



Colchester Preferred Options Local Plan - Regulation 18 Representation

Policy PP25: View Park, Abberton and Langenhoe

The allocation of land at View Park for approximately 50 dwellings is **supported**. The site is suitable for small-scale residential development and provides an opportunity to deliver housing that respects the rural character, retains landscape and biodiversity features, and integrates with the surrounding context.

This allocation can be delivered in the 0-5 year timeframe. It is important that the smaller and medium sized allocations are delivered early in the plan period to front load housing delivery.

However, some refinements are recommended to ensure the policy is practical, flexible, and deliverable, particularly given the scale of the site.

- **Criterion (d) – Retention of Trees and Hedgerows** - Support for the retention of mature trees and hedgerows is noted. However, the wording should be loosened to “*where appropriate*” to reflect site-specific design requirements, construction constraints, and ecological considerations.
- **Criterion (f) – Screening and Boundary Landscaping** - The requirement for tree belts, hedgerows, and woodland along all site boundaries is not practical given the character, context, and small size of the site. A more flexible approach should be adopted, with the policy referring to general landscape and green infrastructure provision rather than prescribing specific boundary treatments.
- **Criterion (i) – Wastewater Capacity** - Criterion (i) repeats the requirement in (h). This should be simplified to avoid duplication. The key requirement is that the development demonstrates adequate wastewater management capacity, with phasing agreed where necessary.
- **Criterion (j) – Water Efficiency Measures** - The detailed sub-bullets (i–iii) are unnecessary for a site of this scale. The policy can instead retain a general requirement to include measures that reduce demand and manage water efficiently, consistent with other policies and standard development management expectations.