



## Colchester Preferred Options Local Plan - Regulation 18 Representation

### Policy PP49: Land at St Ives Road, Peldon

The allocation of land at St Ives Road, Peldon 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.

However, refinements are recommended to ensure the policy namely:

- **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 (e) – Retention of Trees and Hedgerows** – Text should be amended. Mature trees and hedgerows should be retained *‘where appropriate’*, allowing flexibility to respond to site layout, design considerations, and ecological assessments.
- **Criterion (f) – Screening and Landscape Integration** - Requirement for hedgerows and/or woodland along all site boundaries should allow flexibility, enabling site-specific landscape solutions that achieve integration without unnecessary prescriptiveness. The policy should acknowledge that screening design will be informed by detailed site layout and ecological assessment.
- **Criteria (i) and (j) – Wastewater Capacity** - Both criteria relate to wastewater treatment and phasing. These are repetitive and could be consolidated into a single criterion to avoid duplication, ensuring clarity and simplicity.
- **Criterion (k) – Water Efficiency and SuDS** - The detailed subpoints (i–iii) are unnecessary, as the first sentence sufficiently conveys the requirement. Implementation details can be addressed at the development management stage.