

Planning Policy Team
Colchester City Council
Rowan House
318 London Road
Colchester, CO4 9YF

12th January 2026

Dear Sir/Madam

Representations to Preferred Options Local Plan (Regulation 18) Consultation

Land at Shaw's Farm, Parsons Heath, Colchester, CO4 3ER

I am the retained Land Agent for the Stobbs Family and am instructed to submit this representation on their behalf. The Family control land at Shaw's Farm, Parsons Heath, Colchester, which forms a part of the draft housing allocation under Policy PP9 (North-East Colchester) for approximately 2,000 dwellings.

Site Description

The site amounts to approximately 12.4 ha of agricultural land situated to the north-east of Colchester, as shown on the attached location plan. Part of the site (circa 3.8 ha) to its north-east extends beyond the administrative boundary of Colchester City Council.

It is bound to the north by further agricultural fields; to the east by land north of Bromley Road which also forms part of the draft housing allocation; to the south by the existing housing at Welshwood Park; and to the west by Great Eastern Main Line.

The site comprises several residential and agricultural buildings. Access is currently served by a single-track adjoining Harwich Road (A137) providing direct access to the buildings and wider lane. Several Public Rights of Way extend across the site providing connectivity to the north, south and west: Footpath 44, 111, 114 and 115.

It is unconstrained by any statutory or non-statutory planning policy designations.

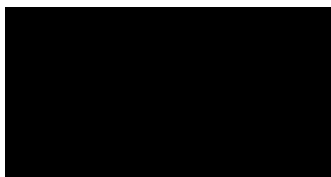
Draft Policy PP9

We support the principle of draft Policy PP9 which seeks to allocate approximately 2,000 dwellings at North-East Colchester. We understand the site forms part of the wider allocation and recognise the importance of collaborating with the other parties in order to bring forward a comprehensive development.

We therefore consider the site is deliverable as it is available for housing now, a suitable location for development and achievable with a realistic prospect that housing will be delivered on the site within five years.

We are happy to engage in further discussion regarding the site should the Council wish to discuss this further.

Yours faithfully



Gwyn Church BSc (Hons) MRICS FAAV | Partner
For & on behalf of Brooks Leney

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