

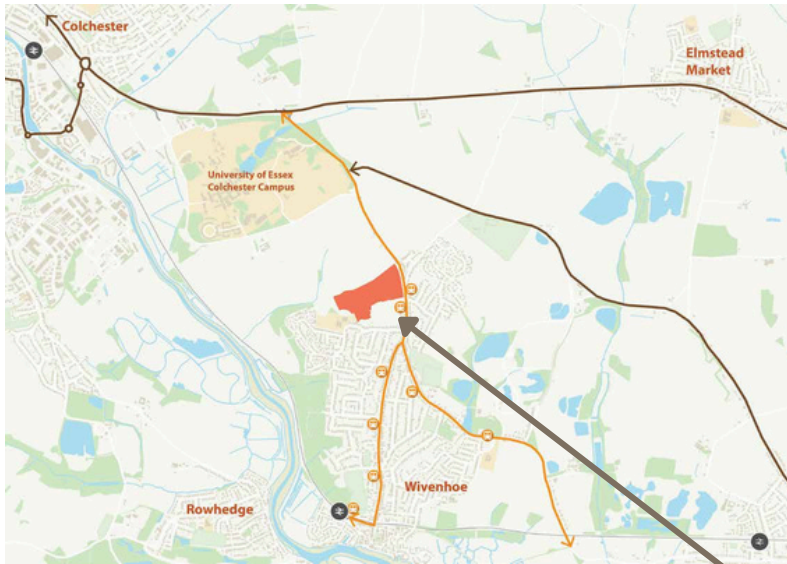
Notice of Public Exhibition

Land Northwest of the Fire Station, Wivenhoe

What Are We Proposing?

The Submission Draft Colchester Local Plan allocates Land Northwest of the Fire Station for approximately 200 dwellings of a mix, type and tenure of housing. In response to this we are preparing an outline planning application to establish the principle of development, design parameters and means of access.

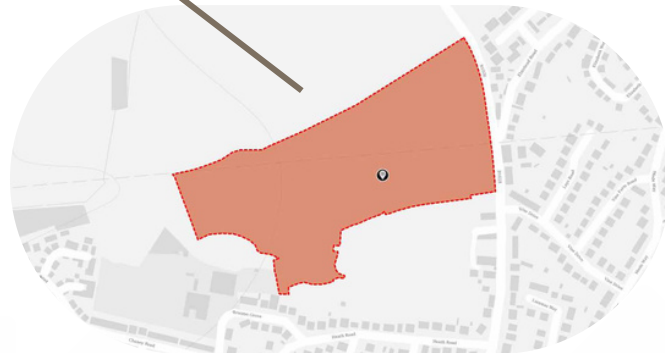
SITE PLAN



Have
Your
Say

We would like to hear your ideas about how the site should be developed. There will be a public exhibition on 4th November 2026 where there will be an opportunity for you to view the preliminary plans and discuss technical matters and your thoughts with the design team. There is also an online consultation where you can provide feedback at:

www.manoroakhomes.co.uk/project/wivenhoe-061



Who we are

Wates Manor Oak is an experienced land promoter, bringing forward sites across the Home Counties and East Anglia.

As a business, we are committed to meaningful community engagement and delivering high quality development that responds to identified housing needs.

We are preparing an outline planning application for Land Northwest of the Fire Station, Wivenhoe. As the proposals evolve, we are engaging with Colchester City Council and the local community to help shape a scheme that reflects local priorities and can be supported with pride.

Wates
manor
oak

Benefits

- High quality design and layout, with energy-efficient low carbon new homes
- Up to 60 new affordable homes with a mix of low-cost starter homes and affordable rent
- Retention of existing landscape features, extensive new tree planting and a minimum 10% increase in biodiversity
- Provision of new public open spaces, play areas and walking routes
- S106 financial contribution towards the improvement of local sports and community facilities
- A Community Infrastructure Levy Contribution, 25% of which can also be directed to local projects in Wivenhoe

ILLUSTRATIVE MASTERPLAN



Public exhibition to be held at:

Wyvern Room @ William Loveless Hall,
85-87 High Street, Wivenhoe, Colchester, CO7 9AB

on Wednesday 4th November 2026: 15:30 - 19:30

Please drop into the exhibition at any time during the
above hours to speak to members from the project team.

Get In Touch

Please return any feedback you have in writing to:
denise.barnes@ceresproperty.co.uk

Next Steps...

Once the planning application has been submitted, the Council will undertake a formal public consultation exercise, which will provide you with a further opportunity to provide comments.