

HOW TO SUBMIT A REGULATION 19 OBJECTION

Policy PP9: North-East Colchester

LAST CHANCE TO COMMENT

The Council must receive your representation by 4:00 pm on Tuesday 13 October 2026.

SCAN ME



Scan the QR code to open Section 12: Place Policies.

Then scroll to **Policy PP9: North-East Colchester** and select **Comment**. The online portal is the Council's preferred way to respond.

colchester.oc2.uk/document/83/5731

Regulation 19 is different

This is the final statutory opportunity to comment before the Plan is submitted for independent examination. A Regulation 19 objection should explain why the Plan is **not legally compliant** and/or **not sound**, and what change is needed. General opposition on its own is unlikely to be enough.

Focus your representation on:

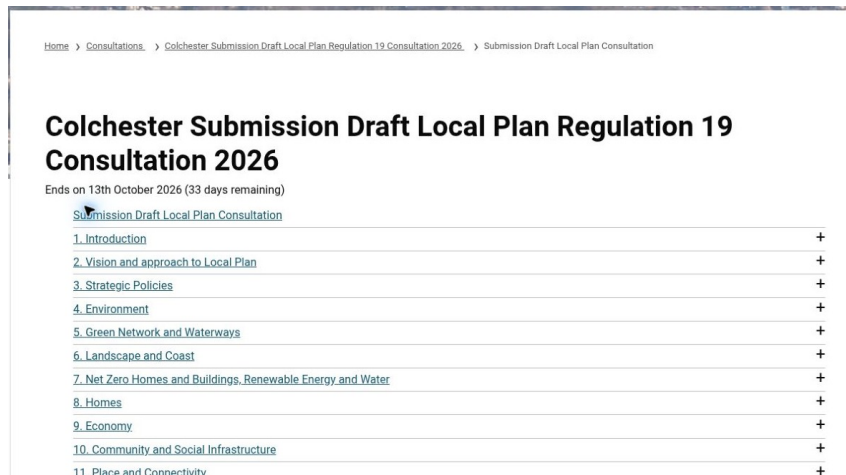
Policy PP9 and the relevant evidence; the legal-compliance or soundness issue; your reasons; and the precise modification you want the Inspector to recommend.

OPTION 1 - ONLINE PORTAL (PREFERRED)

1

Open the live Regulation 19 consultation

Scan the QR code on page 1, or use the web address shown there. It opens Section 12: Place Policies.



2

Find Policy PP9

Scroll down to **Policy PP9: North-East Colchester**. Check that the page heading says **Regulation 19 Consultation 2026**.

Policy PP9: North-East Colchester

Comment

In addition to the infrastructure and mitigation requirements identified in Policy ST7 and site specific infrastructure requirements from the IADP and subject to compliance with all other relevant policies of this plan, development proposals within the area identified on the policies map will be expected to deliver a comprehensive, high quality and co-ordinated development that provides for the following site-specific requirements:

- A predominantly residential development including community infrastructure, strategic open space and approximately 2,000 new dwellings of a

3

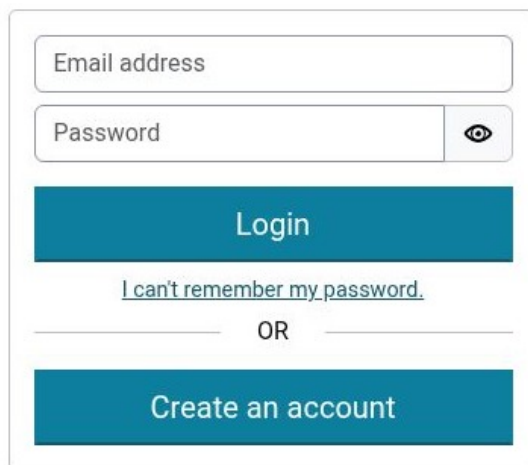
Select Comment

Click the **Comment** button immediately beneath the Policy PP9 heading. Do not comment against a different policy by mistake.

SIGN IN AND COMPLETE YOUR REPRESENTATION

4 Log in or create an account

The sign-in panel opens below the Policy PP9 heading. Existing users should log in; new users should select **Create an account**.

A screenshot of a web form for signing in or creating an account. It features two input fields at the top: 'Email address' and 'Password'. The 'Password' field has a small eye icon to its right for toggling visibility. Below these fields is a large blue button labeled 'Login'. Underneath the 'Login' button is a link that reads 'I can't remember my password.'. Below this link is the word 'OR' centered between two horizontal lines. At the bottom of the form is another large blue button labeled 'Create an account'.

5 Choose Object

Follow the on-screen form and select **Object** for Policy PP9.

6 Answer the Regulation 19 questions

State whether you consider the Plan legally compliant and whether it is sound. If you object, identify the relevant legal requirement and/or soundness test.

7 Enter your reasons and requested change

Give your full representation, refer to supporting evidence, and state the modification needed to make the Plan legally compliant and/or sound. If the representation is over 100 words, include a summary of no more than 100 words.

8 Attach evidence and submit

Upload any supporting document, review every answer and select **Submit**. Keep the confirmation email or a screenshot of the completed submission.

Important: Anonymous representations cannot be accepted. Your name and representation will be published, but the Council says other personal contact details will not be made public.

WHAT MAKES A VALID REGULATION 19 OBJECTION?

Legal compliance	Was the statutory plan-making process followed, including the Local Development Scheme, community involvement and Sustainability Appraisal?
Positively prepared	Does the strategy seek to meet identified development and infrastructure needs in a sustainable way?
Justified	Is the approach supported by proportionate evidence and the most appropriate strategy when reasonable alternatives are considered?
Effective	Is the policy deliverable and based on effective joint working?
Consistent with national policy	Does it enable sustainable development in line with the National Planning Policy Framework?

OPTION 2 - EMAIL

If you cannot use the portal, download and complete the Council's [Regulation 19 response form](#), then email it to local.plan@colchester.gov.uk. Use a separate form where possible for each representation and identify **Policy PP9: North-East Colchester**.

OPTION 3 - POST

Send the completed Regulation 19 response form to:

**Planning Policy Team
Colchester City Council
Rowan House
33 Sheepen Road
Colchester
CO3 3WG**

Do not miss the deadline. Postal and email responses must also reach the Council by 4:00 pm on Tuesday 13 October 2026. Late representations will not be accepted.

Official information

Council consultation page: [Engagement and consultation](#)

Regulation 19 portal: [Colchester Submission Draft Local Plan](#)

Help: local.plan@colchester.gov.uk or 01206 282975 / 282625 / 508965