



## WEST BERGHOLT PARISH COUNCIL

# Minutes of the Extraordinary Parish Council Meeting

Held on Wed 7<sup>th</sup> January 2026 at 7:30pm

In the John Lampon Hall, Orpen Memorial Hall, CO6 3BW

<b>Chair:</b>	Cllr Brian Butcher
<b>Parish Councillors:</b>	Cllrs Dave Pye, Bob Tyrrell, Andrew Savage, Harry Stone, David Short, Veronique Tyler and Bill Pigeon (who arrived during item 26/03)
<b>Also in attendance:</b>	Laura Walkingshaw (Parish Clerk)
<b>Members of the public:</b>	City Councillors Dennis Willetts and Sara Naylor

### **26/01 Receive /accept apologies and welcome to the public.**

Apologies were received from Cllrs Gili-Ross, Pulford and Chamberlain.

### **26/02 Declarations of Interest**

There were no financial declarations of interest, however all members live in the parish, so will ultimately be affected by the consequences of Colchester City Council's (CCC) Local Plan.

### **26/03 CCC Preferred Options Local Plan - Regulation 18 Consultation**

To approve West Bergholt Parish Council's response to Colchester City Council's Preferred Options Local Plan (Regulation 18) and to agree that WBPC's Planning Committee can undertake any final amendments before the submission deadline of 5pm on 14th Jan 2026.

(Councillor Pigeon arrived during the start of this item.)

Since the launch of the public consultation for CCC's Preferred Options Local Plan (Regulation 18) following their Local Plan meeting of the 10<sup>th</sup> Nov 2025, West Bergholt Parish Council has been gathering evidence and framing its response. It was noted that replying to the online Consultation is complicated, due to the 100-word limit per comment (which if overrun, will simply be summarised by CCC to a 100-word precis), however a draft response document has been drafted and circulated to all members of the Parish Council in advance of the meeting.

West Bergholt is directly affected by Policy PP42: Land at White Hart (50 houses proposed), Policy PP43: Land North of Colchester Road (100 houses proposed), PP44: Land off Colchester Road (100 houses proposed) and PEP11: Land at Patterns Yard (expansion of business park). However, the council will be responding under each and every comment, mainly stating its support, except where they would ask CCC to consider other implications on West Bergholt, as this enables it to submit more comments & evidence where relevant. West Bergholt Parish Council will state its support for the expansion of Patterns Yard, PEP11.

In regard to the proposed development sites, 2024 conversations with CCC Planning Policy officers had indicated that a reasonable 40% uplift on housing numbers would be expected following the new government's changes to planning policy, however that would have resulted in 168 additional houses, not the 250 now being proposed for West Bergholt. In fact, the PC would suggest that the 50 dwelling at PP42: White Hart Lane, could in fact be 56 and the 100 proposed for PP43: Land North of Col. Rd. could be 112, reaching the 168 without the need for the PP44: Land off Col. Rd. (Albany Rd) site.

Indeed, when looking at the three sites, the PP42: White Hart Lane & PP43: Land North of Colchester Road, these were areas where future development beyond the WBNP were expected, see WB Neighbourhood Plan under PP9:

Policy No.	Housing Planning Policies
PP9: Housing Sites	The settlement boundary is shown on Map PP9/1. The minimum number of dwellings to be provided over the Neighbourhood Plan period will be 120. These dwellings will be provided on Site A and Site B as shown on Map PP9/2.
	Development proposals on allocated housing sites should provide a mix of housing types and tenures to meet the demands of the local housing market and as appropriate the needs of West Bergholt and the wider Borough. Dwellings appropriate for first time buyers, homes for older people or small families will be supported.
	A mix of housing tenure will be encouraged. Subject to the viability, development proposals will be expected to deliver a proportion of affordable housing in accordance with adopted Strategic Borough wide policy.
	Landscaping will be an important and integral part of the design and layout of the scheme, including appropriate public open space. Principal roads will be designed to ensure that they are appropriate to the character of the area and to provide safe access for vehicles and pedestrian movement. <b>Development proposals for Sites A and B with layouts designed to accommodate capacity for roads and utility services to contiguous backland to facilitate development beyond the Plan period will be supported.</b>
	The provision of land for a cemetery and land to accommodate sports facilities adjacent to the cricket ground, shown for illustrative purposes on Map PP9/2 will be supported.

However, PP44: Land off Colchester Road, to the side of Albany Road, is the most contrary to the WB Neighbourhood Plan, a site that has had several previous planning applications and been to appeal & rejected 3 times, one of the reasons for which, being the concerns over coalescence with Colchester, as WBNP policy PP12. Evidence from the Planning Inspector's comments and the WB Neigh Plan will form part of the evidence against this particular site.

There is repetition in the comments made on each of sites in the PC's response, as all of the sites are outside of the settlement boundary of the WB Neigh Plan, so they are not protected by the same measures as those inside the NP. The parish council therefore want to ensure that any section 106 (or CIL, if adopted by then) monies come to West Bergholt to offset the "harm" of the developments, rather than being spent throughout the wider Colchester area.

Evidence that will be linked to the response comments include the recent Housing Needs Survey, objection comments from Anglian Water from current planning applications and photos of the parish, mainly around the blue bridge/Colchester Road area, showing the dangers of coalescence with Colchester, etc.

Questions were raised from the floor on the implications of more car parking in the village due to the additional development sites, however the Planning Committee drew member's attention to the parking policies held within the Local Plan document itself. Also, the issues around Anglian Water and the lack of sewage capacity in the area for any new homes were discussed, it being explained that Colchester will be putting a condition on all planning applications that no occupancy will be able to take place until the sewage capacity has been increased by Anglian Water. **Finally, a new comment had recently been noted from the East of England Ambulance Service, relaying their fears that more residents will, of course, mean more call outs, for which they currently do not have the resources to deal with. However, these were considered more local infrastructure issues that it was the duty of the City Councillors to be concentrating on, like similar concerns around the GP surgeries and education provision, whilst the PC would purely be focused on the effects on West Bergholt itself, although of course the parish council will draw attention to them, as noted here, in their response.**

Concern was raised, in regard to the wording around the section 106 or CIL provision, by Cllr Willetts as he reminded those present that the Local Plan may be made on the basis of the old system (section 106 monies), but by the time it is signed off the area may be in the situation of CIL. It was therefore suggested to use wording that stated "s106 or whatever mechanism replaces it", or state that some form of legal agreement or covenant should be in place, so that WB gains the maximum compensation for the harm of these local developments. The response will be amended accordingly.

**The City Councillors confirmed that they were in full support of West Bergholt Parish Council's response.**

**RESOLVED - West Bergholt Parish Council agreed to unanimously support the drafted response to CCC's Preferred Options Local Plan.**

**ACTION - Cllrs Savage and Butcher, with the Clerk's Assistant, Julie, will load the agreed response onto the Local Plan consultation site and ensure a copy is placed on the WBPC website for residents to see.**

Thanks were offered to Cllrs Butcher, Savage & Tyrrell and Julie, for all their hard work on this matter over the Christmas period.

## 26/04 Date of Next Meeting

The next full council meeting of the Parish Council will be held on Wed 21<sup>st</sup> Jan, at 7:30pm, in the John Lampon Hall, Lexden Rd, CO6 3BW.

The meeting closed at 8:10pm

Signed:

Date: