



Colchester Preferred Options Local Plan - Regulation 18 Representation

Policy PP36: Land at Earls Colne Road, Great Tey

The allocation of land at Earls Colne Road for residential development is **supported**. The site is suitable for housing, can help meet evidenced housing needs, and provides an opportunity to deliver a well-designed development that respects the rural character and heritage of Great Tey.

This allocation can be delivered in the following timeframe:

- 0-5 years = 50 dwellings
- 6-10 years = 100 dwellings

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

- **Criterion (a) – Housing Capacity** - The policy currently refers to approximately 125 dwellings. Following a site review, it is considered that the site could accommodate **up to 150 dwellings**, subject to detailed design, layout, and infrastructure provision.
- **Criterion (d) – Onsite BNG Measures** - The requirement to create chalky boulder clay grassland is too prescriptive and should not be included at the policy stage. Biodiversity enhancements should instead be assessed at the development management stage, informed by technical ecological surveys and feasibility.
- **Criterion (f) – Screening and Landscape Integration** - The requirement for boundary tree belts, hedgerows, and woodland should be more flexible to allow for site-specific landscape and design solutions. Screening and integration should be addressed as part of masterplanning and site layout, rather than mandated prescriptively.
- **Criterion (g) – Materials and Local Vernacular** - The reference to specific materials such as weatherboarding and brick is overly prescriptive. The policy should instead encourage consideration of local context and materials at the development management stage.
- **Criterion (j) – Minerals and Waste Liaison** - Requirement to liaise with Essex County Council as Minerals and Waste Planning Authority is not relevant, as the site is not identified in the Minerals Local Plan. This criterion should be removed.