

Public Consultation



Land to the West of Peldon Road, Abberton

Potential development of up to 50 dwellings



merseahomes

Introduction

Mersea Homes is consulting the community on plans for a residential development of up to 50 new homes on land to the west of Peldon Road, Abberton.

The site forms a proposed allocation for residential development in the emerging Colchester Local Plan and the proposals will include a mix of house types, an area of public open space, incorporating a children's play area, landscaping and a new drop-off and pick-up area for Langenhoe Primary School.

A new vehicle access will be made from Peldon Road, together with a separate and dedicated pedestrian and cycle access, to serve the development and the proposed drop-off and pick-up area.

Site Location

The site extends to 2.3ha, and is located on land to the west of Peldon Road, Abberton. It adjoins the existing village at the south-eastern boundary.



Mersea Homes

Mersea Homes strive to build quality homes and places that they are proud of and that people love to live in.

Their family-focused ethos is extremely important to them and they wholeheartedly believe that thoughtfully designed and carefully constructed homes offer the very strongest foundations for family life.

Their development approach combines the best of traditional and modern building methods in order to ensure excellent energy efficiency and low maintenance while maintaining a high quality.

For more information and to view examples of their recent projects, please visit merseahomes.co.uk.

Planning Context

Colchester Borough Council's emerging Local Plan is at an advanced stage in its production and proposes to allocate the site for approximately 50 new homes.

The allocation of the site for approximately 50 new homes forms a key part of the emerging spatial strategy, which seeks to distribute housing to the most sustainable settlements across Colchester Borough.

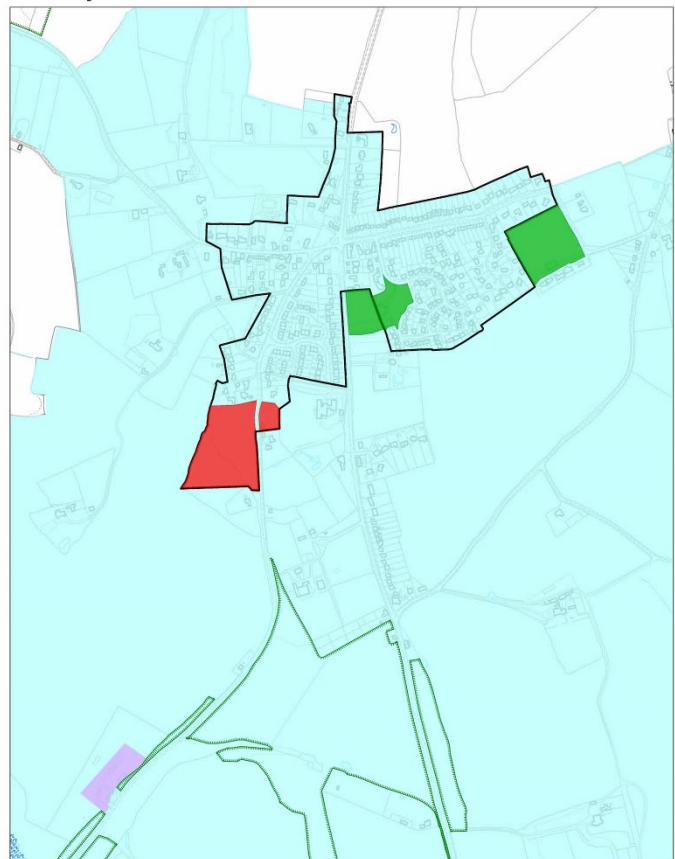
The emerging Local Plan has been submitted for an examination by the Government's appointed inspector.

Policy SS1: Abberton and Langenhoe

Development will be supported which provides;

- i. 50 dwellings of a mix and type of housing for which there is a demonstrated need; and*
- ii. A transport statement to include but not limited to a safety assessment of the Peldon Road/Layer Road junction and any necessary mitigation; and*
- iii. Provision of a new drop-off/pick-up point at Langenhoe Primary School; and,*
- iv. Provision of new public footpaths to the north of the site connecting to the school and village*

ABBERTON AND LANGENHOE Policy SS1



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The Site

The site is located to the west of Peldon Road, Abberton and extends to 2.3ha.

It comprises two fields/meadows separated by an extensive tree and vegetation belt. The topography of the site slopes from NW to SE.

The eastern and western boundaries are also

characterised by mature hedgerow and trees. The existing landscaping on site ensures that the site is visually contained from the surrounding area.











To the north, the site is bound by the properties that form the existing built edge of Abberton. These properties are located along Peldon Road.

Two large detached dwellings, 'Borleys' and 'Captains Fields' are located to the east and south of the site.



The Surrounding Area



	Primary Routes		Primary School
	Secondary Routes		Recreation Space
	Abberton Reservoir		Open Space
	Public Rights Of Way		Letter Boxes
	Permissive Routes		Bus Stops

Technical Analysis

Ecology

The site contains a variety of habitats, including grassland and the hedgerows and trees that border the site and dissect it into two separate parcels.

The development creates opportunities for hedgerow management, woodland management, and integrated habitat features on new buildings.

The development principles will therefore seek to conserve existing habitats on site, where possible, and provide appropriate mitigation and seek to improve and enhance local biodiversity.

Gas Easement

A gas main easement follows the northern and eastern boundaries of the site. This easement covers approximately 0.3 ha of the site, with a width of approximately 10 metres.

Drainage

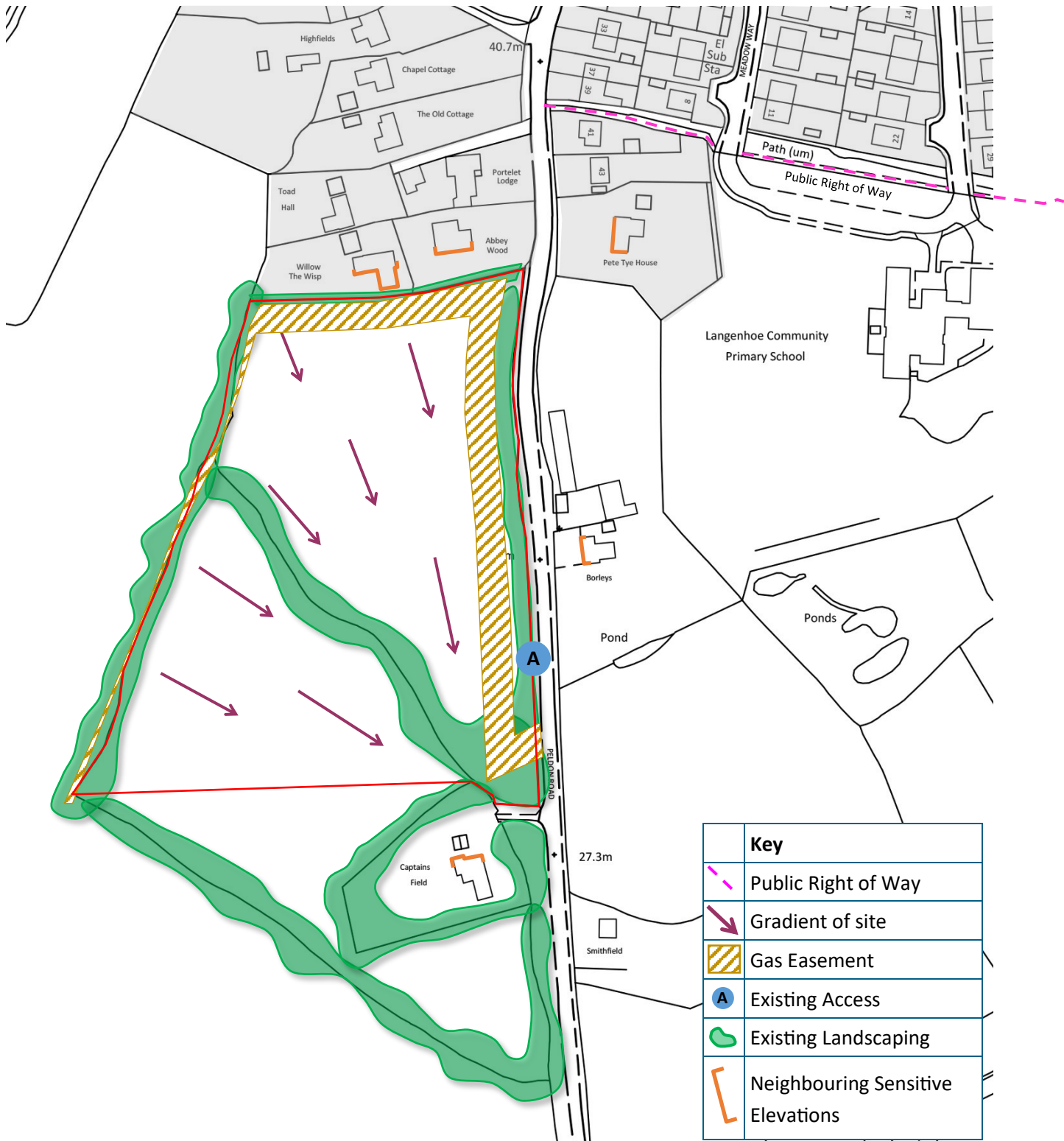
Water storage, in the form of infiltration basins and swales, will be introduced so that the impermeable areas within the development e.g. the form of roofs and roads, will mitigate any impact.

The basin and swale areas will also provide an opportunity to introduce ecological benefits.

Transport and Access

A new access on to Peldon Road will be created to replace the existing access that currently exists. The details of which have been discussed and agreed with Essex County Council Highways Department. The proposed access location is at the safest point in the road, ensuring safe visibility.

Site Constraints

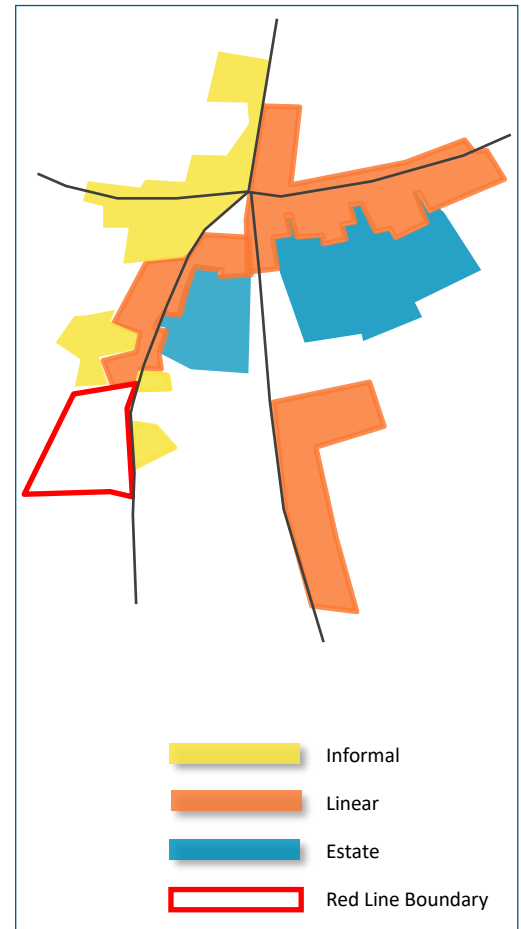


Local Character

It is important to grasp and understand the context in which a new development will be located and use this to influence and shape the design process.

Abberton has three broad character types that define the village:

- **Informal** - This character area contains the historic core of the village and rural edge, and is characterised by its built variety, tighter urban grain, mixture of house types and sizes, and informal rural development forms. A mixture of materials are used e.g. render, painted brick, and brick, together with the use of gable features.
- **Linear** - This character area contains predominantly 20th Century housing arranged in a formal layout and regular plots along the main roads leading into the village, with a frequent repeat of house types.
- **Estate** - This character area comprises 20th Century estate development, with roads laid out in a cul-de-sac arrangement.



Given the site's relationship to the 'informal' character areas and its relationship at the edge of the settlement, it is our view that the proposed development should predominantly draw design influence from this area.

1. Do you agree that the key design influences should predominantly be taken from the 'informal' elements of Abberton's built character?



Local Precedents

There have been a number of new rural developments in the wider area that have successfully integrated with their village (please see the images below to give an idea of the design style applied and the use of green spaces). We are planning to apply a similar approach, but will specifically draw upon the 'informal' characteristics of Abberton, and will explore house types and elevational design that more closely resembles that found within the village.

2. Do you have a view on the architectural appearance of the buildings in terms of: use of materials; detailing; features like gables or porches; window and door types; etc?

3. Are you aware of any good development examples that we should explore further for inspiration?



Development Principles

Given the site context and its relationship to the surrounding area, we have established the following development principles to take the design process forward and guide the proposed scheme.

4. Do you agree with the development principles we have identified?







- To retain the landscape character of the site and the settlement edge of Abberton by retaining the perimeter hedgerow and trees and the central tree line belt.
- To maintain and enhance the ecological corridors that exist within the established landscaping and explore opportunities to enhance and create net ecological habitats.
- To provide pedestrian and cycle linkages with Abberton, with a particular emphasis on establishing safe and convenient routes to the Primary School.
- To provide walking routes within the development itself to aid dog and recreational walking and encourage localised physical activity and healthy lifestyles.
- To provide a safe and convenient drop-off and pick-up area for Langenhoe Primary School to relieve localised congestion around the school.
- To provide an area of public open space, incorporating a play space for young children.
- To introduce a sustainable drainage system that relieves localised surface water flooding issues for future residents.
- To protect the amenity of neighbouring residents.
- To provide a development that is compatible with the surrounding character in terms of character, appearance and development density.
- To ensure that each new dwelling meets the adopted parking standards.
- To ensure that each new dwelling has a large and useable garden space that meets and ideally exceeds the adopted standards.

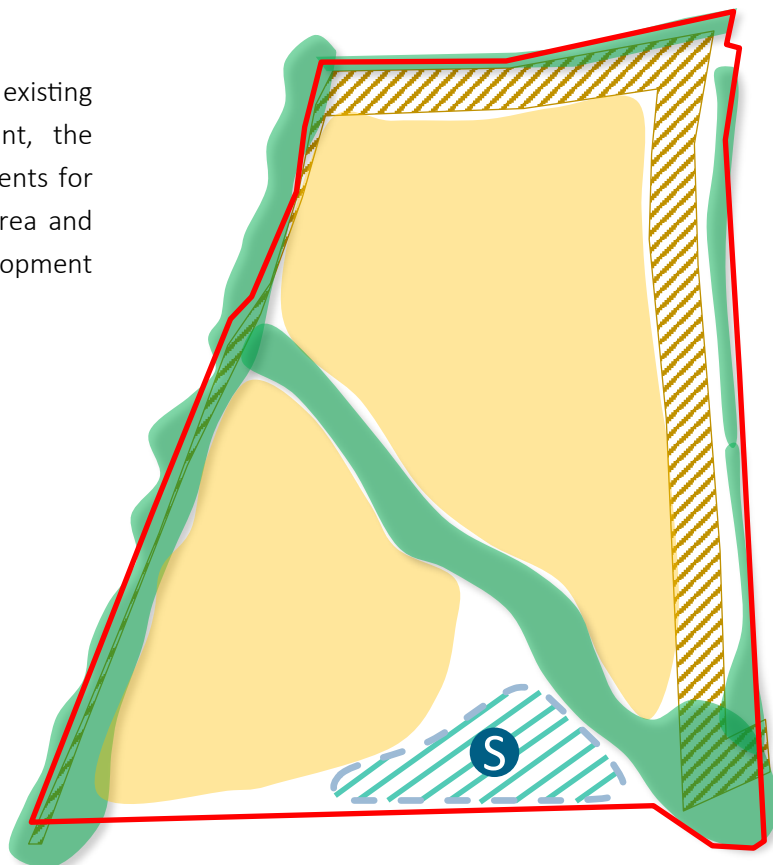
Emerging Masterplan—Development Areas

The site provides an opportunity to deliver a high-quality residential development while respecting the local character of the area. At present the proposed development comprises:

- Up to 50 new homes in a mix of 2-bed, 3-bed and 4-bed dwellings, in line with emerging Local Plan policies.
- Dwellings to be predominantly two storeys in height, with some scope for larger dwellings, if this supports urban design principles.
- A new drop-off and pick-up area for the Langenhoe Primary School.
- Areas of public open space, including a walking route and a children’s play area will be provided within the site.
- A new Vehicle access from Peldon Road, with a separate pedestrian and cycle access to serve the public open spaces and drop-off and pick-up area for the Langenhoe Primary School.
- An infiltration drainage basin will be provided along the south-eastern boundary at the lowest point of the site. The basin will be incorporated into areas of public open space.

Given the site context in respect to the existing landscaping and ecology, gas easement, the drainage mitigation and policy requirements for a school drop-off and pick-up parking area and public open space, the residential development area would amount to an area of 1.2 ha.

Key	
	Vehicle Access
	Gas Easement
	Development parcels
	Indicative Frontages
	SUDS
	Existing Landscaping



Emerging Masterplan— Layout

Incorporating the site analysis, development areas and development principles, our emerging masterplan seeks to create a suitable development that draws upon the character of Abberton, particularly the informal character area. It is our view that this approach will deliver a successful development that will integrate with the village and provide a suitable scheme that acts as a transition from countryside to village area, providing an attractive settlement edge.

5. Do you agree with the approach we have taken and the emerging masterplan concept?

Key	
	Vehicle Access
	Pedestrian Movement
	Vehicular Movement
	Pedestrian & Cycle Access
	Green Space
	Pick up/Drop-off zone
	Development parcels
	Built Frontage
	SUDS
	Neighbouring Properties



Emerging Masterplan— Integrating with the Village



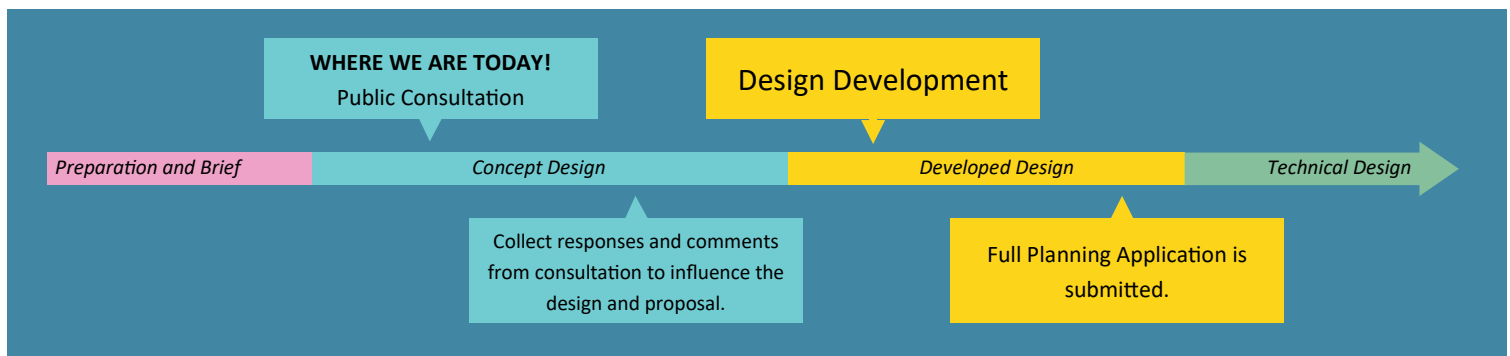
Key					
	Permissive Walking Routes		Public Rights Of Way		Housing Area
	Pedestrian Movement		SUDS		Pedestrian & Cycle Access
	Recreation Space		Abberton Reservoir		Bus Stops
	Primary School		Open Space		Vehicle Access

Next Steps

Thank you for viewing these proposals.

Your views are important and will be considered by us and Mersea Homes as part of the consultation, they will help inform the design process and finalisation of the proposed scheme and the submission of the planning application.

Our current timetable and stage in the design process is set out below:



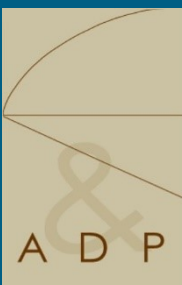
To make your comments please fill in the online feedback form, which can be found at <https://adpltd.co.uk/peldon-road> or email any comments to us as mail@adpltd.co.uk.

We will be accepting comments between **12th October 2020 to 5pm on Friday 23rd October 2020**

Thank you for taking part
in our public consultation



<https://adpltd.co.uk/peldon-road>
mail@adpltd.co.uk



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