



## FEERING PARISH COUNCIL

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Planning Policy (Local Plan) Team  
Colchester City Council

8 January 2026

Dear Sirs

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

Feering Parish Council submits the following comments in response to this consultation, specifically in relation to the proposed allocations in Tiptree, Messing and Marks Tey.

#### **Traffic and Movement**

The majority of the proposed allocation of homes in Tiptree and Messing are located close to the B1023 (Kelvedon / Inworth Road). The Parish Council considers that the scale of additional development proposed in this area would have a significant and detrimental impact on the local highway network, which is already experiencing high levels of congestion and is widely regarded as overstretched.

This pressure would be further increased by additional development proposed along the Inworth Road corridor, including sites adjoining Feering parish (for example, Crown Estates land in Feering). Together, these allocations are likely to generate substantial additional traffic movements using the same limited road network, exacerbating existing congestion and safety issues.

The Parish Council is also concerned that, following the withdrawal of Government funding for the proposed A12 expansion, the infrastructure improvements previously anticipated – including the delivery of an all-ways junction with a potential connection from Inworth Road / Kelvedon Road to the A12 – will now not be available. Without such supporting infrastructure, the cumulative impacts of these allocations cannot be adequately mitigated, and the proposals would further worsen an already constrained network.

For these reasons, Feering Parish Council cannot support the proposed allocations in this area in the absence of clear, deliverable traffic mitigation measures and infrastructure improvements.

#### **Marks Tey Allocation**

The Parish Council notes the proposed allocations at Marks Tey, including the site abutting the Feering parish boundary. While it is acknowledged that these allocations may not directly increase traffic within Feering itself, they will have a clear impact on residents travelling from Feering towards Colchester, particularly via the A12 junction 25 roundabout, which is already subject to significant congestion.

The allocation of approximately 2,500 dwellings across the two parcels by Marks Tey is expected to intensify this congestion further. The Parish Council therefore requests that the Council gives careful



consideration to the impact of these proposals on the strategic road network and ensures that suitable and deliverable mitigation is identified and secured.

Yours faithfully



Lisa Collins  
Clerk to Feering Parish Council