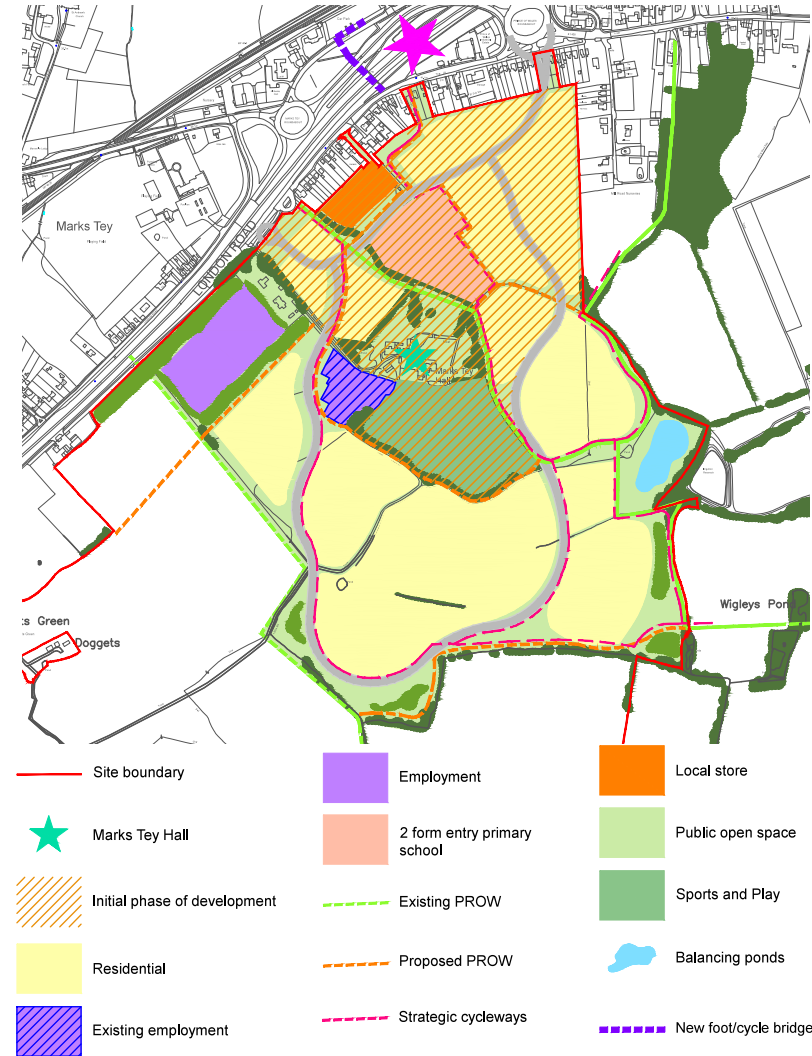


Illustrative Master Plan - Phase 1

- Approx. 900 homes at a density of 35 dph
- A new link road to relieve London Road
- A two form entry primary school on a 2 ha site.
- 2.8 ha for employment use, (including 0.8 ha of existing employment south of Marks Tey Hall).
- 3.6 ha of land for sports and play and community facilities
- 0.6 ha for a local store/shops.
- A new footbridge over the A12, A120 and Station Road.
- Additional footpaths
- Renovation of buildings at Marks Tey Hall.



★ Living bridge

Transport



Transport - why Marks Tey?

- Existing community
- Shops, primary school, employment
- Direct access to A12 and A120
- Rail station on Great Eastern Main Line
- Bus stops and routes to nearby towns
- Good access to Colchester, Braintree, Ipswich, Chelmsford and London by road/rail

Transport



Transport - issues

- Congestion
- Severance effect of A120
- Access to rail station
- Parking for shops on London Road

Transport - issues



Transport - issues



Transport - issues



Transport - Road



Transport - Highways Agency improvements

- Road Period 1 (2014/15-2019/20)
- A12 widening J19 (Boreham) – J25 (Marks Tey)
- 2 > 3 lanes in each direction
- M25 to Ipswich technology improvements (CCTV, VMS, detection loops)
- Road Period 2 (2020/21-2025/26)
- A12 widening J27 (Colchester west) 6 – J29 (A120 east)
- ECC £5m funding A120 widening study

Transport - Highways Agency improvements

