

PLANNING & DEVELOPMENT UPDATE

Messing cum Inworth Parish Council

Colchester City Council Local Plan

The draft Local Plan contains proposals to develop:

- 25 dwellings in Kelvedon Road, Messing
- 600 dwellings in a site currently in our parish but an extension to Tiptree's settlement in planning terms

The Parish Council has:

- Submitted a response to the draft Local Plan consultation based on the discussions with residents attending our Open Meeting which can be viewed here: messingcuminworth-pc.gov.uk/page/planning/
- Held meetings with representatives from Tiptree Parish Council to discuss potential boundary changes



Messing cum Inworth Parish Council will be responding to the consultation raising the following issues:

- There is not the surrounding infrastructure to cope with all the proposed development.
- The outline application seems to assume that all traffic will need to travel northbound on the A12 or that the A12 improvement works have been completed. Several of the supporting documents do not appear to have been revised to reflect that the A12 improvements will not be implemented. There will be a huge traffic impact on Kelvedon High Street.
- Within the submitted documents there is no mention to upgrade or improve the narrow historic Hinds Bridge on Inworth Road.
- The proposed gyratory system is located on a relatively steep slope and is not of sufficient size to allow long or high sided vehicles to safely navigate the southern section without a risk of falling off the edge.
- Banning HGVs along the northern section of Inworth Road will relocate the current traffic queues to the southern point of the gyratory system, shifting the queue further back along the Inworth Road towards Tiptree.
- There is reference to improvements to the Feering Hill / Swan Street / Station Road junction with a three-arm roundabout, but it is not clear whether this would be implemented as part of the scheme.
- There is no secondary school provision in the scheme and the primary school is not a definite addition and would not come until the end stages of development.
- There is a proposed healthcare facility in the scheme but this also requires support and funding from the NHS and would need to include a dentist but this is not specified.
- The entrance to Phase 1 of the development will be located on the narrow Coggeshall Road almost opposite Feering School and just 30 meters from the STOP line for the railway bridge. There can often be significant queues along this section of road. The road design plans illustrate that a 7.5m long vehicle will swing across oncoming traffic to navigate the turning. There is no explanation as to how fire engines, dustbin lorries or larger lorries will access Phase 1 of the development. This area of the development is not likely to have a bus service.

Any individuals can respond to the consultation and can include the issues listed above. The deadline for comments to be submitted on Braintree District Council's website is **6th March 2026**.

Kings Dene site, Kelvedon

Braintree District Council is also working on drafting a new Local Plan. Their Local Plan committee has recently approved a draft version for consultation which includes a proposed allocation for 5,000 dwellings to the west and north of Kelvedon, known as Kings Dene. The Local Plan consultation will be available to view here: braintree.gov.uk/planning-building-control/local-plan-review-2/7

There is more information on the Kelvedon Against Urban Sprawl website kaus.org.uk/ which is a community-led group campaigning against the development and on the Kelvedon village Facebook page: facebook.com/groups/250237248402181/

