



## Colchester Preferred Options Local Plan - Regulation 18 Representation

### Policy PP23: Land East Dawes Lane, West Mersea

The allocation of land east of Dawes Lane for residential-led development is supported. The site represents a sustainable extension to West Mersea, capable of delivering housing alongside strategic open space, biodiversity enhancements, and landscape integration. The policy aligns with wider objectives for housing delivery, environmental protection, and placemaking.

This allocation can be delivered in the following timeframe:

- 1-5 years = 100 dwellings
- 6-10 years = 200 dwellings

Targeted amendments will provide clarity to developers and stakeholders while maintaining the Council's objectives.

- Criterion (c) – Active Travel and Connectivity - The reference to linking to the district centre should be softened or clarified. The district centre is a significant distance from the site, and expecting direct active travel connectivity may be unrealistic. The policy should instead focus on ensuring connectivity to the settlement and local services in West Mersea, with appropriate active travel links within a practical walking and cycling distance.
- Criterion (i) – Criterion (i) is not supported as drafted. The requirement to support the delivery of standing freshwater habitat within or adjacent to the site is overly prescriptive and is not justified by site-specific evidence. The suitability, location and deliverability of such habitat should be informed by detailed ecological assessment at the planning application stage, rather than fixed at allocation stage. The Essex Local Nature Recovery Strategy is strategic in nature and should guide opportunities across the wider area, not impose site-specific habitat requirements that may be inappropriate, undeliverable, or in conflict with other design, landscape or viability considerations. This criterion should be amended to allow greater flexibility or relocated to supporting text.