

MONITORING STATEMENT

Colchester City Council's
Monitoring Statement
2024-2025

DECEMBER 2025



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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>	Adopted June 2025

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

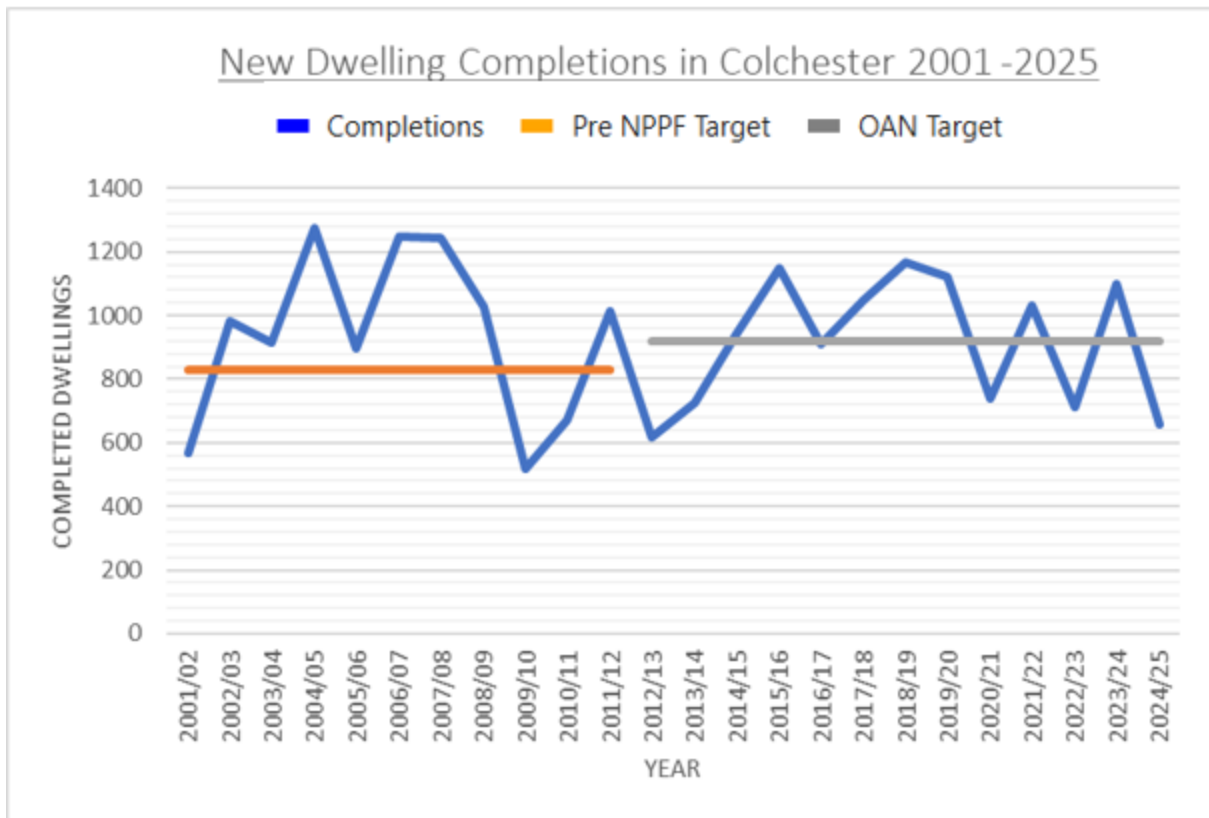
- 4.2 Colchester continues to demonstrate a good track record against housing requirement. The table below illustrates the context of delivery rates across other Essex authorities where figures are available.

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 941 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 BARNS, 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 BARNS, 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.