

08 December 2025

Report of **Lucy Massey**

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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