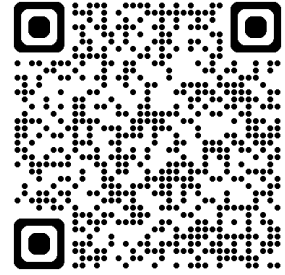




DENBURY
HOMES

Question and Answer Sheet



Reserved Matters Application – Land off Peldon Road, Abberton

Proposal: *Reserved Matters for the Construction of 50 dwellings including 15 affordable homes, garages, car parking, public open space, landscaping, drainage and other associated works following the approval of Outline Planning Permission 213530*

Background

Denbury Homes Ltd is preparing plans for the detailed development of the site off Peldon Road which received Outline Planning Permission in July 2023. These detailed plans will agree with the rules, parameters and principles established by the Outline Planning Permission but give more detail of what the homes and associated development will look like. The application will be lodged with Colchester City Council later this month.

Does the site have Planning Permission already? Why is there a new Application?

Yes, the site benefits from Outline Planning Permission which was approved by Colchester City Council on 11th July 2023. Outline Planning Permission Reference 213530 is approved for up to 50 dwellings. The vehicular and pedestrian access plans are already approved along with the “principle” of up to 50 dwellings. The Outline Planning Permission “reserves” details of appearance, layout landscaping and scale for subsequent approval. The new application is for those details known as “Reserved Matters”.

What are the next steps? How do I comment on the Reserved Matters Application?

The formal Reserved Matters application consultation process will be opened by the City Council upon the submission of the application and once Planning Officers are satisfied that they have the correct information and application fees. The official consultation period is normally 21 days. Comments can be made via the City Council’s website or in writing. The Parish Council will be asked for its views too. In addition, you may fill out the comment box at the end of this sheet or email comments to planning@denburyhomes.co.uk so that these can be sent on to Planning Officers.

Who are Denbury Homes Ltd?

Denbury Homes acquired the site with the benefit of the Outline Planning Permission in June 2023. Denbury Homes is an East Anglia based company specialising in rural residential development projects. The company was set up by James Hopkins following the sale of Hopkins Homes which has a long history of successful high quality, design focussed development projects throughout Essex, Suffolk, Norfolk, and Cambridgeshire. Current projects can be found on www.denburyhomes.co.uk The Company is working on delivering the allocated development site at neighbouring Layer de la Haye.

Is the site allocated for development in the Colchester Local Plan?

The site of the of the 50 dwellings Outline Planning Permission is allocated for development under Section 2 of the 2022 Colchester City Local Plan. The Local Plan guides new development across the Borough from 2017 to 2033. It also sets out positive policies promoting high quality design and environmental protection when considering detailed development proposals. The plan seeks to deliver the right mix and type of homes (including affordable homes) alongside community facilities.

How does the Outline Planning Permission help with schools, doctors, community facilities and other local services?

Residential development is hugely beneficial in the way it supports local facilities and services. The Outline Planning Permission was agreed alongside a formal legal document known as a Section 106 Agreement. The Section 106 agreement (approved in 2023) provides funding from the developer as follows:

- Community Facilities Contribution of **£153,116** to increase capacity for functions to be held at Abberton and Langenhoe Village Hall. To be paid by Denbury Homes before the occupation of the 10th home.
- Education Contribution of **£267,985** to provide facilities for children between ages 4 to 11 and including those with Special Educational Needs at Langenhoe Community Primary School or within a 3 mile radius.
- Library Contribution of **£4,152** towards the improvement of library facilities within a 3 mile radius.
- Habitats Sites Mitigation Contribution of **£6,885.50** to assist with mitigating visitor impacts upon European Designated sites.
- NHS Contribution of **£30,300** towards the refurbishment and improvement of Malting Green Surgery and West Mersea Surgery.
- Recreation Facilities Contribution of **£94,058.66** for improvement works at Abberton Cricket Club enabling community use of upgraded facilities.

Is the development necessary? Are new homes still needed, given all the new development happening in the City?

Yes, these homes are necessary. The need for housing was established in 2017 which is the base date of the City Council's Local Plan. There remains a deep housing crisis across the UK. There is a persistent under supply of new market homes and affordable homes to meet demand. Colchester City Council is responding to this by granting planning permissions for development to deliver at least 950 homes every year to meet housing need. Most of this housing need is met in the city but a significant amount of development is also planned in sustainable settlements particularly on sites already earmarked for development. These places include: Abberton, Layer de La Haye, West Bergholt, Eight Ash Green, Great Horkesley, Tiptree, and Wivenhoe amongst other villages.

What about traffic and road safety?

The traffic impact from 50 homes has been previously assessed and agreed in the context of the approved Outline Planning Permission. The approved Transport Statement confirms that the access plans will be safe and will operate well within the design capacity of the roads. The required access visibility can be achieved, and the proposals meet highway design standards. A further Road Safety Audit (RSA) is being finalised to ensure that the highway works are delivered with safety as the first priority.

Are the affordable homes reserved for local applicants or are they for anyone across the City of Colchester and beyond? Can I apply for a home?

The Section 106 Agreement states that 30% of the homes are provided as affordable homes to satisfy local needs of people unable to afford a market home. Denbury Homes commits to provide 50% of the Affordable Dwellings before 50% of the Market Dwellings have been constructed. At least four of the affordable homes would be offered to people with a local connection to Abberton. Once the need of qualifying local applicants has been satisfied then the remaining affordable homes would be available to applicants from the neighbouring Parishes. All affordable homes are designed as accessible and adaptable lifetime homes, and one home will be wheelchair accessible. The City Council will manage the housing application process once the Registered Provider of affordable homes is agreed.

Who will look after the public open spaces?

The development of the site delivers areas of public open space and biodiversity. These will be looked after by a Management Company which is paid for by the development and the new householders. Denbury Homes commits that the development will be delivered at no cost to the public purse.

How is the site drainage planned?

The development must be delivered with surface water drainage in the form of Sustainable Urban Drainage (SUDS). Here, this means that a series of swales direct surface water to a basin which restricts the discharge of surface water to prevent flooding either on the site or elsewhere. The capacity of the drainage scheme is designed to cope with a 1 in 100-year rainfall event plus an allowance for climate change. There is sufficient capacity within the existing sewerage system for foul sewage disposal from the development. Detailed drainage plans will be vetted by specialist drainage engineers at Essex County Council

What about the environmental credentials of the scheme?

Denbury Homes' developments meet strict environmental standards which seek to minimise carbon emissions and maximise energy efficiency. Each home will have an Electric Vehicle Charging Point and the development will be planned with Air Source Heat Pumps and Solar Voltaic Panels. The scheme will also allocate funding for the stewardship of Nature Conservation at Abberton Reservoir. The layout of the development will deliver Biodiversity Net Gain and increased Tree Canopy Cover while homes will be fitted with bee bricks, bat boxes and bird boxes.

Will there be restrictions on hours of work and construction activities?

Yes. There will be restricted hours of work with no work or deliveries before 8.00 am and after 6.00 pm on weekdays, before 8.00 am and 1.00 pm on Saturdays and no working on Sundays or public holidays. Before the development starts, we will prepare a Construction and Environmental Management Plan (CEMP) for agreement with the City Council. This regulates construction processes and the routes for construction traffic.

When will the development start and how long will it take?

The development is expected to start in September 2025 with the first new homes being ready for new residents in June 2026. In the first year we expect to complete 27 homes. Thereafter, the site will be completed with the remaining 23 homes by early 2027.

Comments and Further Questions