

Aldham Parish Council

2nd December 2025



Item 211/2025 Local Plan Update

The City Council has now published its Preferred Options as part of the Local Plan Review which covers the period up to 2040. The Plan makes provision for 20,000 new homes during this period, including 11,000 new sites spread across both the urban areas and surrounding villages.

The six parishes west of the City will accommodate 3,600 new homes broken down as follows:

Aldham	15
Chappel&Wakes Colne	235
Copford	300
Eight Ash Green	430
Gt Tey	125
Marks Tey	2,500

I calculate that this would more than double the number of existing homes in the six parishes, which at present total about 3,300 homes.

The site for 250 new homes and shown as Eight Ash Green, north of Halstead Road and opposite Bullbanks Farm, is within Aldham Parish and is subject to an outline application, to which the Parish has made representations. Furthermore, more than half of the site at Marks Tey, north of the A120, for 1,000 new homes, is also within the Parish of Aldham.

The Local Plan Committee twice refused to agree to the consultation proceeding due to a lack of detail about what infrastructure would be required to support this level of development, including the impact of not funding any improvements to the A12 and A120. This has now been the subject of further reports but there is still a shortfall in funding of over £800m and the traffic modelling requires a very significant 'modal shift' i.e. at least 20% of current car journeys being under taken by bus, cycle or on foot to avoid significant congestion in and around the City.

The Preferred Options were agreed for consultation starting at the end of November with a closing date of 14th January.

The proposed plans for Aldham, Eight Ash Green and Marks Tey are attached and the other plans are available on the link below:

<https://colchester.cmis.uk.com/colchester/Document.ashx?czJKcaeAi5tUFL1DTL2UE4zNRBcoShgo=qlcb3D8zb5%2bX9r%2f8AFqO7ZDGA8x3G3WCaamOgygSQOt5cL%2bPDUzrA%3d%3d&rUzwRPf%2bZ3zd4E7lkn8Lyw%3d%3d=pwRE6AGJFLDNIh225F5QMaQWcTPHwdhUfCZ%2fLUQzgA2uL5jNRG4jdQ%3d%3d&mCTIbCubSFfxSDGW9IXnlg%3d%3d=hFfUdN3100%3d&kCx1AnS9%2fpWZQ40DXFvdEw%3d%3d=hFfUdN3100%3d&uJovDxwdjMPoYv%2bAJvYtyA%3d%3d=ctNJfF55vVA%3d&FgPIIEJYlotS%2bYGoBi5oIA%3d%3d=NHdURQburHA%3d&d9Qjj0ag1Pd993jsyOJqFvmyB7X0CSQK=ctNJfF55vVA%3d&WGewmoAfeNR9xqBux0r1Q8Za60lavYmz=ctNJfF55vVA%3d&WGewmoAfeNQ16B2MHuCPMRKZMwaG1PaO=ctNJfF55vVA%3>

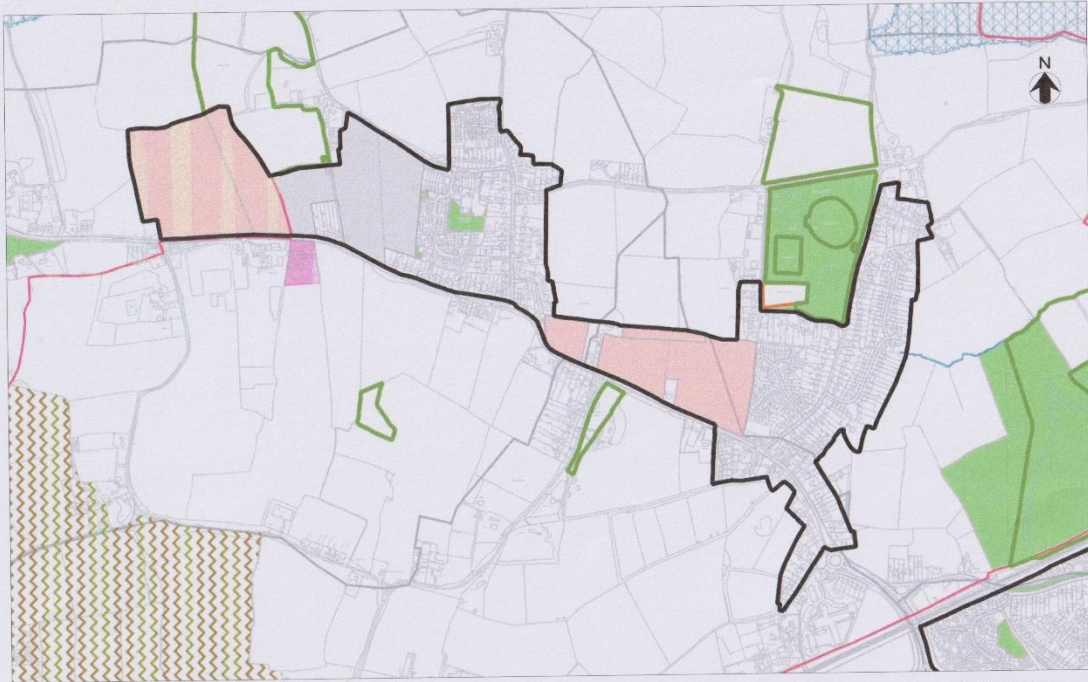
ALDHAM



Scale: 1:4000
Date: 06/02/2025

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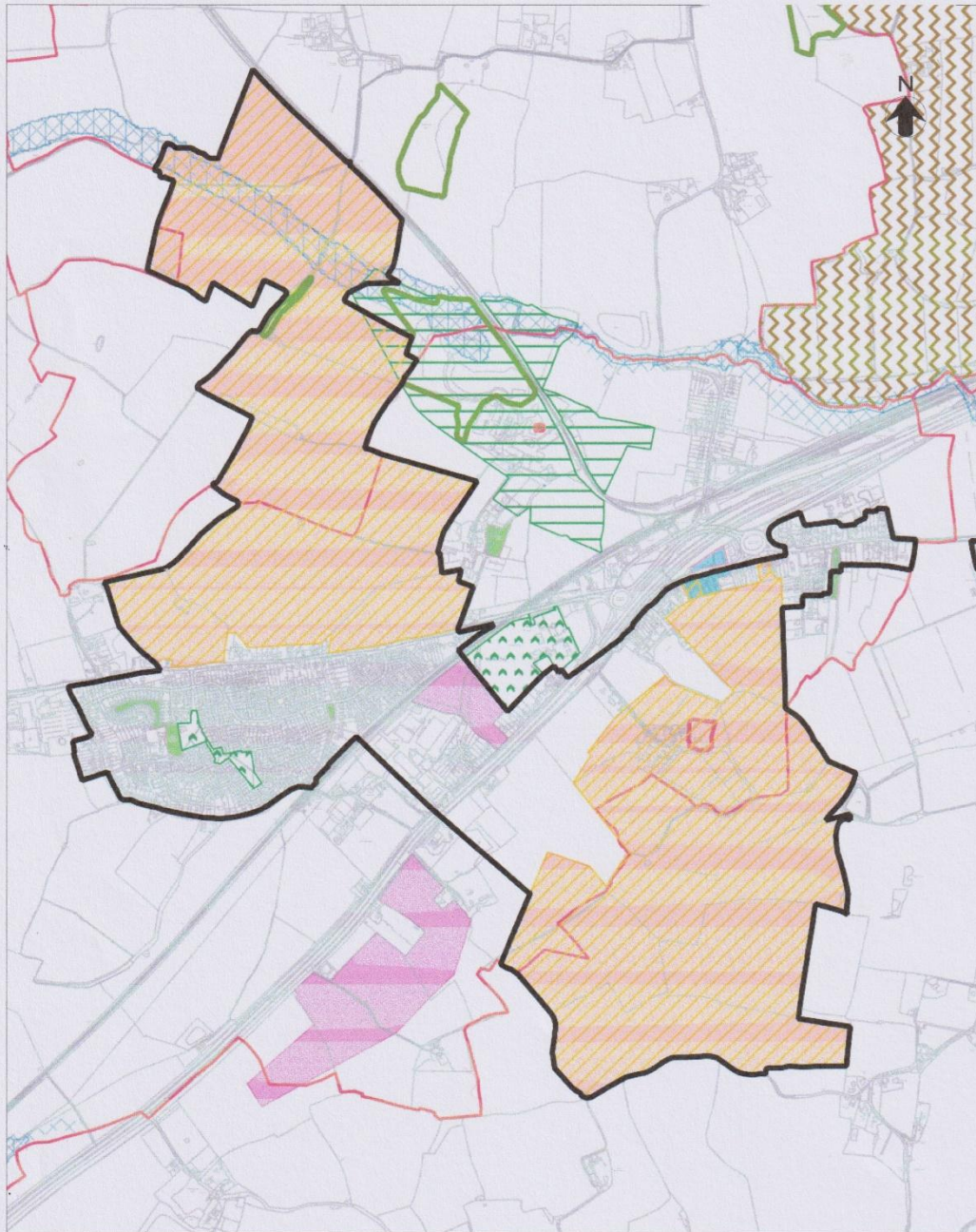
EIGHT ASH GREEN



Scale: 1:10000
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MARKS TEY



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