



STANFORDS

ESTABLISHED 1879

**Colchester City Council Preferred Options Local Plan
Regulation 18 Consultation 2025**

Draft Planning Policy Comments For and on Behalf of Stanfords Colchester LLP

Section: 9

Policy E1: Employment

Misuse of “Class E(g)” in Policy Wording

The repeated reference to “Class E(g)” within the policy criteria is problematic because it defeats the purpose of the government’s introduction of the broader Class E use class, which was designed to provide flexibility between commercial, business, and service uses. By isolating E(g) (offices, research and development, and light industrial) from the wider Class E, the policy effectively excludes other uses within Class E ((such as retail, cafés, and health services(that could contribute to economic vitality and employment generation. This approach is inconsistent with the intent of the 2020 Use Class Order reforms, which aimed to simplify planning and encourage adaptability in response to changing market conditions.

Furthermore, the policy context does not justify this selective restriction. If the goal is to safeguard employment land, excluding other Class E uses that also generate jobs and economic activity undermines flexibility and could lead to underutilisation of sites.

The wording should either:

- Refer to Class E in its entirety, or
- Clearly explain why only E(g) uses are acceptable and how this aligns with strategic objectives.