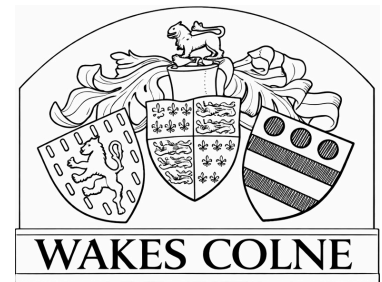


Wakes Colne Parish Council

Working for your Parish



To: Wakes Colne Parish Councillors,

You are hereby summoned to attend the meeting of Wakes Colne Parish Council to be held at Chappel & Wakes Colne Village Hall on **Wednesday 4th March 2026, at 7:15pm**, for the purpose of transacting the following business.

Signed: JIM MORRIS

Dated: 26th February 2026

FULL COUNCIL MEETING AGENDA

028/26 Chairman's Welcome

029/26 Apologies for Absence

030/26 Co-Option

To receive and consider any applications for new council members.

031/26 Disclosures of Interests

To receive from members any disclosures relating to Agenda items.

032/26 Public Session

To receive and consider questions or comments from members of the public.

033/26 Minutes

1. To receive, consider & approve the Minutes of the meeting held 12th January 2026 (Appendix i).

2. To review actions and matters arising from previous meetings (Appendix ii).

034/26 Representatives' Reports

1. Wakes Colne Parish Council Clerk.

2. CCC Rural North Ward Cllr William Sunnucks.

3. ECC Constable Division Cllr Lewis Barber (Appendix iii).

035/26 Highways

1. To receive and consider quotes for fluorescent branded jackets (Appendix iv).

2. To receive and consider an update on Villages in Bloom Licenses.

036/26 Planning

To receive & consider any items regarding Planning affecting Wakes Colne. Any items received between the Agenda date and the meeting may also be considered.

- 1. Planning Applications:** none received.
- 2. Planning Appeals:** none received.
- 3. Planning Decisions:** none received.
4. Local Plan Policies PP28 & PEP12: Residents' Comments from Wakes Colne Public Consultation 6th December 2025 (Appendix v).
5. Local Plan Policies PP28 & PEP12: CCC Officer Summary of Representations to the Regulation 18 Draft Colchester Local Plan Consultation (Appendix vi).
6. Aldham Parish Council *Statement to the Local Plan Committee*, 11th Feb 2026, on behalf of Aldham, Chappel, Copford with Easthorpe, Eight Ash Green, Great Tey, Marks Tey, and Wakes Colne Parish Councils (Appendix vii).
7. Local Plan Policy PP28: Correspondence with developer.
8. Braintree District Council Local Plan Review: update.

037/26 Finance

1. To receive and approve bank reconciliations (to be tabled at meeting).
2. To receive and consider Actual vs Budget Report to 28.02.26 (to be tabled at meeting).
3. To receive, consider & approve any invoices presented for payment (to be tabled at meeting).
4. To consider & approve exit from the Local Government Pension Scheme (Appendix ix).
5. To receive confirmation of updated Unity Trust Bank access.

038/26 Communication & Liaison

To receive and consider any representative's reports and correspondence received:

1. Correspondence regarding shuttle bus service to Stanway.
2. Open morning with coffee.
3. To receive and consider a report on Assertion 10 compliance.
4. Parish Council e-newsletter (Appendix x).
5. Parish Councillor recruitment.

039/26 Items for Consideration on a Future Agenda

To receive and consider any proposed items for a future meeting.

040/26 Next meeting date:

Wednesday 1st April 2026 at 7:15 pm

041/26 Closure of the Meeting

Wakes Colne Parish Council

Working for your Parish



**Minutes of Wakes Colne Parish Council Full Council Meeting held on
Wednesday 4th February 2026 in the Committee Room at Chappel & Wakes Colne Village Hall**

Present: Cllr Peter Chillingworth (Chairperson)
Cllr Denise Stocker
Cllr William Sunnucks
Jim Morris, acting Parish Clerk
Cllr Sara Naylor, Lexden & Braiswick Ward

013/26 Chairman's Welcome

Cllr Peter Chillingworth welcomed all attendees and formally opened the meeting.

014/26 Apologies for Absence

Apologies for absence were received and accepted from Cllr Barry Walsh.

015/26 Co-Option

No applications for co-option were received.

016/26 Disclosure of Interests

Cllr Denise Stocker declared a non-pecuniary interest in the Village Hall. Cllr Stocker was a trustee of the Hall.

Cllr William Sunnucks declared a non-pecuniary interest that had arisen since the previous meeting. Nicholas Percival, a land promoter in Wakes Colne, had been appointed as agent to negotiate a rent review on a business operated by Cllr Sunnucks' family.

017/26 Public Participation

No comments or questions were received.

018/26 Minutes of Previous Meeting

1. Minutes of the meeting held on 12th January 2026 were received and approved by the council and signed as a true and correct record by the Chairperson.
2. Matters arising from the Minutes of the previous meeting (attached to record Minutes): reports on VAT126 and hi-vis jackets were to be discussed at the meeting. Cllr Stocker had been developing an appropriate risk assessment and considering PPE for the Footpath Group, which would be sent to members for review, and had been carrying out a Policy review. The council's precept requirement, and responses to the Local Plan Consultation had been entered. Defibrillator training would be deferred until the new unit had been installed. Any minor works to four ash trees and one maple on the A1124 would be looked after by the parish council in the foreseeable future.

019/26 Representatives' Reports

1. CCC Lexden & Braiswick Cllr Sara Naylor had attended in place of ECC Constable Division Cllr Lewis Barber. Cllr Naylor would be standing as the Conservative candidate for

Constable Division in the elections scheduled for May 2026. She sought to understand the issues faced by parishes in the Division, and would gladly attend future meetings.

Members offered thanks to Cllr Barber for his work representing Constable Division.

2. CCC Rural North Ward Cllr William Sunnucks offered a report to the meeting. It had been confirmed that local elections would take place in May. The Local Plan Committee meeting was forthcoming, as was the City Council's Budget meeting. The council was selling assets hurriedly and undervalue, looking to balance its books as services would need to continue. Cllr Sunnucks was pressing for a numbers-led approach to Local Government Reorganisation (LGR). The Government's decision on LGR was yet to be resolved.

020/26 Highways

1. Fluorescent branded jackets: Cllr Stocker had located PPE previously bought by the council. The existing PPE would be assessed for suitability.

It was RESOLVED: that the report be noted.

2. Villages in Bloom: Licenses for installing planters on land owned by ECC Highways had been entered. Further conditions had to be resolved, but progress was being made. Members noted the efforts of the Villages in Bloom volunteers.

It was RESOLVED: that that the report be noted.

021/26 Section 106

1. Members received and considered an update on the allocation of available Section 106 contributions. The Cricket Club had ordered its wish list into order of importance. Cllr Stocker was seeking quotes for a new noticeboard at Middle Green. Cllr Sunnucks was attempting to ensure CCC would adopt Community Infrastructure Levy in tandem with making its Local Plan, which would benefit parish councils with a made Neighbourhood Plan.

It was RESOLVED: that the report be noted.

2. Defibrillator at Wakes Hall Park: an update would be provided at a future meeting.

022/26 Planning

To receive & consider any items regarding Planning affecting Wakes Colne. Any items received between the Agenda date and the meeting may also be considered.

1. **Planning Applications:** none received. Cllr Stocker had emailed Planning Services after it had become apparent that the parish council had not been notified of new planning applications, nor had its responses been uploaded to the City Council's website.

2. **Planning Appeals:** none received.

3. **Planning Decisions:** none received.

4. Local Plan Policy PP28. The likely developer of the land included in Policy PP28 had suggested hosting an exhibition and information session at the Village Hall.

It was RESOLVED: that further information on a date for the exhibition be sought.

5. Seven Parishes letter to Cllr Luxford Vaughan, CCC Portfolio holder for Planning & Sustainable Development (attached to record Minutes). The letter, on behalf of Aldham, Chappel, Copford with Easthorpe, Eight Ash Green, Great Tey, Marks Tey, and Wakes Colne Parish Councils, had been sent. The letter and statement (Minute ref. 022/26.6) had attracted local press coverage.

It was RESOLVED: that the report be noted.

6. Seven Parishes statement regarding CCC Local Plan Preferred Options (attached to record Minutes).

It was RESOLVED: that the statement be noted.

7. Chappel & Wakes Colne Housing Needs Survey: The survey had closed on 31st January, having received around eighty responses. The representations would be collated and shared by Chappel Parish Council at a future date.

It was RESOLVED: that the item be noted.

8. Braintree District Council Local Plan Review (attached to record Minutes). BDC had stated that the 6-week Regulation 18 Consultation would begin on 19th February 2026, closing Maundy Thursday.

It was RESOLVED: that the item be noted.

023/26 Finance

1. Cllr Stocker had entered VAT126 reclaims for 2023-24, totalling £769.65, which had been received, and 2024-25, totalling £1,202.37, which remained pending.

It was RESOLVED: that the report be noted.

2. Members received and considered Unity Bank reconciliations at 31.01.2026. Cllr Sunnucks' Community Fund grant to the Station Adopters had been received by the parish council and provided to the organisation.

It was RESOLVED: that the item be noted. Cllr Sunnucks had received pictures of the Station Adopters' works undertaken with the grant.

3. Members received and considered the Actual vs Budget Report to 31.01.26 (tabled at meeting).

It was RESOLVED: that the report be noted.

4. Members received and considered invoices presented for payment:

Greenbarnes Ltd (Community Notice Board)	£818.09	£163.31 VAT	£981.70
Chappel & Wakes Colne Village Hall – hall hire	£26.00		£26.00
Cllr Stocker (printing expenses)	£57.00		£57.00
EALC training	£84.00	£16.80 VAT	£100.80
Jim Morris	£212.50		£212.50
Scribe Accounting Software	£31.00	£6.20 VAT	£37.20
JPB	£725.00	£145.00 VAT	£870.00

It was RESOLVED: that all invoices be approved.

5. Members received and considered a report on exiting the Local Government Pension Scheme. It had previously been mediated that the cost of leaving the scheme would likely be in the region of £3,000, but recent communications had indicated a revised likely figure of £480. Confirmation that no further costs would be applied was imminent.

It was RESOLVED: that the item be progressed.

6. Members received and considered an update to Unity Trust Bank signatories and access levels, removing former staff members and adding Cllr Stocker's details as the primary contact.

It was RESOLVED: that the item be progressed.

7. Members received and considered Unity Trust Bank revised charges and interest rates (attached to record Minutes).

It was RESOLVED: that the revised charges and interest rates be noted.

024/26 Communication & Liaison

1. Members received and considered representative's reports on parish council Working Groups, outside bodies, and training courses. Cllr Stocker noted that the Village Hall was seeking in the region of £57,000 grant funding towards maintaining the roof, installing solar panels, purchasing a new screen, and resurfacing the car park, including clearly-defined accessible parking.

It was RESOLVED: that the report be noted.

2. Members received and considered notes of the Four Parishes meeting held 06.01.26 (attached to record Minutes). Cllr Stocker had attended on behalf of Wakes Colne, and the meeting had been wide-ranging and useful. Wakes Colne would host the next meeting, which would be scheduled for March 2026.

It was RESOLVED: that the report be noted.

3. Cllr Chillingworth noted that discussions on the proposed monthly open morning with coffee were ongoing.

It was RESOLVED: that the report be noted.

4. Members received and considered further correspondence. Liaison with Essex Association of Local Councils had been undertaken over attendance at training courses, which had resulted in a confirmed place at a future course. Cllr Stocker was due to attend Assertion 10 training. Successful Parishioner of the Year recipients had been contacted. A speaker on increasing wildlife in the garden had been secured for the Parish Assembly. A letter regarding provision of a minibus service to shops at Stanway had been received and would be considered as an Agenda item at a future meeting.

It was RESOLVED: that the items be noted.

025/26 Items for Consideration on a Future Agenda

Open morning with coffee; minibus service to Stanway; e-newsletter; Oral Histories Project (April meeting).

026/26 To Confirm Date & Time of Next Meeting

Next meeting date: 4th March 2026 at 7:15 pm.

027/26 Closure of the Meeting

The meeting closed at 2110hrs.

Signed:

Date:

Matters & Actions Arising

203/25 Minutes of Previous Meeting

ACTION: Risk Assessment for Footpath Volunteer Group to be prepared.

207/25 Website

ACTION: Review published Policies.

227/25 Highways Issues

ACTION: Cllr Stocker to seek further prices for WCPC-branded hi-vis.

ACTION: Cllr Stocker to explore provision of defibrillator training, once a second unit has been installed.

231/25 Communication & Liaison

ACTION: Cllr Chillingworth to liaise with Chappell Parish Council over monthly Open Morning.

242/25 Highways Issues

ACTION: Cllr Stocker to seek quotes for solar light.

006/26 Matters Arising

ACTION: Cllr Stocker to provide technical / installation details for defibrillator at Wakes Hall.

022/26 Planning

ACTION: Cllr Stocker to liaise with PP28 landholder over public exhibition.

023/26 Finance

ACTION: Cllr Stocker to progress exit of the Local Government Pension Scheme.

18.02.2026 Winter Repair Programme

Dear all

There is additional resources available as part of the county's winter repair programme. The weather is hopefully going to be in a position where it is dry enough to do further repairs. In anticipation, please provide me any roads that have been particularly badly damaged over the last couple of months. I have made submissions to programme but I do not want to miss any so please let me know, even if you expect I know about them already.

Could you please also send pictures and, ideally, what3words location even if they are lengthier stretches, a specific location location would help, thanks.

Kind regards,

Cllr Lewis Barber

Member for Constable Division

Telephone: 07876237137 | Email: cllr.lewis.barber@essex.gov.uk | www.essex.gov.uk

List of items being reported and sent to Cllr. Lewis barber, as at 25th Feb 2026

A1124 – outside Hill View, Wakes Street

The pothole outside my house is growing daily, now dangerously so in size and depth. BUT it is also beginning to extend both west and east along the line of the water main which runs directly underneath.

fiction.earlobe.assurance

This defect now seems to have linked up with an Anglian Water repair some 5 metres east which is now also breaking up again.

LANE ROAD

Various potholes and road subsidence in Lane Rd last week but from those already noted on their online map I'm not holding my breath!

VERNONS ROAD (WAKES COLNE)/ A1124

Damaged Road and Verge on the junction leaving Vernons Road and turning right on to A1124 heading west, is damaged such that it is dangerous pulling out onto the A1124.

MIDDLE GREEN

Various Defects along northern edge of Middle Green

TYBURN HILL



Approximately 12 potholes reappearing. Temporarily filled but already crumbling



Our online shipping calculation to the USA is currently suspended until import tariffs and duties are clarified, please email sales@hivis.co.uk for accurate quote requests.


Basket # (25/02/2026, 10:36)

Products information

Product	Price	Qty	Subtotal
 <p>Hi Vis Safety Vest Result R200X CODE: R200X Options: Size: L/XL; Colour: Yellow; Qty left chest size logo: No Chest Size Print; Qty Lge rear prints: 6-10 (+£3.25); Any info here: WAKES COLNE PARISH COUNCIL; Click to view design</p>	£5.75	4	£23.00
 <p>Hi Vis Safety Vest Result R200X CODE: R200X Options: Size: 2XL/3XL; Colour: Yellow; Qty left chest size logo: No Chest Size Print; Qty Lge rear prints: 6-10 (+£3.25); Any info here: WAKES COLNE PARISH COUNCIL; Click to view design</p>	£5.75	4	£23.00
Subtotal:			£46.00
Total:			£46.00

Note ! you already have items in your basket! Please select an action
Replace items in cart - - Remove all existing items and add items from the list above. It will delete anything already in the cart (but you can continue shopping and add more later).
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Any questions, pop a message here



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	ITEM	UNITS	PRICE	TOTAL
	SKU: JXHV1Y Personalised Hi Vis Vest Yellow/Orange (Logo / Text Print)(Adults/Kids) Color: Yellow Hi Vis Vest STEP 1: Print Location: Upper Rear Text Required? (optional): WAKES COLNE PARISH COUNCIL Request A Free Digital Mockup & Design Service? (2 working hours): Yes Size: Large	4	£2.99	£11.96
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Subtotal: £23.92

Prices exclude vat & shipping

Shipping options:

£3.99 2nd class

£4.99 1st class

Free on orders over £300

Residents Comments from 6th December 2025 consultation

PREPARED BY WAKES COLNE PARISH COUNCIL

48 responses were lodged

(including Wakes Colne Parish Council which has not been included in this exercise)

MOST EMPHASISED POINTS

Scale of development is grossly disproportionate

- 200 homes would double the size and population of Wakes Colne, fundamentally changing it from a rural village into a small town.
- Repeated calls for a much smaller development (often ≤50 homes)
- Viewed as overdevelopment driven by commercial interest rather than local need

Inadequate infrastructure to support growth

- Schools - already at or near capacity; no clear plan for expansion.
- Healthcare - (GPs, dentists) overstretched locally and in Earls Colne
- Water and sewerage infrastructure insufficient; Anglian Water capacity concerns repeatedly cited.
- Village hall, community facilities, and services would be overwhelmed.

Highways, traffic, and pedestrian safety risks

- A1124 already dangerous, congested, and accident-prone.
- Proposed new junctions and link roads are unsafe, often located on bends with poor visibility.
- Significant concern about 'rat-running' via Station Road and Spring Gardens Road.
- Increased risk to pedestrians, children walking to school, cyclists, equestrians, and residents accessing driveways.

Failure to comply with Active & Sustainable Travel policies (PC2 / PC4)

- Development would increase car dependency, not reduce it.
- Public transport is infrequent, unreliable, and already at capacity.
- Walking and cycling infrastructure is inadequate, unsafe, or absent.
- Proposal does not convincingly connect homes to schools, shops, station, or bus stops.

STRONGLY EMPHASISED SECONDARY POINTS

Loss of rural character, landscape harm, and visual impact

- Urbanisation of open countryside and the Colne Valley.
- Highly visible site across the valley; insufficient landscape-led master planning.
- Repeated objections to "box-style" suburban layouts inappropriate for a rural village.

Flood risk, drainage, and water management

- Increased surface water runoff raising flood risk to the River Colne.
- Natural soakaway land would be lost.
- Concerns that drainage systems already struggle during heavy rainfall.

Environmental and biodiversity impacts

- Loss of farmland, habitats, and ecological corridors.
- Insufficient Biodiversity Net Gain and habitat creation.

- Impacts on wildlife and ecological connectivity not adequately addressed.

Cumulative impacts with neighbouring developments

- Combined effects with developments in Chappel, Eight Ash Green, Marks Tey, Braintree District, and wider North Essex.
- Fear of village coalescence and erosion of distinct settlements.

MODERATELY EMPHASISED POINTS

Light pollution and dark skies

- Threat to the North Essex Astronomical Society Observatory
- Strong calls for strict lighting controls to protect dark skies.
- Supported by national policy, CPRE mapping, and professional lighting guidance.

Rail station capacity and accessibility

- Trains already overcrowded at peak times.
- Single-track line limits service frequency.
- Poor step-free access at Marks Tey limits inclusivity.

Construction phase impacts

- Heavy construction traffic worsening safety on Station Road.
- Calls for infrastructure delivery before housebuilding begins.

LESS EMPHASISED BUT RECURRENT POINTS

Heritage impacts

- Proximity to listed buildings, conservation areas, and Chappel Viaduct.
- Requests for a formal Heritage Impact Assessment.

Design quality and local distinctiveness

- Need for high-quality architecture reflecting local character.
- Desire for generous landscaping, tree retention, and varied materials.

COMMUNITY BENEFITS (IF DEVELOPMENT PROCEEDS)

- New village hall, sports facilities, school relocation/expansion.
- Affordable housing prioritised for those with local connections.
- Protection of existing village shop and post office.

PP 28

REPOSE FROM : H C Percival (Farms) Limited – Agent : Phase Two Planning

Summary

The response relates to land to the west of Station Road, Wakes Colne, proposed as Policy PP28 within the consultation document. In summary, our clients support the continued allocation of the site within the emerging Local Plan draft policy PP28.

The response evidences the work that undertaken in progressing the planning of the

site and to demonstrate deliverability. As a consequence, the site is clearly available and suitable for the scale and location of development proposed within draft Policy PP28 and is deliverable within a reasonable timescale.

Full text:

The following response relates to land to the west of Station Road, Wakes Colne, proposed as Policy PP28 within the consultation document.

In summary, our clients have positively engaged with the Council to show that the site is deliverable without any insuperable constraints. As such, our clients support the continued allocation of the site within the emerging Local Plan draft policy PP28.

The purpose of this response in supporting the allocation is to evidence the work that we have undertaken in progressing the planning of the site and to demonstrate deliverability.

Attached with this response as Appendix 1 is a Vision Statement which has been prepared by Bluepencil Designs, Chartered Architects to set out the design intent for the development of the allocated land. In addition are a drainage report prepared by Anglian Water, together a proposed road layout for the bypass prepared by Ardent Consultant Engineers, Appendix 2. These will be summarized below.

In addition the following will also review ecology and landscape, heritage, drainage, transport, viability, engagement, and potential Section 106 headings.

The Site

The site subject of the allocation comprises approximately 16.8 hectares in single ownership by H C Percival Farms, and which is primarily in agricultural use. It comprises 2 broad land parcels to the north and south. To the south of the northern parcel and east of the southern parcel is existing residential development, with hedgerows and trees on the majority of the boundaries except for the southern parcel where the western allocation boundary run through existing agricultural land. This will be defined by advance planting once the alignment of the bypass is agreed.

To the north of the northern parcel is Acorn Wood, with Station Road along the eastern boundary, beyond which is the rail station, with services once an hour on average 7 days a week between Sudbury and Marks Tey. The latter connects with the main Norwich to London services.

To the south of the southern parcel is the A1124 which links Colchester to the south east with Halstead in the north west. In general the whole of the allocated land falls from the north to the south.

Land to the south of the A1124 fall within flood zones 2 and 3, but the allocated site falls within flood zone 1.

Design and Mix/Tenures

As set out in the attached Vision Statement, and as required by part a) of the draft policy the site is capable of accommodating 200 units at a density of just under 30 dwellings per hectare. This permits a mix of densities within the scheme but importantly not at densities that require more than 2 storey forms or an excess provision of flats. In

particular, it allows for lower densities on the edges creating a landscape framework for the development of the site, maintaining its rural character.

The Vision Statement shows a broad design approach to the layout, with the provision in addition to housing of substantial open space and sports provision, in addition to drainage controls and a new bypass which will be detailed below.

The scheme will meet a range of housing needs to be agreed with the Council's housing officer prior to the submission of an application, and will meet the Council's affordable housing requirements. Importantly it will also include a proportion of housing for local housing needs, generated via a community or local housing trust. This has been discussed with both the Parish Councils in principle, and the landowner has also been in discussion with the developers who delivered the award-winning Lawford Housing Enterprise Trust.

Highways

Parts b), c) and d) of the proposed policy require that safe and suitable site access to required highway design standards and point of vehicle access, and to include provision of a link road between Station Road and the A1124 and stopping access along Station Road to through traffic.

It also requires the creation of an enhanced pedestrian priority route along the lower section of Station Road (where through traffic is restricted) to provide a safe route to the railway station, and finally to provide a safe pedestrian access to ensure connectivity within and throughout the site to existing footways and any public rights of way, particularly to the southwest of the site, together with provision of green infrastructure connections and recreational access to the countryside.

A key part of the proposals is the new bypass road which has been designed by Ardent Consultant Engineers and which enable links to the existing A1124 and Station Road to be designed to appropriate standards. Relevant technical details for the junctions and road specification are shown on the drawing.

In relation to other aspects, the drawing also initiates ideas on the following:

- potential change of priority for station road to cut off through traffic and divert vehicles through the development spine road;
- signage to indicate station access and deter through route;
- potential to downgrade access junction to deter through route movements;
- potential to provide white lining extent of circa 1.2m footway within carriageway beyond the southern extent of the existing footway;
- station road to be pedestrianised and deter through route movements, details to be agreed with ECC;
- potential to upgrade southern A1124 crossing point with a proposed raised crossing point across junction (dropped kerbs and tactile paving).

The above are initial thoughts and will be the subject of further discussions with the Parish Councils and local community, together with ECC Highways. With regard to the latter, a draft pre-application request has been drafted.

Landscape

Parts e) and g) of the policy require that mature trees and hedgerows within the site

should be retained, and that screening comprising locally appropriate hedgerows and/or woodland will be required along the site boundaries to ensure that development is sensitively integrated into the landscape to reflect and reinforce rural character.

The landowner has appointed David Jarvis Associates to prepare an assessment and LVIA in order to inform a detailed landscape strategy for the site. This will ensure the retention of trees and hedges on site boundaries, as well as substantial new landscaping both to establish an appropriately designed western boundary for the southern parcel, as well as within the site to create character and a landscape led approach to the overall design.

Ecology and BNG

Parts f) and i) require that onsite BNG measures should focus on buffering and extending the adjacent Acorn Wood LoWS and strengthening north to south connectivity which is identified as an important ecological corridor, and to identify suitable grassland creation. In particular it identifies that support will be given to delivering standing freshwater, woodland or grassland habitat to support the delivery of the strategic creation opportunities in the Essex LNRS.

The scheme includes the potential to extend Acorn Wood if required as well as to ensure appropriate management. It also includes areas of open space and grassland, as well as north-south planting to reinforce ecological connectivity. These matters are being explored and a survey undertaken of Acorn Wood by the Council has been requested.

Open Space

Part h) of the draft policy requires that 'Enhanced Open Space' substantively in excess of 10% of the allocation area must be provided as open space. This should include approximately 8 hectares within the site to provide recreation, community and BNG uses.

The proposed layout attached shows 8.12ha of open space, with in addition 0.82ha of SuDS/pond features, and existing and proposed landscaping.

Heritage

Part j) requires that development must conserve, and where appropriate, enhance the significance of heritage assets (including any contribution made by their settings). It states that designated heritage assets close to the allocated site includes A Conservation Area, eighteen Grade II, three Grade II*, one Grade I Listed Building and one Scheduled Monument as informed by the stage 1 HIA.

The location of these are all outside of the site and can be considered to be mitigated where required. A future application will include a heritage assessment to ensure that this requirement is met.

Drainage

Parts k) and l) of the draft policy require the demonstration of adequate capacity for managing wastewater including proposed phasing requirements or alternative solutions to the satisfaction of the Council and Anglian Water, together with a range of

measures in addition to prioritising SuDs (Policy EN8) and water efficiency measures to reduce the risk on impact on the WRC capacity as a result of planned growth.

The details of this will be part of an application submission. However, the landowner has already commissioned a Pre-Planning Assessment Report from Anglian Water in April 2025 (Appendix 3) which is attached with this response.

This concludes that water supply connections are available, and that the site is within the catchment of Earls Colne water recycling centre (WRC), which currently can accommodate the additional flows generated by the proposed development. Earls Colne WRC is included within AWs Business Plan as a named growth scheme with investment delivery planned between 2025-2030. AW state that to ensure there is no pollution or deterioration in the receiving watercourse due to the development foul flows they recommend a planning condition is applied if permission is granted.

In terms of SuDs, it is clear that there is sufficient land within the scheme to ensure that an onsite solution can be proposed, and the draft layout plan within the Vision Statement includes a detention basin at the lowest point, as well as other smaller potential ponds/SuDs features within the development.

Section 106 Heads

Part m) of the draft policy requires that any site specific infrastructure requirements from the IDP (likely to include education provision, highway mitigation, water and wastewater and specific community / open space provision) should be provided by agreement.

Our research shows that in terms of education, the current Essex County Education School Organisational Plan shows the following for primary schools. They do not provide details on individual schools, rather group them together on an area basis for planning purposes. However, from Appendix 4 which provides background information on school and health capacity, which is being kept under review, there is capacity of between 26 and 39 pupils over the next 10 years.

Assuming the site is capable of delivering the 200 dwellings anticipated by Colchester and assuming 25% flats, this would generate 53 primary school places. As such there is not a number to justify a new school, but Essex Education would be looking for a contribution to fund the extra places needed above existing and predicted capacity.

In terms of secondary education, the figures from Essex Education show pupil generation on the basis of the assumptions above from the development would equate to 20 extra secondary school places, and there is clearly capacity.

In terms of GP surgeries, the position is as set out in appendix 4. It should be noted that the recommended patient list size per GP in most recent correspondence from NHS is 1750 patients.

According to our research there is current capacity in catchment GP surgeries, but the exact position will vary over time and be determined at application stage in liaison with the NHS.

Draft policy ST7 requires that all development must be supported by the provision of infrastructure, services and facilities that are identified as being needed to serve the needs arising from the development, and that permission will only be granted if it can

be demonstrated that there is sufficient and appropriate infrastructure capacity to support the development or that such capacity will be delivered by the proposal.

It must further be demonstrated that all necessary infrastructure will be delivered at an appropriate time to meet the requirements of the development, and that such capacity will prove sustainable over time in physical and financial terms.

The landowner is willing to provide affordable housing in accordance with policy at the relevant time, as well as open space, new bypass, and any other policy requirements.

The viability of the site has been tested by Newmark consultants on behalf of Colchester City Council, and they have met with the landowners to discuss the details of the site. They are content that the site is viable despite the cost of the bypass and other policy requirements. This will continue to be the subject of review.

Community Engagement

The landowner and his advisors met with the Parish Councils at a joint meeting on 13th October, and have maintained a dialogue. The Parish Councils held an initial drop in exhibition with the community on 6th December. At this stage there was little to share in terms of a design except for the initial sketch provided at Call for Sites stage, and the draft bypass plan supplied with this response.

With regard to the latter, a note was displayed which stated that "The landowner and his advisors produced this initial sketch layout to help officers of the district council at the call for sites stage. The parish councils have met with the landowner who has agreed to work up the proposals in more detail and to hold a separate exhibition once complete. However, they are to hear from local residents on relevant matters that could be taken into account in drafting the proposal. It is likely that an exhibition will take place in February 2026."

A note of initial comments made by residents is being considered by the landowners and their advisors. There is nothing fundamental in the feedback that we do not consider can be addressed, and a further exhibition is being scheduled for February. The results of this will be sent through to policy officers at the City Council.

Conclusions

As a consequence of the above, the site is clearly available and suitable for the scale and location of development proposed within draft Policy PP28 and is deliverable within a reasonable timescale to be able to contribute positively to the housing and related needs of the Local Plan.

Residents Comments from 6th December 2025 consultation

PREPARED BY WAKES COLNE PARISH COUNCIL

PEP12 – Wakes Hall Business Centre

(16 responses including Wakes Colne Parish Council which has not been included in this exercise)

Heritage England, Anglia Water and H.C.Percival Farms Ltd responses have been shown separately.

Highways, Traffic Volume & Road Safety (A1124 and local lanes)

This is the dominant concern throughout

Multiple Parish Councils raise this repeatedly

- A1124 described as '**saturated**', '**dangerous**', and '**flooded in winter**'
- Visibility issues (entrance below brow of hill)
- Increased HGVs and commercial traffic
- Narrow rural lanes (Lane Road) already unsafe
- Accidents, near-misses, blind corners, pedestrians and dog walkers at risk

Flooding, Drainage, Water & Sewage Infrastructure

Raised strongly and consistently, often linked with highways.

Raised by Wakes Colne, White Colne, and neighbours

- Existing flooding issues
- Risk of increased surface water run-off
- Pressure on sewage and water systems
- Flood risk exacerbated by loss of farmland/open land

Loss of Countryside, Rural Character & Landscape Harm

A major strategic objection.

- Encroachment into open countryside
- Erosion of rural village character
- Urbanisation of semi-rural parishes
- Loss of farmland and open space
- Cumulative impact alongside housing growth

Scale of Development / Overdevelopment of the Business Park

- Business park described as already "big enough"
- Expansion considered disproportionate to village scale
- Concerns it serves wider commercial catchment, not local need
- Industrial/storage use seen as inappropriate for sensitive location

Impact on Residential Amenity (Noise, Outlook, Heritage)

Sensitivity of setting acknowledged

- Grade II listed house directly affected
- Loss of views
- Noise from future businesses
- Change in character of immediate surroundings

Lack of Supporting Infrastructure & Services

Important but less dominant than highways/flooding

- Poor public transport (buses unreliable and overcrowded)
- Limited train accessibility (Marks Tey, mobility issues)
- No GP, pharmacy, cafés; limited shop provision
- Busy main road with no crossings

Active Travel Deficiencies (Walking, Cycling, Access to Station)

Clearly raised, but as a secondary requirement

- Unsafe or discouraging cycle routes
- Lack of pedestrian routes
- Conditional support only if safe cycling improvements are delivered
- Connectivity from Earls Colne / White Colne / station highlighted

Public Rights of Way, Equestrian Use & Inclusivity (MURs / Restricted Byways)

Specialist concern, raised clearly but less frequently

- Proximity to Restricted Byways and bridleways
- Need for inclusive multi-user routes
- Importance to equestrian community

Economic Justification & Job Creation Doubts

- Questioning whether jobs would truly benefit local people
- Concern development serves wider commercial interests
- Mentioned mainly as a supporting argument
-

RESPONSE FROM : Historic East of England

The site is potentially located within the setting of five Grade II listed buildings, and the Grade II* Church of All Saints (LEN 1225059).

While development here may be acceptable, a full Heritage Impact Assessment will be required to confirm whether the site is suitable from a historic environment perspective and to identify appropriate mitigation

measures or opportunities for enhancement. The resulting recommendations should then be incorporated into criterion 'c' of the policy.

RESPONSE FROM : Anglia Water

We would request that these policy criteria to mirror those in other Local Plan policies, are included in Policy PEP12 to ensure a consistent approach to site allocations, and to recognise that network and WRC capacity is dynamic and can change over time owing to a range of factors.

We request a clause is included to state: Development must not discharge surface water to the foul water network.

See comments regarding Earls Colne WRC set out in Policy PP27

Full text:

See attachment with detailed comments on numerous policies. Anglian Water welcomes the opportunity to contribute comments on the Draft Local Plan for Colchester City Council. We consider that the Plan is well set out with in relation to managing flood risk, surface water and wastewater, and enabling water efficiency. We recognise the challenges for meeting the uplift in housing requirements and the infrastructure required to help deliver future growth across the district, with the main focus being Colchester and the larger towns.

We have raised some policy matters relating to consistency between policies addressing surface water flood risk, water supply, and wastewater, and how these matters are attributed to site allocation policies. We look forward to continuing our positive and proactive discussions with the Council in respect of our comments and the next iteration of the Local Plan, including supporting updates to the evidence base if required

RESPONSE FROM: H C Percival (Farms) Limited – Agent : Phase Two Planning

The following response relates to land to the east of Wakes Hall Business Park, Wakes Colne, proposed as Policy PEP12 within the consultation document.

In summary, the site is deliverable without any insuperable constraints. As such, our clients support the continued allocation of the site within the emerging Local Plan.

The site comprises an area of approximately 0.86ha and is almost entirely surrounded by trees. Despite this, it is located immediately to the east of the existing business park and shares an existing access with the park. It is well screened from most external viewpoints, and can be developed with little impact on surrounding users.

The site is immediately adjacent to the existing Wakes Hall Business Centre, which comprises some 29,000 sq all occupied by various business's including Chiropractor, Beauty Therapy, Colchester Brewery, automatic door installers, web company, driver testing for people who have had strokes, financial service company, resin flooring

installer, Lapsafe manufacturer for laptops, and engineering consultants. At the last survey undertaken by the owners 28 people travelled to work in a 4-mile radius of the Business Centre some using the Bus, utilizing the Bus Stops on the A1244 immediately outside the Business Centre.

Policy PEP12 states that land at Wakes Hall Business Centre, as shown on the policies map, is allocated for employment uses in accordance with Policy E1. It goes on to stress that in addition to the infrastructure and mitigation requirements identified in Policy ST7 and subject to compliance with all other policies, proposals for employment uses will be supported on land within the area identified on the policies map which accord with Policy E1 provided a number of requirements are met. These are as follows, with our response in bold:

a) Safe pedestrian access to ensure connectivity between the site and existing footways and to maximise opportunities for enhanced connectivity to the surrounding area.

The site can be linked with surrounding footpaths and the landowner also owns and controls large areas of surrounding land;

b) Safe and suitable site access to required highway design standards and point of vehicle access to be agreed with the Highway Authority and demonstration that proposal would not be detrimental to highway capacity.

The existing access to the Business park has been designed to permit future expansion and therefore the existing access can be utilised. This will be the subject of a technical report that would accompany a future application.

c) Development must conserve, and where appropriate, enhance the significance of heritage assets (including any contribution made by their settings). Designated heritage assets close to the allocated site includes Wakes Colne Conservation Area, seven Grade II and one Grade II Listed Building as informed by the stage 1 HIA.

Many of these buildings and the conservation area are distant from the site and would not be affected. To the south east of the site is the grade 2 listed Wakes Colne House which is entirely screened by existing vegetation, whilst to the south west and west are the Gate Lodge and cart lodge to Wakes Hall, together with the Hall itself. These are subject to intervening buildings and existing vegetation such that they will not be affected.

d) Promote the use of natural screening through the retention of existing trees and hedgerows and incorporation of new native features.

These will be retained and enhanced where necessary.

e) Liaise with ECC as the Minerals and Waste Planning Authority on waste matters.

This will be undertaken if appropriate.

The landowner looks forward to working positively with the City Council as the Local Plan advances.

Officer Summary of Representations to the Regulation 18 Draft Colchester Local Plan Consultation

Settlement/Policy		Summary of issues raised in representations
		<ul style="list-style-type: none"> Request for houses to meet local need.
PP28	Land West of Station Road	<ul style="list-style-type: none"> Repeated view that 200 homes is excessive, out of scale with Wakes Colne’s rural character, and represents overdevelopment; many call for a significant reduction in numbers. Repeated requests for directing growth to better-serviced settlements instead. Concern that the scheme would double the size of the village, seen as unsustainable. Infrastructure seen as inadequate: schools, healthcare, community facilities, and transport already operating under strain and unlikely to cope with further pressure. Significant worries about water supply, sewerage and treatment capacity, described as already struggling. Frequent mention of increased surface-water run-off and heightened flood risk. Significant concern for highway and road-safety impacts; existing routes (A1124, Station Road) viewed as narrow, dangerous, or unsuitable for traffic increases. Fears that traffic restrictions will shift vehicles onto unsuitable rural lanes (e.g. Spring Gardens Road), creating rat-runs and safety risks for walkers and horse riders. Concern about unsafe junctions and poor sightlines along the A1124; some view the proposed layout as hazardous. Views expressed that the proposal is environmentally damaging, threatening wildlife, habitats, farmland, and increasing light pollution. Comments placing an emphasis on protecting dark skies and the activities of the local observatory from increased lighting. Landscape concerns regarding the site’s visibility across the valley, and calls for design that respects the rural setting plus strict lighting controls. Many state the development lacks adequate active-travel provision; pavements are narrow/absent, walking routes unsafe, and public transport unreliable. Additional measures requested.

Officer Summary of Representations to the Regulation 18 Draft Colchester Local Plan Consultation

Settlement/Policy		Summary of issues raised in representations
		<ul style="list-style-type: none"> • Rail service raised as an issue, with comments that the peak-hour train already at capacity. • Heritage concerns include proximity to the Grade II* Church of All Saints and Chappel Conservation Area; Historic England recommends a proforma Heritage Impact Assessment.
PEP12	Land at Wakes Hall Business Centre	<ul style="list-style-type: none"> • Concerns raised in relation to lack of infrastructure including accessibility by all modes and sustainable transport; and impact on local road network. • Concerns raised over loss of farmland and open space; encroachment into the countryside towards adjacent parishes; further urbanisation of rural village; and risk of flooding. • Comment regarding job creation and developments serving a wider catchment rather than local needs. • Site potentially located within the setting of five Grade II listed buildings and the Grade II* Church of All Saints. Historic England notes that a full Heritage Impact Assessment will be required to confirm suitability from a historic environment perspective and identify appropriate mitigation. • Anglian Water request policy criteria to mirror other policies; to recognise that network and WRC capacity is dynamic and can change over time owing to a range of factors; and in relation to discharging to the foul water network.
Copford		
PP29	Land East of School Road	<ul style="list-style-type: none"> • Concerns that the scale of development seen as disproportionate, risking harm to rural character and the Copford Green Conservation Area. • Viewed as conflicting with the Copford & Easthorpe Neighbourhood Plan, especially policies resisting large-scale growth; requiring high-quality design and safe access; and taking account of local housing need.

Statement to Local Plan Committee, 11th February 2026

Mike Lambert, Chair of Aldham Parish Council, and on behalf of Chappel, Copford with Easthorpe, Eight Ash Green, Gt Tey, Marks Tey and Wakes Colne Parish Councils

Good Evening. I address the Committee on behalf of the seven rural parishes west of Colchester. Together we form a wedge bounded by Braintree to the west (RH) at its widest extent, the A12/A120 to the south, the A1124 to the north and the tip, or pinch point, formed by junctions 25 and 26 on the A12.

Within this 'wedge' the Plan envisages three and a half thousand homes, doubling the population of our parishes. The Marks Tey Growth Area directly impacts four parishes, but all seven are interconnected by the principal roads through the area, by a network of rural roads carrying too much traffic now, inadequate bus services along the A1124, education provision, and social infrastructure, including GP surgeries. To the west, Braintree are consulting on 6,500 homes at Kelvedon/Feering and 2,850 at Halstead, with huge implications for our communities. For these reasons we believe our parishes need to be considered holistically and not as individual settlements. We have submitted a Joint Statement, and covering letter, to the Portfolio Holder for Planning seeking a positive engagement with the Council between now and the publication of the Reg.19 Draft, and await her response. The purpose is to help ensure the Draft Plan addresses the concerns we have all raised in our individual representations, including how development is phased. There is a great deal of realism and pragmatism across the seven Councils and our preferred outcome would be we are able to support the Draft Plan when published, not oppose it. We hope you can endorse this approach.

The second issue, is how the Council responds to speculative development over the next 9 months and any potential shortfall in the Five Year Housing Land Supply. All parishes are concerned by the decision in November to grant planning permission for 150 homes at Gt Horkesley (ref.250545). The application forms part of a larger site of 400 in the Preferred Options. As such it is contrary to the existing Local Plan, is piecemeal, and sets a precedent for further ad hoc releases prior to the Draft Plan being published. Furthermore, by granting permission now it is premature in not addressing the full requirements of the IADP and Viability Study, as there is no policy in place to secure the level of s106 funding required on greenfield sites such as this. The agreed s106 package is less than 50% of the £40k per dwelling identified in the Viability Assessment as needed to deliver the Plan.

If the Council is under pressure on housing numbers we believe the shortfall should be quantified and proactively managed, by identifying, and consulting on, which sites could come forward early to meet any predicted shortfall. An interim policy for such sites that sets out a s106 package to meet the requirements of the IADP, and especially the Active Travel element, would give certainty and discourage speculative applications seeking to 'get under the wire'. We hope the Committee will consider this approach and help remove an unwelcome threat to our communities. Thank you.

Essex Pension Fund (793) Wakes Colne Parish Council

Revised rates and adjustments certificate

This schedule is provided to Essex County Council as administering authority to the Essex Pension Fund (the Fund). It may be shared with Wakes Colne Parish Council (the Employer), provided that it is done so in whole, but it does not constitute advice to them. We will not accept any liability to third parties who choose to rely on the contents of this report. The Fund is part of the Local Government Pension Scheme (LGPS).

This information is provided in our capacity as Fund Actuary. It complies with Technical Actuarial Standard 100: General Actuarial Standards (TAS 100) and Technical Actuarial Standard 300: Pensions (TAS 300) as issued by the Financial Reporting Council (FRC).

We understand the Employer ceased its participation in the Fund on 31 March 2024.

The Employer was part of a common funding pool where the risk is shared across the employers in the pool. The funding level of the pool at the cessation date was higher than 100%, therefore no exit payment or credit is required and the Employer has no further obligation to the Fund.

The purpose of this schedule is to formally provide a revision of the Rates and Adjustments Certificate dated 29 March 2023. The results are summarised below:

Exit payment details	
Cessation date	31 March 2024
Certification date	10 February 2026
Exit payment	Nil

The above exit payment is a revision of the Rates and Adjustments Certificate dated 29 March 2023 and takes effect as at the cessation date as required under Regulation 64 of the LGPS Regulations 2013 (as amended).



Hagen Eichel FFA
Senior Consulting Actuary
Barnett Waddingham LLP

Essex Pension Fund
 Corporate Operations
 PO BOX 4, County Hall
 Chelmsford
 CM1 1JZ

INVOICE

ESSEX PENSIONS FUND

VAT REG No: GB 104 2528 13

Contact: Georgiana Cebuc		Tel:		Email: Georgiana.Cebuc@essex.gov.uk	
Wakes Colne Parish Council 7 Roach Vale Colchester Essex CO4 3YN			Document Reference:		3021373249
			Customer Account Reference:		275114
			Document Date/Tax Point Date:		16/02/2026
			Payment Due Date:		18/03/2026
			Failure to pay by the due date may result in additional interest and administration charges. If your method of payment is via Direct Debit no further action is required		
PO Number: -		Payment should be credited to the following bank account: Lloyds Bank PLC. Sort Code: 30-00-00 Account Number: 00211753			

Details	Quantity	Unit Price (£)	Cost (£)	VAT (£)	VAT %
Actuarial cessation from Essex Pension Fund LGPS	1.00	480.00	480.00	96.00	20.00
			Net Total	480.00	
			VAT Total	96.00	

TOTAL AMOUNT PAYABLE BY 18/03/2026	576.00
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Customer Relationship Management Systems (CRM)**FREE OPTIONS COMPARISON**

	Mailchimp	Brevo	Hotspot	MailerLite
Website	https://mailchimp.com	https://www.brevo.com	https://www.hubspot.com	https://www.mailerlite.com
Number of contacts	250	2000	Not clear	500
Max Emails per day	250	300	Not Clear	No limit
Max emails per month	500	Daily limit only	Not clear	not clear
Support	30 days email support	Email support	Not clear	14 days chat and email
My Comments	Good option for WCPC	Good option for WCPC	Steep learning curve geared to bigger enterprises Probably best to avoid designed more for larger organisations	Good option for WCPC

Advantages of using a email marketing company

All handle GDPR requirements including user unsubscribe and validation

Provide own security to protect email lists

Provide stats on who has opened, read, bounced emails etc

Provide tools to design email layout

Protects the Wakes Colne Parish council domain (wakescolne-pc.gov.uk) from being listed as a spam risk which could result in all parish emails being blocked

*** PLEASE NOTE : CLERK IS ATTENDING ASSERTION 10 ZOOM TRAINING 26TH FEB 2026 AND WILL SEEK RECOMMENDATIONS FROM THE TRAINER**