

Appeal Ref: APP/A1530/W/25/3376495

Land North of Maldon Road, Tiptree, Colchester

CASE MANAGEMENT CONFERENCE SUMMARY

1. The Case Management Conference (the Conference) was held on 27 January 2026 and was led by myself, the Inspector, Owen Woodwards. This is my Summary of the meeting and the agreements made and actions set out. Please respond if any clarifications or corrections are necessary.

Attendance

2. The main parties were represented at the Conference by:
 - Chris Young KC – Bloor Homes (Eastern) (the appellant)
 - Matthew Henderson, Counsel - Colchester City Council (the Council); and,
 - Jonathan Greenwood - Chairman, Tiptree Parish Council (the Parish).

The Proposal

3. The description of development is for up to 165 dwellings (including affordable housing), car park, public open space, landscaping, children's play area, sustainable drainage infrastructure and all other associated infrastructure. It was confirmed at the Conference that the drawing set comprises those listed at page 9 in the latest draft of the Statement of Common Ground (SoCG).

Tiptree Parish Council

4. I confirmed at the Conference that the Parish would be granted Rule 6 status. Although normally a Statement of Case would be required ahead of the Proof(s) of Evidence, in this case I am comfortable that the submissions already received from the Parish constitute a Statement of Case, so only the Proof(s) will be required.

Main Issues

5. The application was refused on 30 September 2025. The reasons for refusal are with regard to conflict with the spatial strategy including the Tiptree Neighbourhood Plan (the NP), harm to the character and appearance of the area including landscape character and leading to coalescence between Tiptree and Tiptree Heath, and harm to biodiversity including to the Essex Coast European Protected Sites and Tiptree Heath SSSI. The fourth reason for refusal relates to harm to local infrastructure in the absence of a completed s106 Planning Agreement (s106).
6. It was confirmed at the Conference that matters relating to biodiversity and local infrastructure are no longer in dispute, subject to the eventual signing of a s106. Further information with regard to both these matters will be provided in

the submissions by the Council and appellant, potentially in some/all of the CIL Compliance Statement, Planning Proofs of Evidence and/or SoCG.

7. Based on this, the discussions at the Conference, and the other documentation I have received, I set out below my current understanding of the main issues for the appeal:
 - whether or not the appeal site is an appropriate location for development of this type, having regard to local and national planning policy and guidance; and,
 - the effect of the proposed development on the character and appearance of the area, including on landscape character and coalescence.
8. With regard to housing land supply, I confirmed at the Conference that I wish to hear evidence on this topic, as well as with regard to affordable housing.

The Event

9. A 6-day Inquiry was originally programmed. However, it was confirmed at the Conference that it would be sensible to add a seventh day in reserve. The Inquiry will therefore be held from 17 to 20 March and 24 to 25 March 2026 inclusive, with 26 March 2026 held in reserve. All to be at The Old Library, Colchester Town Hall, West Stockwell Street, Colchester, CO1 1HE.
10. The appellant is to field witnesses with regard to planning, urban design, landscape, housing land supply and affordable housing. The Council is to field witnesses with regard to design and planning. The Parish is to field one witness with regard to planning, and in particular the NP.
11. The Inquiry will be structured on a topic-by-topic basis, as follows: openings; interested parties (if any); the design witnesses by cross-examination; housing land supply and affordable housing by round-table session; planning by cross-examination; conditions and s106 by round-table session; and, closings.

Other Matters

12. The Council is to set up the Inquiry website.
13. I confirmed that I will undertake my pre-Inquiry site visit unaccompanied and from areas of public land.

Timetable

14. Please find below a table listing all the key deadlines leading up to the Inquiry, in chronological order:

Item	Deadline	Party
Core Document List	10 February 2026	All
Proofs of Evidence	17 February 2026	All

SoCG		Council and appellant
Housing Land Supply SoCG (if necessary)		Council and appellant
Biodiversity SoCG (if necessary)		Council and appellant
Inquiry notification letter	24 February 2026	Council
Time estimates for Evidence in Chief and cross-examination of witnesses		All
Rebuttals	3 March 2026	All
Round-table session agendas		Council and appellant
Final draft and agreed s106		Council and appellant
CIL Compliance Schedule		Council
Conditions Schedule		All
Final Inquiry Schedule		Inspector

15. I welcome any comments that any party has on any of the above.

O S Woodward
 INSPECTOR
 27 January 2026