

Planning Policy (Local Plan Team)
Colchester City Council
Rowan House
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By e-mail to local.plan@colchester.gov.uk

Our ref: OC166 – 6

13 January 2026

Dear Sir

**PREFERRED OPTIONS LOCAL PLAN: REGULATION 18 CONSULTATION
LAND SOUTH OF LONG ROAD WEST, DEDHAM (POLICY PP30)**

On behalf of [REDACTED] I write with regard to the current Regulation 18 consultation exercise being undertaken for the preferred options version of the new Colchester Local Plan. My client owns the parcel of land that abuts the existing built-up area of Dedham that is subject to *Policy PP30: Land South of Long Road, Dedham*, and wishes to confirm that the site remains deliverable and that the draft allocation for approximately 15 new dwellings and the text of the draft policy are acceptable, meaning that it is not necessary to submit comments through the consultation portal.

For the record, an initial assessment of the site-specific elements of the policy found that they can be delivered and that it is expected that the site will be developed in accordance with the draft policy. In the same order as they are set out in the policy:

- a. A draft scheme for 10 bungalows was submitted with the Call for Sites but the greater density of development needed for 15 dwellings would not be unreasonable – it would equate to 25 dwellings per hectare, which would be in keeping with the character of the cul-de-sac streets behind the main roads through the village at Dedham Meade, Parson's Field and Forge Street.
- b. The site directly abuts the highway on Long Road and the required visibility splays can be delivered without needing land in the ownership of a third party. It is expected that the vehicle access would be in the position of the existing field access.
- c. Similarly, connectivity will be delivered for residents travelling on foot, with active travel options available and recreational access to the countryside taking advantage of the location of the site on the edge of Dedham.

- d. The existing mature trees and hedgerows that enclose the site can be retained, except where extra space is needed for the site access.
- e. A baseline for the biodiversity value of the site has not yet been assessed, although it is expected that an element of on-site mitigation can be delivered.
- f. Retention of the trees and hedges will ensure that the site can be successfully screened, integrated into the surrounding countryside and respecting the character of the village.
- g. Design of the new homes and materials to be used in their construction are a matter to be addressed following the adoption of the local plan. At this stage, there is no reason the scheme should not conserve the local distinctiveness and rural setting of Dedham, with any negative impacts able to be successfully mitigated.
- h. The scale of the scheme is unlikely to affect the setting of nearby listed buildings, although a heritage assessment can be prepared to guide and support an application for planning permission to create the new homes.
- i. and j. It is anticipated that detailed negotiations will be needed with Anglian Water to secure the required capacity in the foul water drainage network to accommodate the additional demand created by the new homes. It is expected that these discussions will begin in parallel to wider and more strategic discussions as part of the examination of the new local plan.
- k. Sustainability measures will be integrated into the scheme for the new homes, including reducing the demand for water and separating foul and surface water flows.

On behalf of the owners of the site, I can confirm that the draft allocation for residential development is a sound and appropriate allocation policy, and that it is anticipated that the new homes will be under construction within five years of the adoption of the new local plan: the current strategy is for an application for planning permission to be prepared as the examination of the plan takes place, taking advantage of the point where the draft plan begins to be given weight in the determination of applications for planning permission. Based on the council's Local Development Scheme, it is expected that the application for planning permission will be submitted in the second half of 2027.

There are no constraints that would prevent the site from being developed, with no existing uses that would need to be relocated, no restrictions on access or ransom strips around the boundaries, no restrictive covenants that would prevent residential development, and no water courses, trees subject to a preservation order or contamination of the ground that would restrict the ability of the site to accommodate approximately fifteen new homes. Furthermore, there is vehicle access direct from Long Road and existing utility services run along the road which can be used to serve the new homes. The site is available as soon as the draft allocation is confirmed and the strong demand for new homes in Dedham means that residential development has already been found to be economically viable.

I trust that you will find this information submitted on behalf of [REDACTED] provides confirmation that draft *Policy PP30: Land South of Long Road, Dedham* and the allocation of the site for residential development comprising approximately 15 new homes is a deliverable, sound and appropriate allocation, meaning that it is not necessary to submit comments through the Regulation 18 consultation exercise. However, if you have any queries or should you require any additional information to support the draft allocation of the site for residential development through Policy PP30, please do not hesitate to contact me at the above address.

Yours faithfully

[REDACTED]
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