

Summary - A vision for Land at Marks Tey  
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## Land at Marks Tey

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CBC has confirmed that the new Local Plan will be required to meet its full local Objectively Assessed Need (OAN) for housing and employment. Towards identifying this OAN figure CBC has commissioned a joint Strategic Housing Market Assessment in partnership with Braintree, Brentwood, Chelmsford and Maldon Councils. It is clear that the current housing target of 830 dwellings per year will need to be substantially increased to accommodate rising population pressures. Findings so far suggest a range of 1065 to 1225 dwellings per year over the Plan period.

Sufficient, unconstrained land is available at Marks Tey to meet this step change in demand for development sites in the Borough. The land is not subject to ownership constraints that would delay its deliverability in the Plan period. An illustrative master plan has been prepared to demonstrate how the land might be developed to include early phases of growth to meet demand in the first five years of the plan. The master plan also shows how collaboration with adjoining landowners can meet the Council's requirement for "large new schemes with the critical mass required to create sustainable new communities that can fund new infrastructure and provide a full range of mixed uses" (report to the Local Plan Committee, 30 June 2014).



Site Location

## Opportunities and Constraints

- Relatively flat, greenfield site with no environmental constraints or policy designations of national, regional or local significance that might prohibit development.
- No overriding ecological constraints to development. A third of the network of existing hedgerows on and around the site are classified as 'important' in terms of their structure and floral composition. These offer the opportunity to create form and structure to the proposed development and are predominantly retained and enhanced in the illustrative master plan.
- Good access to Colchester town and other service centres via a range of transport modes. The site lies within walking and cycling distance of the railway station and existing bus stops. Growth in this location would therefore help to achieve more sustainable travel behaviour by reducing car dependency and congestion levels into and around Colchester. New development at this location could justify further improvement to public transport services.
- Lies within walking and cycling distance of numerous services and facilities in Marks Tey and Stanway.
- Marks Tey Hall at the centre of the site comprises an important group of listed buildings in need of urgent major repair and restoration. New development will enable the listed buildings, their grounds and setting to be restored and brought back into viable use. The historic group of buildings will be preserved and enhanced by retaining surrounding parkland and creating a new village green to the south.
- Close to existing employment to be retained and enhanced. Retail uses along London Road, adjoining the site. The proposed scheme offers the opportunity to address parking and loading difficulties and other traffic and pedestrian conflicts. Traffic calming proposals to London Road will help create an enhanced public realm.
- Good connections to public rights of way and the opportunity to extend these, creating further open access to the countryside. Linkages will be created to a proposed linear country park to the south.
- An area of flood risk in the south-eastern part of the site that will remain free of development.
- Some isolated farmsteads within the site.
- Good natural screening along the site boundaries to the north and east. Existing development screens views to the west. The south east is more open to view and will remain in an open form as a proposed country park.

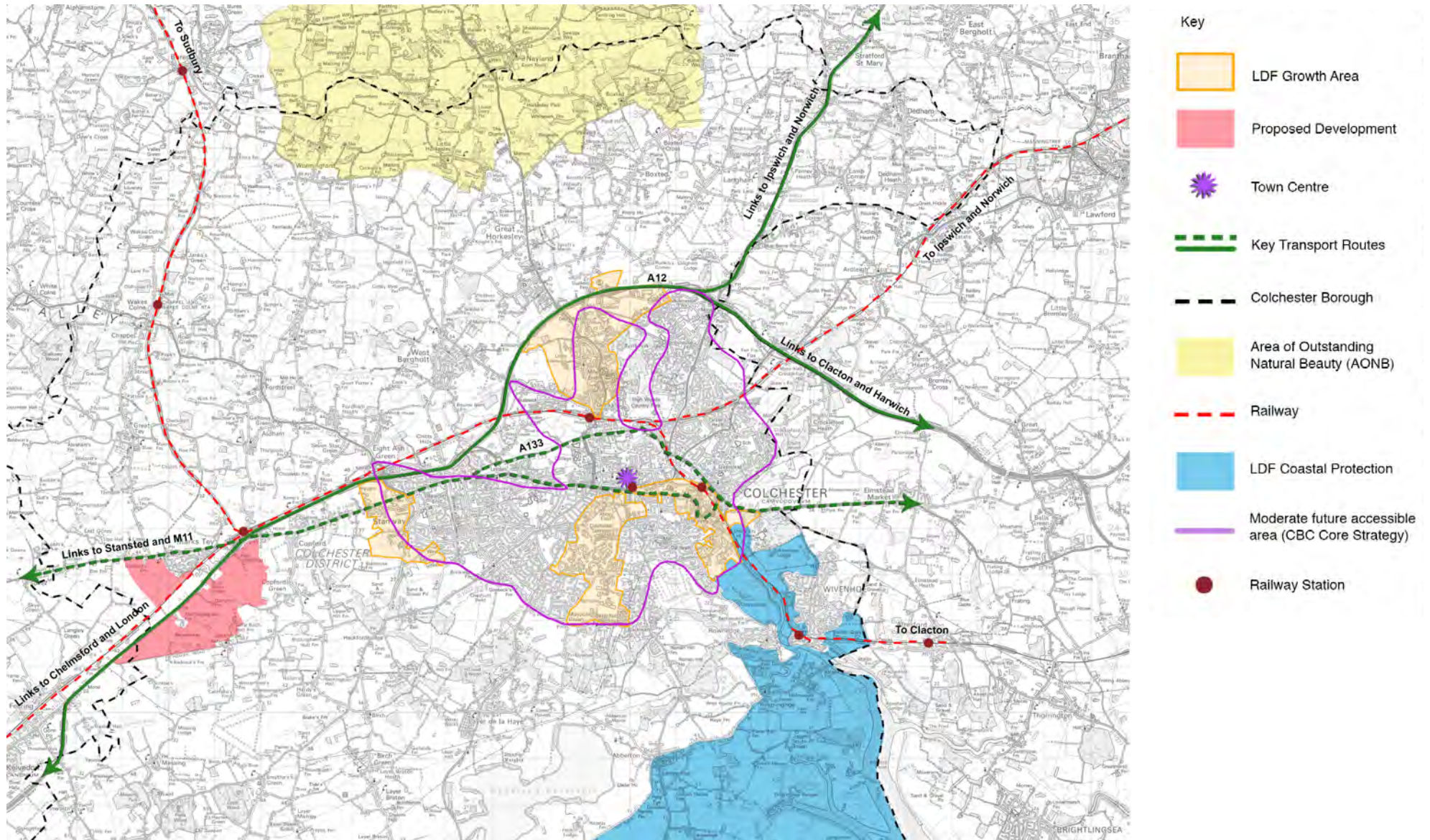
## Land at Marks Tey

### Key Sustainability Issues to guide future growth

- Provide sufficient mix of housing to meet local needs, including affordable housing
- Ensure Colchester does not lose its identity as it continues to expand
- Match population growth and employment
- Cater for an aging population and resultant pressure on health and care services
- Maintain and enhance the natural and built environment of the Borough
- Protect the setting of important landscapes such as the Dedham Vale AONB
- Preserve countryside areas and strategic green gaps between settlements
- Avoid areas of high Flood Risk
- Respond to issues of rural isolation
- Need to improve access to services and facilities, improved public transport links
- Prevent dispersed patterns of development that increase the need to travel and lead to a subsequent increase in congestion and greenhouse gas emissions
- Avoid growth patterns that result in high car dependency, reduce congestion into and around Colchester and improve public transport links.

In recent years a considerable amount of development has taken place on brownfield land. The adopted Local Plan includes two large urban extensions at North Colchester and Stanway. It is recognized by the Council in its emerging evidence base documents that greenfield land will now be required to meet the future needs of the Borough. There will be increasing pressure on greenfield land to achieve the range of sustainability objectives.

Development of land at Marks Tey is well placed to meet the sustainability objectives identified by the Council in its Scoping Report for the new Local Plan. The opportunities and constraints to future growth together with areas of recent growth are shown diagrammatically on the plan opposite.



Opportunities and Constraints to Future Growth