

Our Ref: 26.221
Your Ref: Local Plan Rep. PP7.

Local Plan Representation
Local Plan Team
Colchester City Council
Rowan House
33 Sheepen Road
Colchester
Essex



ABCPlanning

Planning & Property Development

14th January 2026
BY EMAIL

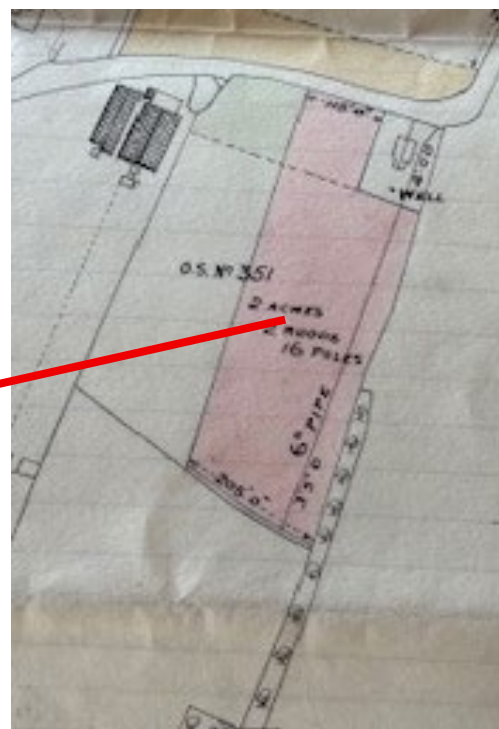
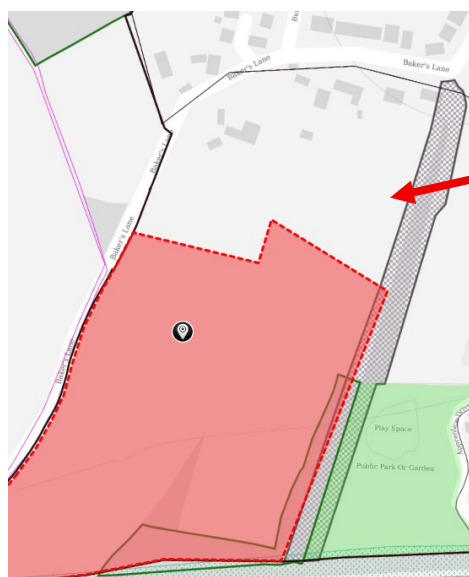
Local Plan Representation.
Comment on PP7 – Land off Bakers Lane, Colchester.

I write on behalf of a resident of Bakers Lane in connection with the proposed housing allocation (PP7) for residential development at Bakers Lane, Colchester.

Please accept these comments as positive and an opportunity to support the allocation; reinforce its contribution to the Local Plan and resolve critical elements identified in the text of PP7 in order to deliver a successful allocation and suitable development.

I submit my clients property 18 Bakers Lane for inclusion with the PP7 allocation. 18 Bakers Lane fronts Bakers Lane and extends south and east to join with the PP7 promotion.

Extent of 18 Bakers Lane (Right).
Note Connection to Schedule Ancient Monument to the East Boundary and Connection to PP7 to the south (extract below).



Including Number 18 the following is relevant:

- Number 18 presents a significant opportunity to protect and enhance the setting of the Scheduled Ancient Monument (SAM) of Mount Farm Dyke, in doing so it supports PP7(H) in a comprehensive manner that the allocation alone cannot achieve on account of site area.
- Number 18 presents opportunities for a positive and safe footpath connection to Bakers Lane PP7(C), linking the PP7 land directly to the established footpath layout.
- Number 18 supports PP7 delivery by offering alternative and improved safe and suitable site access to the public highway at highway design standards, in doing so the principles of PP7(B) are secured.
- The requirements of PP7(D) in onsite biodiversity can be directly linked to PP7(H) and the protection of the SAM. The space utilised in SAM setting and reinforcement draws in PP7(E) in BNG improvement, LoWS and Woodland habitat improvement.

It is submitted that PPS7 is relevant as a site allocation as a direct extension and addition to the established developed area. Including Number 18 and combining the land parcels presents more scope, flexibility and latitude for site layout and operation.

In expanding the allocation this presents flexibility and the ability to resolve core matters raised within the 2017 planning appeal for PP7 (Inspectorate Reference APP/A1530/W/17/3178656); introducing flexibility to the layout which presents revised options for Bakers Lane relationship and improved permeability which directly addresses sustainability.

These factors allow flexibility in deliverability of the site and directly addresses future development to present a more robust and compliance solution.

It is submitted that PP7 be allocated with an expanded site area.

ABC Planning is at the Council's disposal to provide technical clarification on site extent and ownership.

Yours faithfully

Chris Board
For ABC Planning
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