline planning application with all matters reserved except access is sought for development of up to 225 dwellings (Use Class C3), play areas, landscaping, public footpaths and car parking.
- 213086 - Land south of Copford Village Hall, School Road, Copford, Colchester - A proposed rural exceptions site of seven homes (resubmission of 201984) (Revised Plans)
- 230326 - Land off Hawkins Road, Colchester - Outline planning permission with all matters reserved for up to 42 residential apartments, ground floor commercial and public open space.(AMENDED DESCRIPTION)
- 212507 - Land North of "Wyvern Farm", London Road, Stanway, Colchester - Hybrid: Outline Planning Application (with all matters reserved except access) for the erection of up to 600 dwellings, land for a co-located 2FE primary school and early years nursery, public open space and associated infrastructure. Vehicular access from London Road (B1408) and Red Panda Road.

3. OUR PROCESSES

The Planning Application:

S.106 Agreements are a mechanism that makes a development proposal, that would not otherwise be, acceptable in planning terms.

The tests for when a S.106 Agreement can be used to secure contributions, are that the contribution is:

- a) necessary to make the development acceptable in planning terms
- b) directly related to the development; and
- c) fairly and reasonably related in scale and kind to the development.

Once signed, the S.106 Agreement is binding on successive owners of the land.

The Obligations:

Details of the obligations, and the trigger point at which they become due, are detailed within the Agreement. This may, for example, be on commencement of development or after a certain number, or percentage, of properties are built or sold.

Collection of Monies Due:

Where the obligation is financial, the amount due will be calculated and the developer invoiced at appropriate times. The sum due is index linked and given a specific budget code to allow us to monitor spend and balance.

Requests to Spend:

Many S.106 Agreements contain specific covenants that detail where the monies must be spent or the provision of affordable housing, located.

For open space, sport, leisure and community facilities monies, it is important that up to date, local information is used to inform spend. This can be provided by Town & Parish Councils as well as ward Councillors. S.106 contributions may be used for the provision or upgrade of open space, play areas and community facilities in accordance with Council policy.

Once a payment has been made, the financial database is updated to show the amount now available to spend.

The S.106 financial report is available by following this link [S.106 Financial Report](#)

4. MONITORING FEES

The Community Infrastructure Levy (Amendment)(England)(No.2) Regulations 2019 allow Local Authorities to charge a monitoring fee through section 106 agreements, to cover the cost of the monitoring and reporting on delivery of the section 106 obligations it contains. Monitoring fees can be used to monitor and report on any type of planning obligation, for the lifetime of that obligation.

The regulations allow monitoring fees to be either a fixed percentage of the total value of the section 106 agreement or individual obligation; or could be a fixed monetary amount. Monitoring fees must be proportionate and reasonable and reflect the actual cost of monitoring and authorities are required to report on monitoring fees in their Infrastructure Funding Statements.

Colchester City Council set monitoring fees at £831.42 per trigger for financial contribution clauses and £1066.13 for all other clauses per trigger.

£89,623.63 was received in monitoring fees during the period 2024/25.

5. BUSINESS ENTERPRISE

In 2024/25, £40,011.7 of S.106 monies were spent on Business Enterprise.

The S.106 financial report is available by following this link [S.106 Financial Report](#)

Below we have detailed the Business Enterprise project delivered in 2024/25

Business Enterprise project delivered off-site by S106 Contributions in 2024/25		
Development Site	Amount	Project Delivery
172935/193163 Stane Park Site, Essex Yeomanry Way, Stanway	£40,011.7	Tourism Marketing Campaign

**please note – spend may be over more than one financial year*

6. COMMUNITY

In 2024/25, £92,233.26 S.106 monies were spent on Community projects across the City.

Below we have detailed seven of the off-site community projects delivered in 2024/25.

Community projects delivered off-site by S106 Contributions in 2024/25		
Development Site	Amount	Project Delivery
190522 - Land west of Gosbecks Road & south of Cunobelin Way, Gosbecks Road, Colchester	£14,950.00	Towards replacement of The 30 th Colchester Scout Hut
144976 - 99 London Road, Copford, Colchester, CO6 1LG	£7,890.19	Towards refurbishment of Copford Village Hall
220235 - "Ewer House", 44-46 Crouch Street West, Colchester	£5,086.50	Towards improvements to St Peter's Church, North Hill, Colchester
212644 - Clears Road, Layer Marney	£3,734.68	Towards conversion of an area of the village church to provide community space for residents
210275 - "Osborne House", School Road, Messing, Colchester	£2,863.99	Towards Messing Community Orchard
121444/145131 - 505 Ipswich Road, Colchester CO4 9HE	£27,826.20	Towards St Johns & Highwoods Community Centre
F/COL/07/0241 - 90 Berechurch Hall Road, Colchester CO2 9NN	£5,000.00	Fifth Colchester Scout Group, Queen Elizabeth Way

**please note – spend may be over more than one financial year*

7. TRANSPORT & SUSTAINABILITY

In 2024/25, £308,547.89 of S.106 monies were spent on Transport & Sustainability.

The S.106 financial report is available by following this link [S.106 Financial Report](#)

Below we have detailed five of the off-site Transport & Sustainability projects delivered in 2024/25.

Transport & Sustainability projects delivered off-site by S106 Contributions in 2024/25		
Development Site	Amount	Project Delivery
98/1047 – Land at Former Moler Works	£50,000.00	Project to alleviate flooding on Haven Road to promote active travel
180045 - Cowdray Centre, Mason Road, Colchester	£66,324.69	Towards works to provide a north/south pedestrian link between site and the existing underpass.
192828 - "Essex County Hospital", Lexden Road, Colchester	£32,671.41	Transferred to Essex County Council as per terms in agreement
171646/181096 - Aim Hire Site, Hawkins Road, Colchester	£61,882.95	Walking with Words project
190335 - Land Rear of Weston Business Centre, The Colchester Centre, Hawkins Road, Colchester	£68,671.05	Walking with Words/LCWIP4 cycling route connection.

**please note – spend may be over more than one financial year*

8. LEISURE & OPEN SPACE

In 2024/25, £455,197.38 of S.106 monies were spent on open space provision or improvement across the City.

The S.106 financial report is available by following this link [S.106 Financial Report](#)

Below we have detailed six of the off-site open space projects delivered in 2024/25

Open Space projects delivered off-site by S106 Contributions in 2024/25		
Development Site	Amount	Project Delivery
152826 - Land to the east of Warren Lane & West of Dyers Road, Warren Lane, Stanway, Colchester, Essex	£77,065.86	Towards new play area at Swift Avenue, Stanway
COL/97/0220/0221 - Former Myland Hospital and adjacent land Mill Road, Colchester	£66,067.01	Supply and install children's playground at Gavin Way, and a kick about area
121907 - 39 Boadicea Way, Colchester, CO2 9BE	£3,363.94	Shrub End Sports Ground, Purchase of wheeled goal posts
120246 - 13 Boadicea Way, Colchester CO2 9BQ	£1,918.74	
120966 - The Rowans, Layer Road, Colchester CO2 9LA	£1,928.54	
142167 - 15 Duncan Road, Colchester	£2,179.93	
200533 - "Tankerton", Nayland Road, Great Horkesley, Colchester	£6,092.16	Tile House Farm playground improvements
202381 - "10 The Crescent", The Causeway, Great Horkesley	£2,452.78	
F/COL/01/0011 – Colchester Garrison, Berechurch Hall Road, Colchester	£220,650.00	Supply and installation of MUGA and Playground
210275 - "Osborne House", School Road, Messing, Colchester	£6,545.37	Towards play area at messing Cum Inworth

**please note – spend may be over more than one financial year*

9. AFFORDABLE HOUSING

There continues to be a pressing need for affordable housing in Colchester. In accordance with the Council’s adopted Local Plan 2017-2033, 30% of new housing units will be provided as affordable housing on all qualifying sites.

In 2024/25, 69 affordable units were delivered via S.106 Agreements

Examples of Affordable Housing delivered On Site through S106 Contributions 2024/2025	
Development Site	Project Delivered
Gosbecks Farm	2 affordable rented homes this year was delivered by Eastlight.
Barbrook Lane, Tiptree	28 affordable rented homes and 2 shared ownership this year was delivered by CHP
Brierley Paddocks	5 affordable rented homes and 14 Shared ownership homes were delivered by CHP.
296 London Road	12 affordable rent and 1 shared ownership this year was delivered by Flagship.
Old Firth Place	4 affordable rent and 1 shared ownership this year was delivered by Hastoe.

10. RECREATIONAL DISTURBANCE AVOIDANCE MITIGATION STRATEGY (RAMS)

The Essex coast Recreational disturbance Avoidance and Mitigation Strategy (the ‘Essex coast RAMS’) aims to deliver the mitigation necessary to avoid significant adverse effects from ‘in-combination’ impacts of residential development that is anticipated across Essex; thus protecting the Habitats (European) sites on the Essex coast from adverse effect on site integrity.

The whole of Colchester City is within the Zone of Influence. All residential proposals within the City should make a contribution towards the measures in the RAMS to avoid and mitigate adverse effects from increased recreational disturbance to ensure that Habitat Sites are not adversely affected, and the proposal complies with the Habitat Regulations.

Bird Aware Essex Coast is a tool being used to lessen potential impacts from increased local housing development. The initiative is run by the Essex Coast Recreational disturbance Avoidance and Mitigation Partnership (Essex Coast RAMS). This is made up of twelve local councils, Essex County Council and Natural England, and funded by contributions from all new residential dwellings within the Zones of Influence via S106 agreements.

The planned mitigation measures are set out in the Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (Essex Coast RAMS). The mitigation measures include a team of rangers to help coastal visitors and communities understand the importance of the different bird species and the impact of disturbance. Additional work will take place to encourage responsible dog walking and visits to less sensitive parts of the coast. Mitigation measures will also include new habitat creation.

RAMS Contributions in 2024/25		
Development Site		Contribution Received
191522 - Land at "East Bay Mill", 19 East Bay, Colchester		£3,390.66
192828 - "Essex County Hospital", Lexden Road, Colchester		£19,693.80
201686 - "Land south of West Bergholt Cricket Club", Colchester Road, West Bergholt, Colchester		£2,828.00
212646 - Land to the east of, Newbarn Road, Great Tey		£4,650.70
213507 - Land behind "Fire Station", Colchester Road, Wivenhoe, Colchester		£13,821.62
231600 - Land to West of The Folley, Layer-de-la-Haye, Colchester		£11,470.20

231640 - Land off Hall Road, Copford, Colchester		£7,929.63
Unilateral Undertakings from a range of schemes		£65,780.69
Total		£129,565.30

11. Summary of Information to comply with Schedule 2 of The Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019

The matters to be included in the section 106 report for each reported year are —

- a) the total amount of money to be provided under any planning obligations which were entered into during the reported year; **£5,841,867.89**
- b) the total amount of money under any planning obligations which was received during the reported year; **£1,901,635.91**
- c) the total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority; **£8,986,486.02**

Infrastructure Item	Amount
Affordable Housing	£453,668.04
Archaeology	£76,522.04
Art	£213,674.49
Education Pre-school	£119,385.18
CCTV	£9,005.75
Community	£2,676,498.70
Environmental Improvements	£168,642.39
Health	£910,954.91
Leisure	£3,815,239.09
Transport & Sustainability	£532,460.79
Waste & Recycling	£10,434.64
Total	£8,986,486.02

- d) summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of—
 - (i) in relation to affordable housing, the total number of units which will be provided; **322**
 - (ii) in relation to educational facilities, the number of school places for pupils which will be provided, and the category of school at which they will be provided; N/A – Essex County Council are the Education Authority, and they have responsibility for Education related planning obligations. Refer to Essex County Council IFS for details.

- e) the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure; **£3,091,033.42**.
- f) the total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend); **£994,851.67**.
- g) in relation to money (received under planning obligations) which was allocated by the authority but not spent during the reported year, summary details of the items of infrastructure on which the money has been allocated, and the amount of money allocated to each item.

Infrastructure Item	Amount Allocated
Affordable Housing	£572,196.90
Archaeology	£23,901.85
Business Enterprise	£25,961.28
Community	£1,225,401.85
Leisure	£918,596.35
Health	£108,813.79
Transport & Sustainability	£215,612.4
RAMS	£549.00
Total	£3,091,033.42

- h) in relation to money (received under planning obligations) which was spent by the authority during the reported year (including transferring it to another person to spend), summary details of;
 - (i) the items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item;

2024/2025	
Infrastructure Type	S106 Contributions spent
Business Enterprise	£40,011.7
Community	£92,233.26
Transport & Sustainability	£308,547.89
Leisure/Open Space	£455,197.38
Library	£3,910.53
RAMS	£94,950.91
<u>Total</u>	<u>£994,851.67</u>

(ii) the amount of money (received under planning obligations) spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part); **N/A**

(iii) the amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations; **£89,623.63** was received in monitoring fees during the period 2024/25 and used to fund the costs directly associated with the monitoring of s.106 clauses.

i) the total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer-term maintenance (“commuted sums”), also identify separately the total amount of commuted sums held. **Total amount of commuted sum retained £2,253,258.33. Total amount allocated for longer term maintenance £97,653.73**



Local Plan Committee - Background Information

What is a Local Plan?

A Local Plan is the strategy for the future development of a local area, drawn up by the Local Planning Authority (LPA) in consultation with the community. The Local Plan sets out the vision, objectives, spatial strategy and planning policies for the entire Colchester Borough. A Local Plan provides the overall framework for the borough in terms of employment and housing growth, infrastructure needs and identifying areas that require protection i.e., open space and community uses. The plan making process includes several rounds of public consultation with local communities, stakeholders and statutory consultees.

The Local Plan usually covers a 15-year period and identifies how communities will develop over the lifetime of the Plan.

In law, this is described as the Development Plan Documents adopted under the Planning and Compulsory Purchase Act 2004. A Local Plan must be prepared in accordance with national policy and guidance.

The National Planning Policy Framework (NPPF) states at paragraph 15 that *“The planning system should be genuinely plan-led. Succinct and up to date plans should provide a vision for the future of each area, a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings”*.

Planning involves making decisions about the future of our cities, towns and countryside. This is vital to balance our desire to develop the areas where we live and work with ensuring the surrounding environment is not negatively affected for everyone. It includes considering the sustainable needs of future communities.

Independent Planning Inspectors must examine all Local Plans that local authorities in England prepare. This examination is the last stage of the process for producing a Local Plan. The process should have fully involved everyone who has an interest in the document, and they should have had the chance to comment.

Why is a Local Plan important?

A Local Plan is a statutory requirement as outlined in Section 19 of the Planning and Compulsory Purchase Act 2004.

The Local Plan contains policies to guide development by identifying a spatial strategy, site allocations for employment and housing development and protecting the environment, land and buildings for certain uses to ensure delivery of sustainable communities.

Without a Local Plan to identify where and how the borough should develop, planning applications are determined in accordance with national policy which does not provide

the local context of Colchester. Without a Local Plan, the borough would be at significant risk from speculative development. A Local Plan provides certainty of where development can be delivered sustainably across the Borough.

What is a Neighbourhood Plan?

The Localism Act 2012 devolved greater powers to neighbourhoods and gives local communities more control over housing and planning decisions.

A Neighbourhood Plan is a planning document that communities can put together to set out how they would like their town, parish or village to develop over the next 15 years. The Neighbourhood Plan is prepared by the local community for a designated neighbourhood area, usually this is undertaken by the Parish/Town Council or a Neighbourhood Plan Development Forum can be established for areas without a parish/town council.

A Neighbourhood Plan enables communities to identify where new homes and other developments can be built and enables them to have their say on what those new buildings should look like and what infrastructure should be provided. This provides local people the ability to plan for the types of development to meet their community's needs.

A Neighbourhood Plan must undergo a number of formal processes to ensure it is robust and well-evidenced. This includes two formal consultation periods, independent examination and a public referendum.

A Neighbourhood Plan is subject to examination where the Examiner must determine if the Neighbourhood Plan complies with the Basic Conditions as set out in the Town and Country Planning Act 1990 (as amended). Following an Examination, the Neighbourhood Plan must be subject to a referendum. In order for the Neighbourhood Plan to pass a referendum and be 'made' (adopted) the majority of voters (more than 50%) must be in favour of the Neighbourhood Plan.

If a Neighbourhood Plan passes the referendum, this becomes part of the Statutory Development Plan for that area. Where a Neighbourhood Plan has been 'made', both the Neighbourhood Plan and Local Plan are used when determining planning applications alongside national policy.

What is included in the Development Plan for Colchester?

The Development Plan is a suite of documents that set out the LPAs policies and proposals for the development and use of land and buildings in the authority's area. This includes Local Plans, Neighbourhood Plans and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.

Within Colchester Borough this currently includes:

- Section 1 Local Plan (adopted February 2021);
- Section 2 Local Plan (adopted July 2022);
- Tiptree Jam Factory DPD (adopted 2013);
- Neighbourhood Plans.

Section 1 of the Colchester Local Plan sets out the overarching strategy for future growth across Braintree, Colchester and Tendring, including the Tendring Colchester Borders Garden Community as well as including policies setting the overall housing and employment requirements for North Essex up to 2033. Section 2 provides the policy framework, site allocations and development management policies for Colchester Borough up to 2033.

In Partnership with Tendring District Council, a Development Plan Document (DPD) is being prepared to further guide development on the Tendring Colchester Borders Garden Community. This process is being governed by the Tendring Colchester Borders Garden Community Joint Committee.

There has been considerable neighbourhood planning activity within Colchester with seven 'made' (adopted) Neighbourhood Plans across the borough. These are:

- Myland and Braiswick
- Boxted
- Wivenhoe
- West Bergholt
- Eight Ash Green
- Marks Tey and
- West Mersea

Four further Neighbourhood plans are at various stages of the plan making process. These include Copford with Easthorpe, Great Horkeley, Great Tey and Tiptree.

For minerals and waste matters, Essex County Council are the authority responsible for production of the Waste and Minerals Local Plans, which forms part of the Colchester Development Plan. At present the adopted plans for Essex are:

- Essex Minerals Local Plan (2014)
- Essex and Southend-on-Sea Waste Local Plan (2017)

What is included within the Development Framework for Colchester?

The Local Development Framework (LDF) is a non-statutory term used to describe a folder of documents, which includes all the local planning authority's local development documents. A Local Development Framework is comprised of:

1. Development Plan

Currently for Colchester this includes:

- Section 1 Local Plan (adopted February 2021)
- Section 2 Local Plan (adopted July 2022)
- Neighbourhood Plans (Myland and Braiswick, Boxted, Wivenhoe, West Bergholt, Eight Ash Green, Marks Tey and West Mersea)
- Essex Minerals Local Plan (2014)
- Essex and Southend-on-Sea Waste Local Plan (2017)

2. Supplementary Planning Documents (SPD)

An SPD is a document produced by the Local Planning Authority to add further detailed guidance and information on a particular subject such as Sustainable Construction or Open Space, Sports and Recreational Facilities. An SPD is subject to a formal consultation period and then is used as a material consideration when determining planning applications.

Currently for Colchester these are:

- Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) – August 2020
- Affordable Housing – August 2011
- Backland and Infill – December 2010
- Better Town Centre – December 2012
- Cycling Delivery Strategy – January 2012
- Provision of Community Facilities – July 2013
- Provision of Open Space, Sport and Recreational Facilities – July 2006, updated April 2019
- Shopfront Design Guide – June 2011
- Street Services Delivery Strategy – October 2012 revised February 2016
- Sustainable Design and Construction – June 2011
- Sustainable Drainage Systems Design Guide – April 2015
- Vehicle Parking Standards – September 2009
- ABRO Development Brief SPD (December 2021)
- Archaeology and Planning (2015)

A number of these will be reviewed and updated along with new SPDs to be compliment with new policies in the Adopted Local Plan.

3. Local Development Scheme (LDS)

The LDS is a project plan for a three-year period for the production of all documents that will comprise the Development Plan. It identifies each Local Development Plan Document and establishes a timescale for preparing each.

4. Authority Monitoring Report (AMR)

The AMR is a report published annually by the LPA, monitoring progress in delivering the Local Plan policies and allocations. The report covers the financial year from 1 April to 31 March and for Colchester is published in December.

5. Statement of Community Involvement (SCI)

The SCI sets out the standards that the Local Planning Authority (LPA) intend to achieve in relation to involving the community and all stakeholders in the preparation, alteration and continuing review of all Local Development Plan documents and in significant planning applications. The SCI also outlines how the LPA intends to achieve those standards. The SCI itself, is not a development plan document, but is subject to independent examination. A consultation statement showing how the LPA complies with its SCI should accompany all Local Development Plan documents.

What are housing targets and why do we have them?

The Government have committed to delivering 300,000 new homes per year across England to significantly boost the supply of homes.

A Local Plan identifies the minimum number of homes needed through policies which are informed by a local housing need assessment produced in accordance with the Standard Methodology as outlined in national planning guidance, unless exceptional circumstances justify an alternative approach. The Standard Method was introduced through the National Planning Policy Framework (NPPF) in 2019.

For Colchester, the minimum housing requirement has been established in the Section 1 Local Plan. Policy SP4 set out the minimum housing requirement figure for Colchester as 920 dwellings per annum and 18,400 new homes over the period 2013 to 2033. This number was based on the previous assessment method outlined in the NPPF 2012 known as the Objectively Assessed Need. The Local Plan has been examined in accordance with the transitional arrangements outlined in the NPPF 2019, which requires examination of the Plan under the NPPF 2012.

The Council are required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement figure as set out in the Local Plan, this is often referred to as the five year housing land supply (5YHLS).

The Council publish annually a Housing Land Supply Statement. This sets out Colchester's housing land supply position over a five-year period from 1 April of each year and explains how this position complies with the requirements of national policy and guidance. The Statement is prepared by the LPA with engagement from developers and agents regarding expected delivery of new homes.

What happens if the borough does not meet their housing target?

If an LPA cannot demonstrate a five-year supply of housing, national planning policy takes precedence over the Local Plan. The '*presumption in favour of sustainable development*' as outlined in national policy (NPPF paragraph 11d) will be triggered.

This means that if a planning application is considered to deliver sustainable development, then planning permission should be granted, even if the site is not identified for development in the Local Plan. In effect, the Council would have little control over where new homes are built and would be required to approve planning applications for sites that they may not have chosen for development. Many authorities can reject these schemes, but the decision can be overturned, and planning permission granted on appeal.