

# REPRESENTATIONS TO REGULATION 18 PREFERRED OPTIONS



## TO

Colchester City Council

## CC

Taylor Wimpey

## FROM

Montagu Evans

## DATE

14 January 2026

## SUBJECT

Representations to Colchester City Council Preferred Options Local Plan Regulation 18 Consultation

## INTRODUCTION AND BACKGROUND

On behalf of our client, Taylor Wimpey ('TW' / 'the client'), we hereby submit the following Representations to Colchester City Council Preferred Options Local Plan Regulation 18 Consultation.

Once adopted, the Plan will set out the strategy and policies for planning and delivery within Colchester up to 2041. The client has a land interest within Colchester, which will be affected by the policies and allocations contained within the new Local Plan once adopted. TW's land interest ('the Site') comprises a parcel of land contained within draft Site Allocation PP9 'North-East Colchester' (see Figure 1. below), and it is in this context that these Representations are submitted.

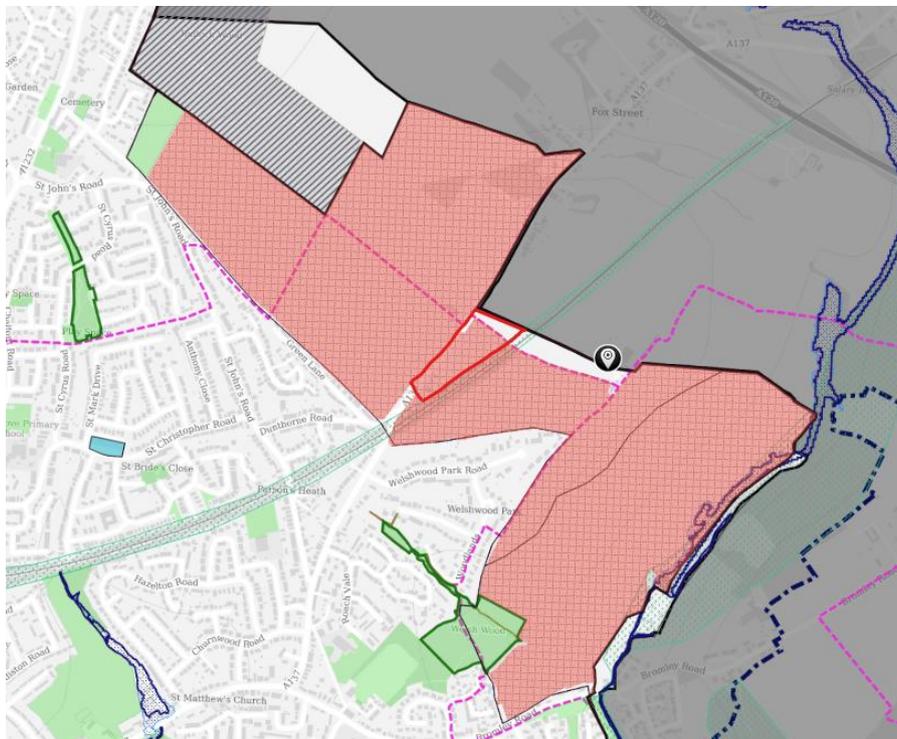


Figure 1. Approximate redline boundary of TW's land interest within Colchester City Council

TW support the inclusion of the Site within the draft Site Allocation for a predominantly residential development of approximately 2,000 new dwellings, community infrastructure, and strategic open

space. This support is reiterated further throughout the following Representations, alongside a review of the specific wording and criteria contained within the draft Site Allocation. TW make a number of suggestions to the draft Allocation as currently worded, in order to ensure the Allocation and associated criteria can be applied effectively, and ultimately to ensure overall soundness of the forthcoming new Local Plan.

### **COLCHESTER CITY COUNCIL PREFERRED OPTIONS LOCAL PLAN**

Colchester City Council ('CCC') published the Regulation 18 Preferred Options Local Plan for consultation in December 2025, with consultation running until 14<sup>th</sup> January 2026. Comments are invited from residents and stakeholders in order to help shape the Local Plan. Preparation of the new Local Plan is therefore at an early stage.

Paragraph 36 of the National Planning Policy Framework ('NPPF') outlines that Local Plans are 'sound' if they are:

- a) **Positively prepared** – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
- b) **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
- c) **Effective** – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
- d) **Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in this Framework and other statements of national policy, where relevant.

If the draft Local Plan fails to accord with any of the above requirements, it is incapable of complying with the NPPF, which as a result of Section 19 of the Planning and Compulsory Act 2004, is a legal requirement.

Although the draft Local Plan is at an early stage of preparation, the comments provided within these Representations seek to ensure that the policies and allocations carried forward into the Regulation 19 draft of the Local Plan are sound and therefore appropriate for adoption.

### **DRAFT SITE ALLOCATION PP9 'NORTH-EAST COLCHESTER'**

On the basis of the above, the client's comments are focussed on draft Site Allocation PP9 'North-East Colchester' ('the draft Allocation'). The draft Allocation pertains to comprehensive development of a wider site to provide approximately 2,000 new dwellings, a new local centre, 'Enhanced Open Space', and other measures including habitat creation and biodiversity mitigation.

The client welcomes and supports the inclusion of the Site within the draft Allocation, and recognises the excellent opportunity for the provision of significant residential development, which will contribute towards CCC's housing delivery need of 1,043 dwellings per annum between 2023 to 2041 (as per

Colchester Local Housing Needs Assessment 2024, which has been used to inform the Preferred Options Local Plan).

The Allocation supports efficient use of land to meet the need for homes and other uses, in line with National Policy. The client notes that Paragraph 12.6 of the Preferred Options Local Plan states that *'Increased densities will not be supported at the expense of good placemaking, proposals should be mindful of Policy H1: Housing Mix and Policy PC7: Residential Schemes on Greenfield Sites in this regard'*. This is noted, however the client emphasises that should a design-led scheme yield a higher capacity than that outlined within the draft Allocation, this should not be unnecessarily prohibited. The scale and design of applications pursuant to individual land parcels must also be assessed on a site-by-site basis and not stringently held to an overall cap.

Notwithstanding their in-principle support of the draft Allocation, the client contends that modifications to the draft Allocation as currently worded are necessary to ensure efficient delivery; clarity of development criteria; and to ensure overall soundness of the Allocation. This is discussed in the sections below.

### Boundaries

As noted, the draft Allocation comprises a larger area of land within which the Site is situated. The client's land interest within the boundary is outlined in Figure 1. above. As is shown, there is currently a gap between the boundary of the draft Allocation and the boundary of the neighbouring authority (Tendring District Council ('TDC')), which sits within the client's interest. The client's land interest extends to this 'gap' and further into TDC to the north. Therefore, in the interest of promoting the comprehensive redevelopment of the Site, the client contends that the boundary of the draft Allocation should be extended to cover this gap and meet the boundary to TDC.

In doing so, the Allocation would cover the entirety of the client's land interest within CCC and would encourage the coordinated and comprehensive development of the Site. Any forthcoming planning application on the Site is anticipated to incorporate the client's entire land interest, and therefore extending the boundary of the draft Allocation would also ensure that the development criteria sought would be applicable to the entire Site area situated within CCC.

As noted above, the client's land interest extends to the north (see Figure 2. below), and it is anticipated that any forthcoming application may therefore comprise land within both CCC and TDC.

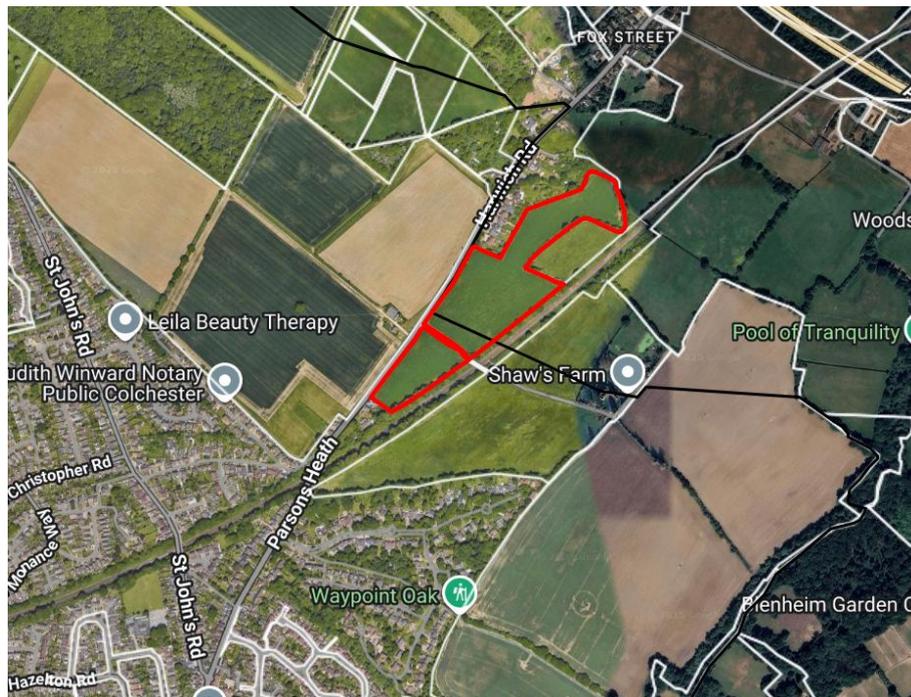


Figure 2. Approximate redline boundary of TW's land interest within CCC and TDC

TDC are also in the process of preparing a new Local Plan (consultation on Preferred Options is expected to commence in February 2026). The client intends to engage with the TDC consultation in due course, to encourage the allocation of the Site. There is therefore an excellent opportunity for both Council's to exercise the Duty to Cooperate, and to devise a coordinated approach to the development of the Site. To this effect, wording should be added to the draft Allocation to encourage consideration of a cross-boundary comprehensive approach to development.

### Masterplan Principles / Land Interest Considerations

The draft Allocation seeks a masterplan approach delivery. The client supports a coordinated and comprehensive approach and appreciates that the Council is seeking to avoid piecemeal development.

However, the client highlights that there are different ownership / land interests within the wider Allocation site which must be considered, as various planning applications are anticipated to come forward, likely on differing timescales.

Therefore, the wording of the Allocation should ensure that a) development within the Allocation is not delayed on account of other parcels not coming forward / being delayed, and b) development that does come forward should not prejudice what can subsequently be brought forward on the remaining land parcels. The wording of the Allocation should ensure that development within the Allocation boundary can come forward on individual land parcels, so long as it accords with the relevant principles of the Allocation (and other relevant planning policies).

On this basis, the client makes the following comments.

The draft Allocation states *‘Proposals for the allocated site will only be supported where they accord with a comprehensive masterplan in relation to the entire allocation, that has been agreed with the Council prior to submission of any planning application.’*

The client understands that a draft masterplan is being prepared by other parties with land interests within the Allocation area. The client is eager and willing to participate in the continued evolution of the development plans for the wider site. The client’s land interest comprises a relatively small (but important) portion of a much larger site, and TW therefore seek to ensure that any forthcoming masterplan reflects their visions and aspirations for the Site.

The client acknowledges that all large scale applications are to require a comprehensive masterplan to be prepared and agreed with the Council (Paragraph 12.6). The draft Allocation requires the masterplan to be developed in collaboration with relevant stakeholders, and also states that, where appropriate and necessary, should be supported by parameter plans, design codes and/or guidance. However, the status that any forthcoming masterplan will hold is not clear (i.e. whether it becomes a formally adopted document) and therefore, the timeframe for the preparation and finalisation of such document is not known. It is important this does not delay delivery, as this would not be justified or effective.

Following from the above, the client also seeks to highlight that not all criteria within the draft Allocation will be relevant to each individual parcel of land. This should be made clear in the wording of the Allocation in order to ensure clear and effective application of policy. Additionally, criteria requiring site wide measures (for example, an active travel plan) should not prohibit smaller parcels of land within the masterplan area coming forward prior to such measures being implemented, as these are outside of the control of the minority land interests.

Furthermore, criteria should also make clear that the requirements of all such criteria will be proportionate to the quantum and type of development coming forward within each parcel. For example, criteria E states that *“Enhanced Open Space’ as shown on the Policies Map substantively in excess of 10% of the allocation area must be provided as open space. This should include at least one area of strategic open space and multiple areas of less formal and more incidental open space.’*

Wording such as ‘across the Allocation and be proportionate to the scale of development within each development parcel’ should be added.

Overall, the draft Allocation is written in such a way that it assumes comprehensive development of the wider site will come forward in tandem via a coordinated approach. As noted, TW are eager to collaborate with other interested parties, however to optimise expedient delivery, the Allocation must be appropriately worded so as to reflect different ownership interests and timescales, and ensure that development is not prejudiced by the delivery (or lack of) of other land parcels within the Allocation area.

## **POLICY ST7 INFRASTRUCTURE DELIVERY AND IMPACT MITIGATION**

The draft Allocation also requires development to provide the infrastructure and mitigation requirements set out within draft Policy ST7 (Infrastructure Delivery and Impact Mitigation). The draft Policy states that *‘at the time of adoption, every allocation will be considered to be viable, based on information provided to the Council’*, and further sets out criteria should an application seek an exception to this policy.

It is assumed that viability assumptions have been made on an Allocation wide basis and do not consider the prospect (which is the reality) of land parcels within the wider Allocation boundary coming forward separately. It is expected that viability will differ across the land parcels within the Allocation, and be dependent on factors such as the scale and type of development.

This should be reflected in the Policy wording, and it should be made clear that infrastructure and mitigation requirements / obligations sought will be suitable and proportionate to the type and scale of development coming forward within individual development parcels.

## **CLOSING REMARKS**

Taylor Wimpey welcomes the inclusion of the Site within draft Site Allocation PP9 and support the vision of a residential-led development. The draft Allocation provides a significant opportunity for the provision of a high-quality development to provide much needed housing and substantial benefits, including an opportunity for cross-boundary collaboration with TDC.

As set out above, revisions are required to the draft Allocation as currently worded in order to ensure the criteria can be effectively applied to forthcoming development within the boundary of the draft Allocation, and that development within the Allocation can be delivered in an effective manner. Such revisions are necessary in order to ensure overall soundness.

The client is willing and eager to engage with the Council, the developers / landowners, and any other key stakeholders, to progress the draft Allocation and associated masterplanning documents.

We trust the above is in order and we look forward to engaging further in due course.

Should you have any queries, please do not hesitate to contact David Mabb ([David.Mabb@montagu-evans.co.uk](mailto:David.Mabb@montagu-evans.co.uk)) or Sophie Carty ([Sophie.Carty@montagu-evans.co.uk](mailto:Sophie.Carty@montagu-evans.co.uk)).