

# A Vision for land at Marks Tey

Presentation to  
Marks Tey Parish Council

16<sup>th</sup> February 2015

# Promoter and Consultant Team

## Promoter

- RF West Ltd

## Consultant Team

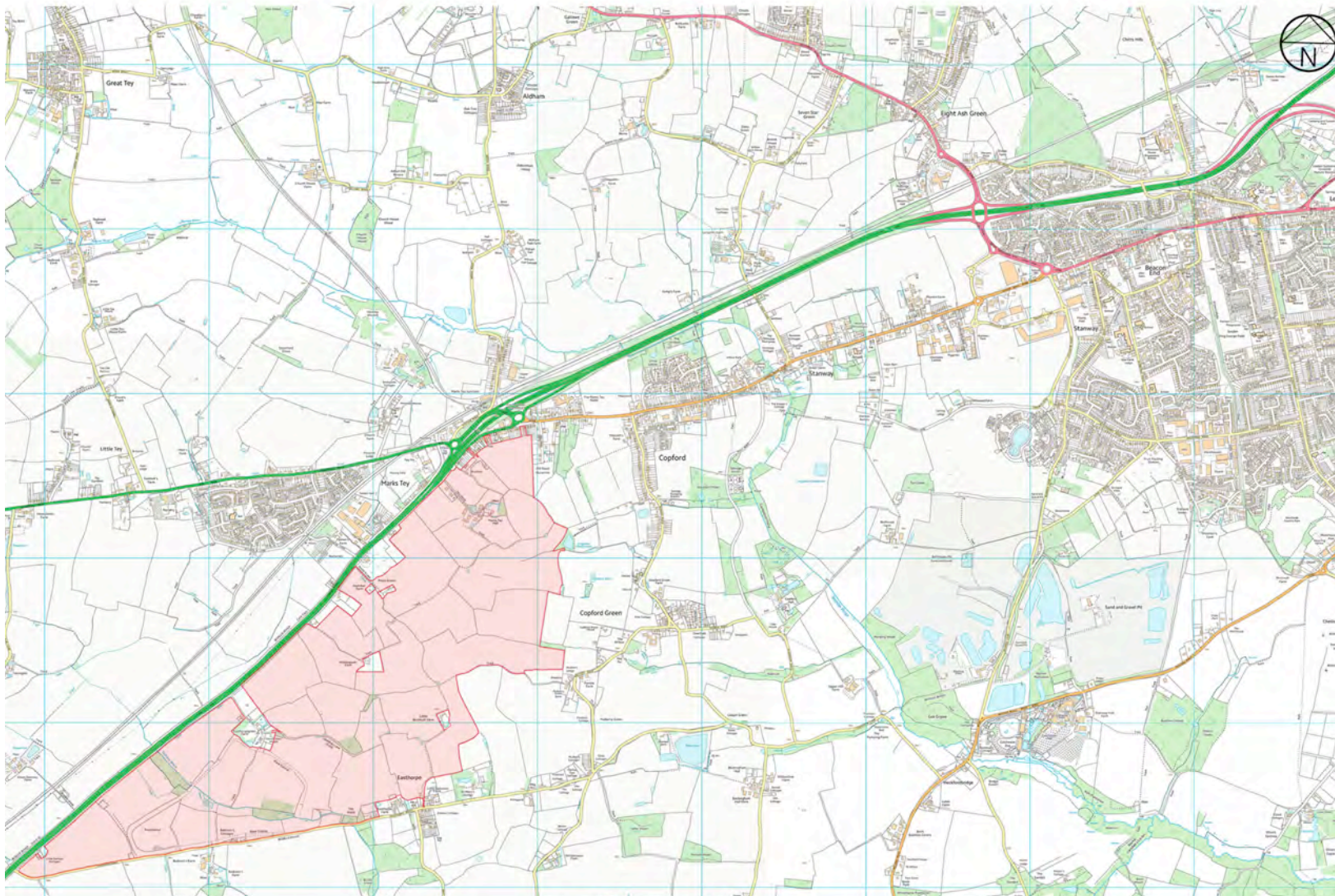
- Andrew Martin-Planning
- Sophie Smith Ltd – Landscape Appraisal and Master Planning
- Ardent Consulting Engineers – Transport, Flood Risk/Drainage and Utilities

# Planning Policy Context

- A new Local Plan for Colchester Borough.
- Current stage of plan preparation - the Council is collecting an evidence base and commissioning technical studies.
- This includes a 'Call for Sites' exercise where the Council invites proposals for new development land in the Borough.
- A 'Vision' document prepared in response to the 'Call for Sites' demonstrates that this land is sustainable, achievable and available for development in the plan period.
- Colchester Borough Council is now consulting on an Issues and Options document. Marks Tey is identified as a potential option for growth.



# The Site and Context

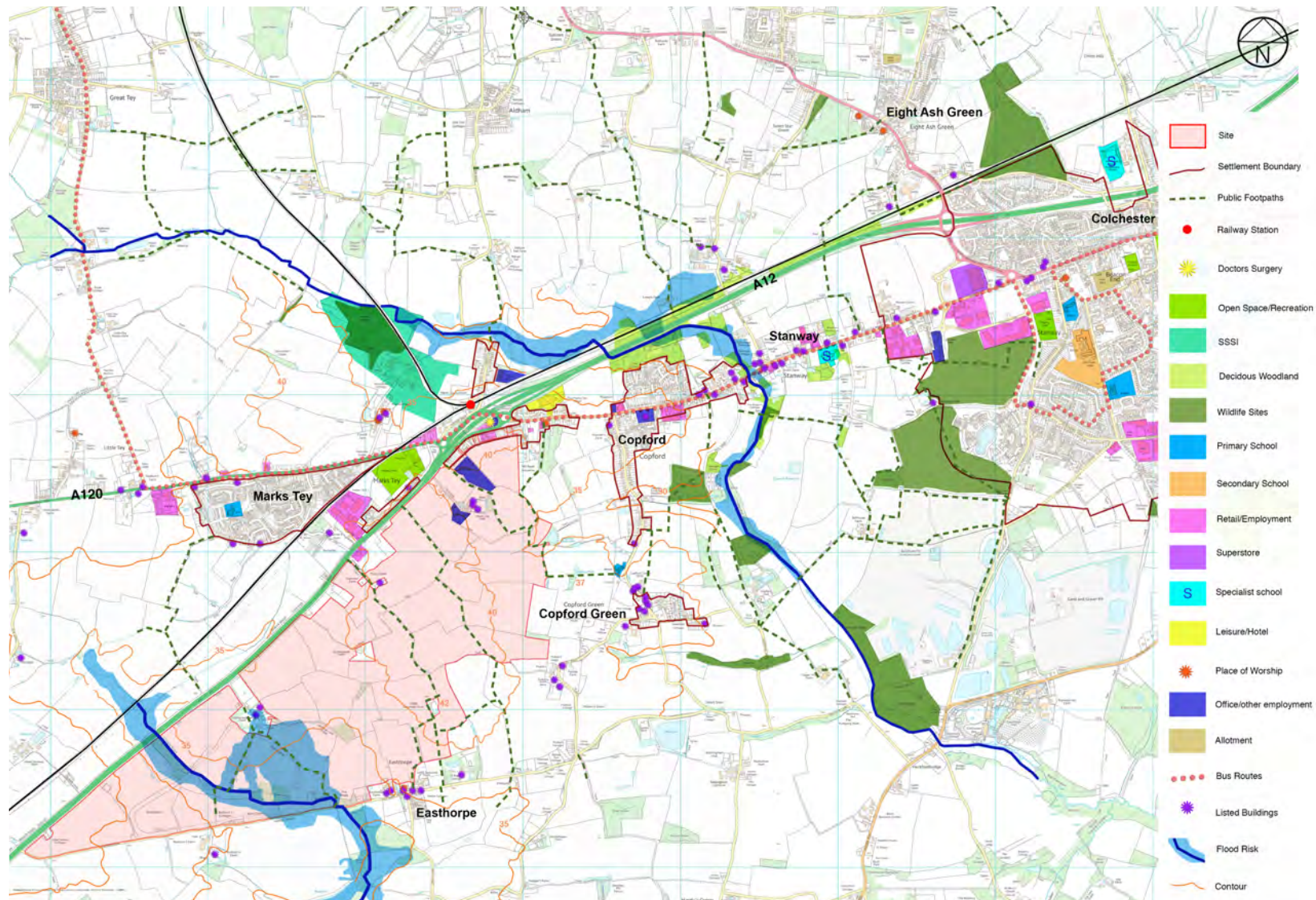


# Why Marks Tey as a Location for Growth?

- Well connected - rail station, A12 and A120, local buses
- Good access to Colchester town centre
- Large area - few environmental constraints
- Range of local facilities and services in walking/cycling distance
- Established community



# Context and Constraints





# Landscape Appraisal



1 From within the site looking northeast towards the business park with Marks Tey Hall through the trees and glimpses of traffic on the A12.



2 Marks Tey Hall.



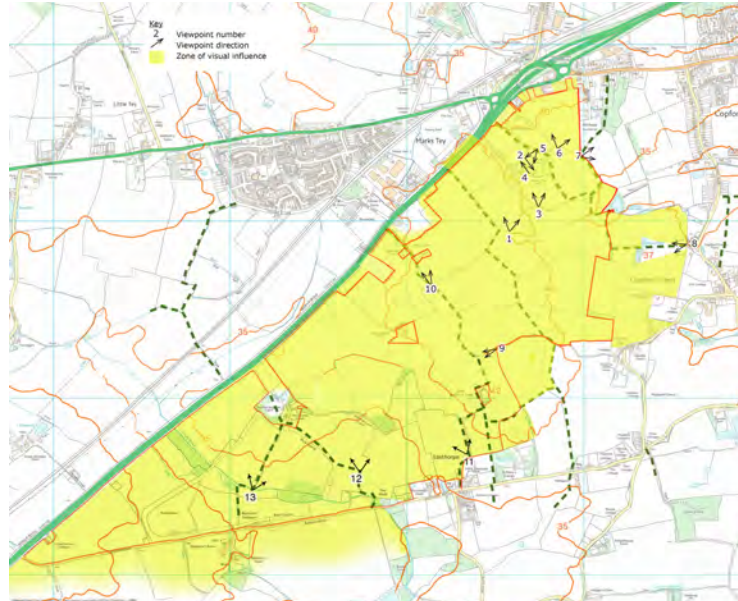
3 Looking north towards the Hall across land with potential to become the village green.



4 The chapel and barn at Marks Tey Hall.



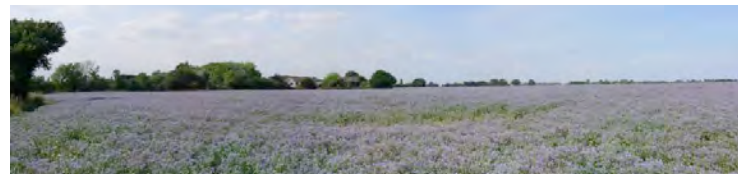
5 View from footpath within the site looking south west across parkland towards the hall hidden in the trees.



Zone of Visual Influence and Viewpoint Locations



9 Open section on the southern boundary looking west with the site right of the footpath and Little Bircholt Farm visible on the left.



10 View from Doggets Lane footpath within the site looking north to Doggets and Hammer Farm and towards the A12.



# Landscape Appraisal



6 The north east corner of the site looking north with Marks Tey garage and gardens on London Road and Mill Road backing onto the site.



7 Footpath within the site looking east towards Copford which is screened by intervening hedges and woodland.



8 View from the public footpath at Copford School looking west with the site beyond the hedgerow and woodland across the field.



11 Looking north from public bridleway off Easthorpe Road looking north to woodland and the principle elevation of Little Bircholt Farm



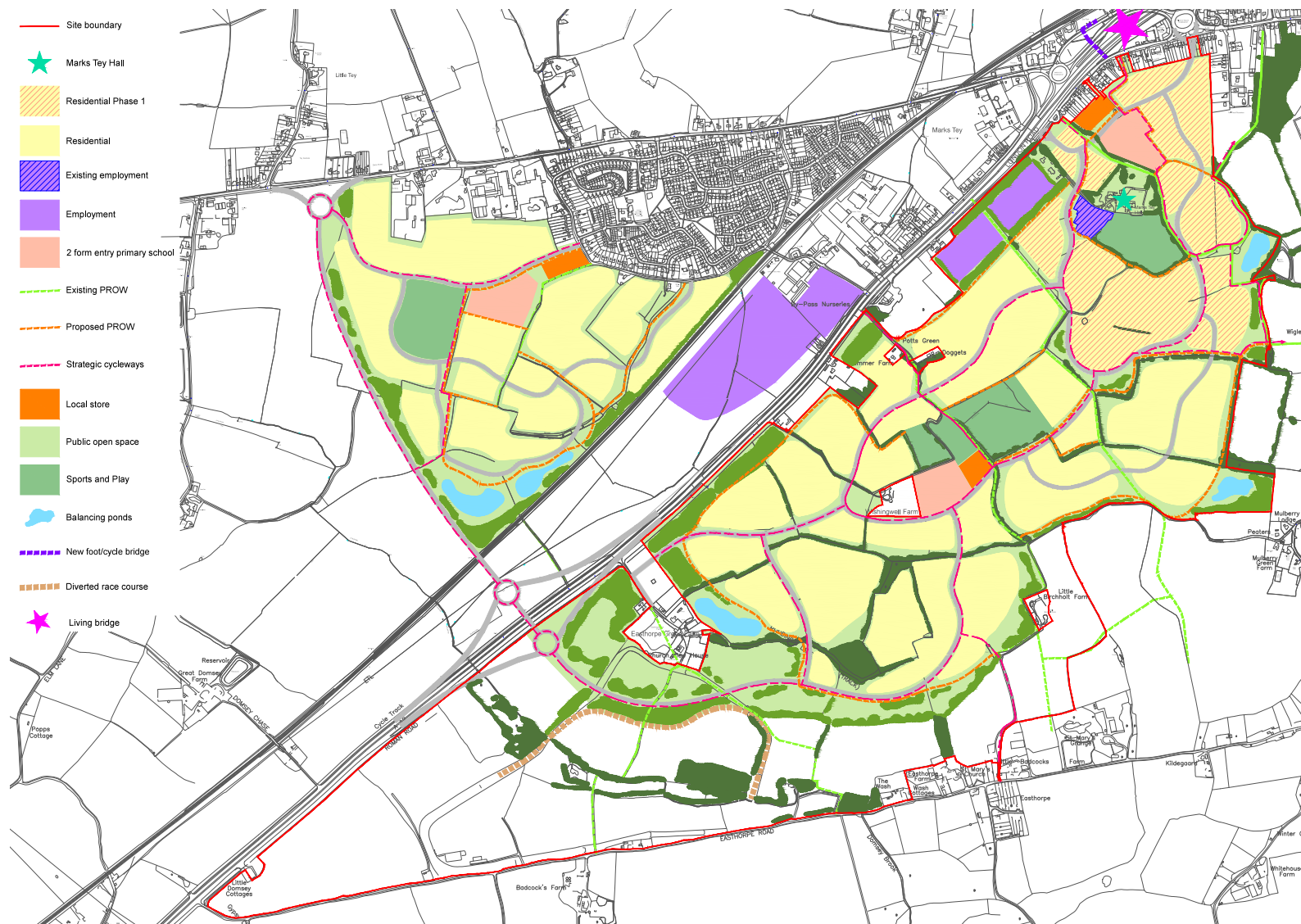
12 Looking north from public footpath off Easthorpe Road with woodland to the right and Easthorpe Green Farm grounds on the left



13 Looking north from the footpath at the race course towards Easthorpe Green Farm set within wooded grounds



# Illustrative Master Plan



# Illustrative Master Plan

- Approx. 4750 new homes - sustainable low carbon development.
- Potential to create a focal point/centre for Marks Tey.
- Living bridge over the motorway.
- Better connections across A12 - a new foot bridge and road bridge.
- Potential to enhance London Road to create a 'high street' with potential to improve the public realm.
- Restored Marks Tey Hall and new Village Green.
- Well placed primary schools, local shops and public parks.
- New employment development.
- Extended footpath network , a country park and habitat creation.
- Strategic cycle routes.
- Screening along the A12.
- Benefits for Marks Tey North with new school and open space.
- Critical mass of population for a secondary school near the station.
- Point to Point course retained and redesigned.