

ABBERTON AND LANGENHOE PARISH COUNCIL

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23rd October 2020

Mr A Ransome
ADR Ltd
Hophouse
Colchester Road
West Bergholt
CO6 3TJ

Dear Mr Ransome

Public Consultation – land West of Peldon Road, Abberton

Firstly, can I thank you on behalf of Abberton and Langenhoe Parish Council (ALPC) to agreeing to extend the consultation to 6th November 2020. It is disappointing that due to the current restrictions you were unable to stage an exhibition in the villages. As requested, we have placed your posters at strategic places and advertised the consultation on our website and social media pages. We are still concerned that with an older population, some of whom are still reluctant to leave home, that a large number of residents will remain unaware of your proposals. The Parish Council hope that you can find a way to include those residents in the consultation exercise by means of a leaflet drop to all properties as previously suggested.

From the outset it should be noted that as part of the Colchester Borough Council (CBC) Local Plan consultation in 2017, ALPC in principle, supported a development in Peldon Road on the site detailed in your present consultation. However, ALPC did make a strong representation to CBC that the density of the site should not exceed 35 properties. This was not accepted by CBC at the time, but remains the view of ALPC.

It is the view of the Parish Council that the current infrastructure of the village cannot maintain a growth of 55 properties. The CBC Draft Local Plan identifies a number of infrastructure issues that would need to be addressed by any new development and your consultation proposals do not appear to address these, particularly highway safety issue and school provision.

The Parish Council note your inclusion of a school drop off point to mitigate the current congestion around the school entrance. However as this is proposed to be sited to the west of Peldon Road, which is a busy road with a persistence of speeding vehicles, it is not clear how families will safely navigate from the drop

off zone to the school on the opposite side of the road. You refer to the provision of new public footpaths connecting the site to the school and the village centre, but it is unclear how this would be achieved.

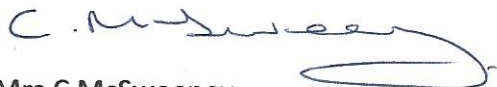
You make reference to the development containing a mix of housing. The Parish Council would welcome properties suitable for those wishing to join the property ladder and smaller families. The demography of the village is mostly older residents and their housing needs have been met in previous developments.

Whilst the village does benefit from good road networks linking the village to Colchester and beyond, this development together with the proposed new development on Mersea Island will only add to the current congestion experienced during rush hour. The existing road layout barely copes with the current usage and could not accommodate the increase in traffic these proposals would generate. It should be noted that whilst the village does benefit from public transport, services do not operate early or late enough to benefit commuters.

The village does have a thriving Village Hall which in normal times is the hub of the community and provides a wealth of activities for mainly older residents. However, there is no youth provision in the village (other than a small play area and the opportunity to join the Cricket Club) and this could be a concern to new families moving to the area. The new Community Shop has recently opened and is proving to be a long overdue facility, however there is no medical provision, post office or hospitality opportunities in the village. The school is almost at capacity. The Parish Council would like to see proposals to address these issues.

As previously stated, the Parish Council is not opposed to development in the village, but would like the opportunity to enter into a dialogue with proposed developers to obtain the best possible outcome for all concerned and represent the wishes of the existing community.

Yours sincerely,



Mrs C McSweeney
Clerk to the Council