

Land north of Colchester Road West Bergholt



For further information visit www.westbergholt-hopkinshomes.co.uk or scan the QR code below



Welcome

Welcome to Hopkins Homes' public consultation event on the emerging proposals for land north of Colchester Road, West Bergholt.

Have your say on the proposals

Hopkins Homes is preparing to submit a detailed planning application for new homes, public open space, drainage and access arrangements, and is pleased to share the early-stage proposals.

As you may be aware, the site has been identified as a draft housing allocation in Colchester's emerging Local Plan under Policy reference 'PP43', recognising the site as a suitable and sustainable location for residential development. This draft allocation reflects the site's accessibility to services, and its ability to contribute positively towards meeting local housing needs. Hopkins Homes is now seeking to move forward with its development proposals in accordance with emerging policy.

Further information is provided on the banners. Please do let us know if you have any questions.

Homes previously delivered by Hopkins Homes

Your feedback is important to us



Fill in a feedback form and leave it with us

After looking at the materials on display, please fill in a feedback form and leave it with us. Alternatively, return it to our Freepost address:

Freepost MEETING PLACE CONSULTATION
(No stamp required)

Your feedback will be used to help finalise the proposals before a planning application is submitted to Colchester City Council later this year.

Any questions? We're here to help.

Members of the project team are at hand to discuss the proposals with you and answer any questions you may have.



Contact us

Email:
info@westbergholt-hopkinshomes.co.uk

Call:
0800 148 8911 (Freephone)
Monday - Friday, 9:00am - 5:00pm

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About Hopkins Homes

Hopkins Homes is East Anglia's largest privately owned housebuilder – renowned for building award-winning new homes with character and individual style.

At Hopkins Homes, we're proud to have been awarded consecutively, the prestigious 5 star rating from the Home Builders Federation (HBF).

This exceptional accolade places us amongst the elite homebuilders in the UK and reflects our unwavering commitment to craft, care and social responsibility.

We don't just build houses; we create homes.

You can find out more at
www.hopkinshomes.co.uk



Homes previously delivered by Hopkins Homes



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We are committed to excellent design and build quality, which reflects the tradition and character of each individual site.



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Site location

The site is located immediately adjacent to our previous development at Bergholt Place and has been identified as a draft housing allocation in the emerging Colchester Local Plan under policy reference 'PP43'.

Its location benefits from convenient public transport connectivity, including local bus services operating along Colchester Road and Chapel Road, providing regular links to Colchester city centre and surrounding neighbourhoods.

The site also sits within approximately one mile of Heathlands Primary School, local shops, and community facilities.

Colchester city centre, which offers a wide range of services, employment opportunities and leisure uses, is readily accessible, demonstrating that the site is sustainably located in relation to existing amenities.



The site is situated within approximately a 10-minute drive or a 20-minute cycle of Colchester Station, which provides frequent and direct services to London Liverpool Street, Ipswich, Chelmsford and Norwich.

Site location plan



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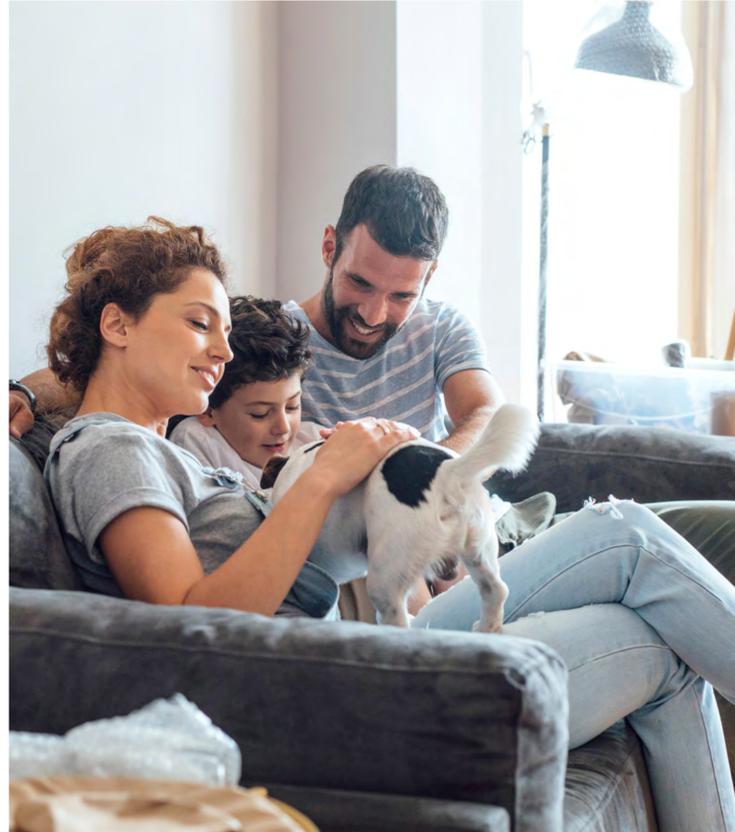


Proposals

Hopkins Homes is proposing a mix of up to 100 high-quality new homes, including a 30% affordable housing provision in line with policy.

This will be provided in varying sizes and tenures including Affordable Rent and Shared Ownership, offering a range of options for residents looking to get onto the housing ladder, and helping to reduce the housing waiting list within Colchester.

Whilst the position and mix of homes may be subject to change as the scheme evolves, and in response to feedback, Hopkins Homes is seeking to move forward with its proposals for the site in line with the emerging policy.



Key features

A mix of up to 100 high-quality new homes, forming a sustainable extension to West Bergholt.



30% affordable housing in line with policy requirements, helping meet identified local needs.



Landscaping at the heart of the development, with public open space, green corridors and soft rural edges.



At least a 10% biodiversity net gain, enhancing habitats and wildlife.



Sustainable drainage strategy, designed to manage surface water responsibly.



Homes designed to meet modern energy efficiency standards, including electric vehicle charging provision.



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New homes

Colchester is facing growing pressures to provide more homes for local people.

Current plans already require a large number of new homes to be built each year, and recent national guidance shows that this need is likely to increase further in the coming years. This means that more housing will be needed across the city to meet demand from families, older residents and people looking to stay in the area.

The new homes will be designed to complement the local area and create a community with its own distinct sense of place, whilst respecting and preserving the existing character of the surrounding local area, an example of which is the adjacent Bergholt Place, also developed by Hopkins Homes.

Indicative Masterplan
which is subject to change



Landscaping



Landscape and environmental considerations are at the heart of the proposals. The emerging plans seek to retain existing trees and hedgerows where possible, introduce new planting and green corridors, and deliver a minimum 10% biodiversity net gain – enhancing habitats and wildlife.

New areas of public open space and walking routes are proposed to be accessible to both new and existing residents. These areas will be designed to foster community activities and recreational opportunities.

Access & connectivity



Our proposed vehicular access to the site is located via William Sims Close, with the layout designed to prioritise pedestrian movement and active travel.

The planning application will be supported by a Transport Assessment to ensure that highway impacts can be appropriately assessed and mitigated.

Our development in West Bergholt is designed to encourage active car-free travel through a combination of strategic connectivity, landscape integration and proximity to local amenities.



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Next steps

Have
your say
on the
proposals

Thank you for coming to our drop-in community event to view the proposals for land north of Colchester Road, West Bergholt.

We appreciate you taking the time to visit and find out more about the site and sharing your thoughts on the proposals.

Please now take a moment to fill out our feedback form and either hand it to a member of staff or leave it in the box provided.

Alternatively, you can complete the feedback form at home and return it via our Freepost address opposite.

There is also an online version of the survey available via the dedicated project website.

We will consider all feedback provided during the consultation period and, where possible, incorporate it into the final proposals submitted to Colchester City Council.

Your feedback is important to us

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Development timeline

- March 2026**
Launch of consultation.
- Spring 2026**
Targeted submission of planning application.
- End of 2026**
Expected determination of planning application.
- Autumn 2027**
Anticipated start on site.



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