

Land West of Peldon Road – statement from the Abberton and Langenhoe Parish Council

The Parish Council was pleased to welcome several residents to its meeting on 7th December 2020. The residents expressed their concerns about the recent public consultation to build a residential development on land West of Peldon Road and requested the Parish Council to confirm its position on this matter.

The land in question was submitted by the landowner to the Colchester Borough Council Call for Sites exercise in 2016 and despite opposition from the Parish Council and local residents, CBC included this land in its Draft Local Plan. At the present time, the Draft Local Plan is set to go before the Government Inspector whose decision it will be as to whether the land at Peldon Road remains in the Local Plan or is removed.

The Parish Council believe the recent public consultation conducted on behalf of Mersea Homes was an attempt to gauge the local feeling for development on the site. However, the Parish Council is required to consider any proposals, whether speculative or not, and has a duty to ensure that any future development in Abberton and Langenhoe achieves the correct balance of housing and infrastructure. It is therefore important that the recent proposals were considered and, in its response, the Parish Council raised relevant points concerning density, design, infrastructure and highway issues.

It was not intended that such a response should imply that permission to develop this piece of land is a foregone conclusion or that the Parish Council had acquiesced to CBC or developers. Should CBC be successful in including the land in the Local Plan, any proposals for development will be subject to normal planning procedures and be available to all residents to comment and will be discussed at a Parish Council meeting which of course will be open to residents to attend.

To sum up – the recent public consultation was not a formal planning application and no permission has been granted for development on the land.

If any resident requires further information on this matter, please address your comments to parishclerk.al@hotmail.com