



Colchester Preferred Options Local Plan - Regulation 18 Representation

Policy PP48: Kelvedon Road, Messing

The allocation of land at Kelvedon Road, Messing for residential development is **supported**. The site is suitable for housing, can contribute to meeting local housing needs, and provides an opportunity to deliver a well-designed development that respects the rural character, heritage, and ecological sensitivity of the area.

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.

- **Criterion (a) – Housing Capacity** - The policy refers to approximately 25 dwellings. Following a review of the site’s potential, it is considered that the site could accommodate **up to 30 dwellings**, subject to appropriate design, layout, and infrastructure provision.
- **Criterion (g) – Heritage Assets** – This policy repeats heritage policies elsewhere in the local plan and should be removed.