

Land at Marks Tey

Phase 1 – Overall

Phase 1 of the Vision for Marks Tey could be delivered in the short term to provide up to 900 homes of mixed tenure, a new 2 form entry primary school, a local/ neighbourhood convenience store/additional shops, open space and community facilities, potentially provide a new link road to relieve London Road and include the restoration of Marks Tey Hall and associated listed buildings and setting. It would also establish a landscape and design framework to be extended into subsequent phases.

Proposed vehicle, footpath and cycle access arrangements to serve Phase 1

- reconfiguration of the Prince of Wales roundabout to provide a full fifth arm to serve the development, together with widening of the B1408 London Road east, A12 westbound off-slip and A120 approaches to provide flares with 3 lanes at the give way line; and
- reconfiguration of the turning facility on London Road at the start of the A12 westbound on-slip to provide a full 3-arm roundabout.
- ECC require two points of access to serve new development proposals in excess of 200 dwellings, with 6.75m wide carriageways with 3m wide foot/cycleways to serve developments in excess of 700 dwellings, or mixed-use schemes, and to accommodate bus routes. The internal highway network would comprise a spine road network of such routes to ensure maximum penetration into the development by bus routes so that no house were more than 400m (a 5-minute walk) of a bus stop in accordance with good practice.
- Improvements are also proposed to the Marks Tey roundabout.
- New pedestrian route around the Prince of Wales roundabout, new signalised at-grade crossing of the A12 eastern on-slip and Station Road.
- Provision of a foot/cycle bridge adjacent to the existing footbridge across the A12.
- Enhancements and extensions to existing bus services.

Land use

Phase 1 has a residential capacity of around 900 homes at a density of 35 dph and is achievable in the short term.

The scheme also provides:

- a new link road to relieve London Road
- a two form entry primary school on a 2 ha site.
- 2.8 ha of land is provided for employment use, which includes 0.8 ha of existing employment land to the 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.

Landscape

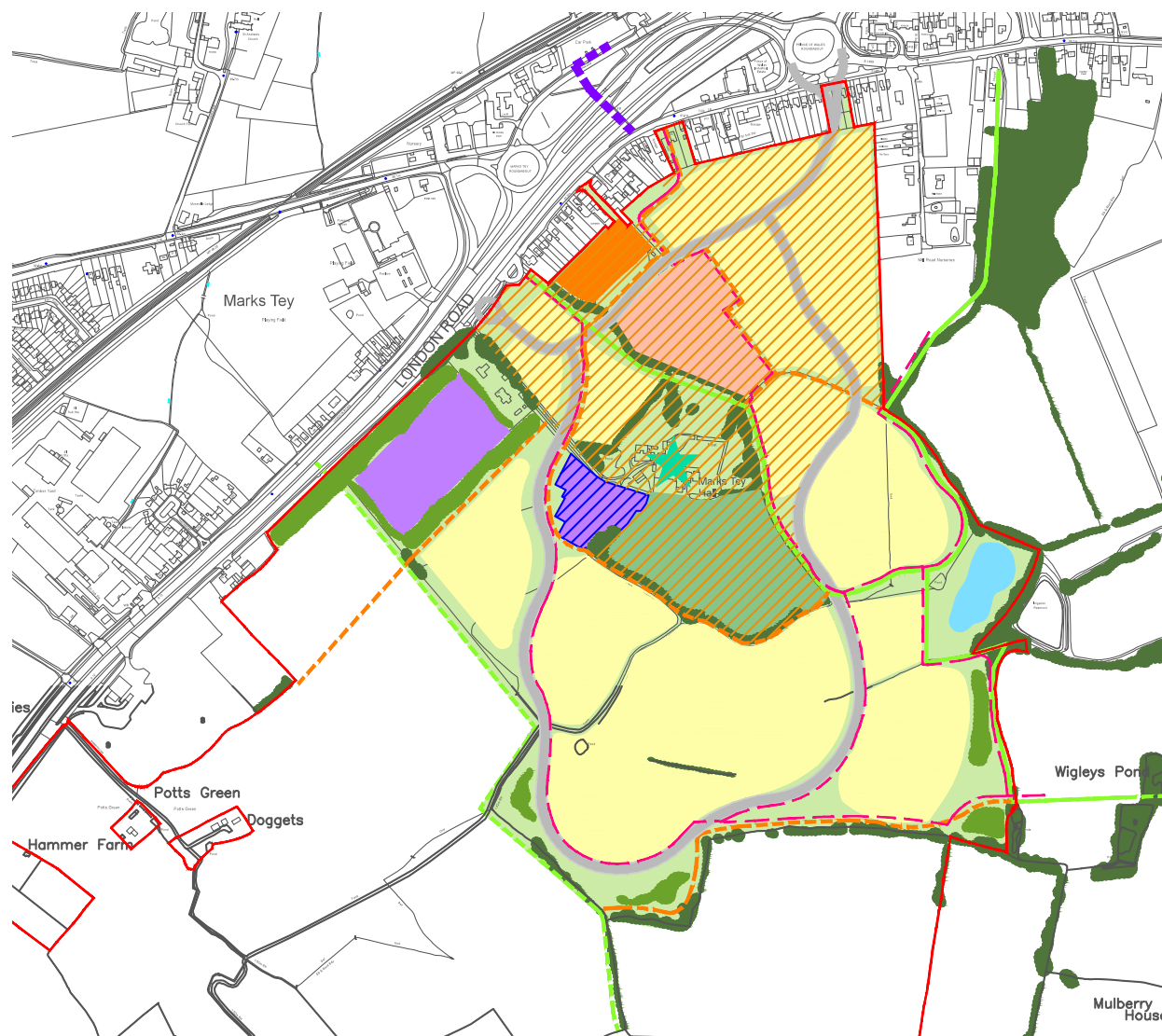
The landscape strategy preserves the amenity value of the existing public rights of way by retaining them within the development and giving them space and additional planting to provide a network of green corridors linking the larger public open spaces and the linear country park to the south.

Existing hedgerows will be retained and new public rights of way created to connect with the existing footpath network.

The setting of Marks Tey Hall with the associated listed barn, chapel and immediate gardens would be preserved and enhanced by retaining the surrounding parkland and providing new landscape and management and creating a village green on the large field to the south.

The initial phase of development would enable Marks Tey Hall, its out-buildings and grounds to be restored to viable use.

Land at Marks Tey



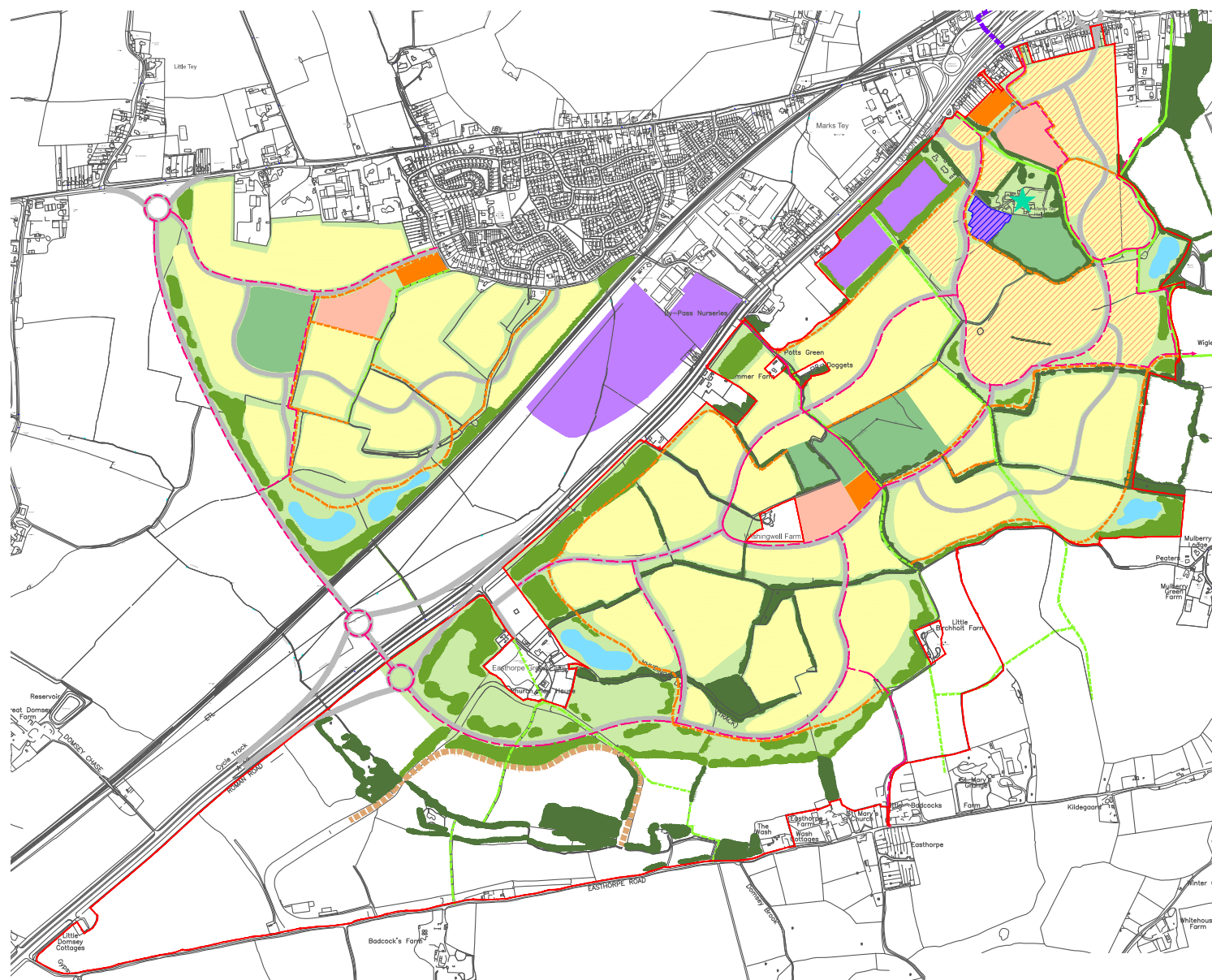
Proposals for Phase 1 - Illustrative master plan

-  Marks Tey Hall
-  Initial phase of development
-  Residential
-  Existing employment
-  Employment
-  2 form entry primary school
-  Existing PROW
-  Proposed PROW
-  Strategic cycleways
-  Local store
-  Public open space
-  Sports and Play
-  Balancing ponds
-  New foot/cycle bridge

The Merits of Marks Tey as a Major Location for Growth

1. A new/expanded settlement at Marks Tey – due to its location along a railway line – was considered as a “radical alternative to growth” in the Core Strategy Examination and was referred to in the Inspector’s Report. It was not supported at that time because it was seen to detract from the regeneration within Colchester town and the desire to prioritise the re-use of PDL. The Inspector added that it would be more appropriately considered in the next phase of plan-making (para 7.7). Under current Government guidance and the need to meet future full objectively assessed need for housing and employment in the 20 year plan period, CBC are now seeking to identify options for major growth, including a potential new Garden City.
2. After Colchester town centre, Marks Tey - as a multi-modal transport node/ hub including the main and branch railway lines, excellent bus services and the A12 trunk road and A120 intersection - is already a highly sustainable, but under-utilized location, with significant potential for further enhancements/ improvements.
3. The existing settlement pattern at Marks Tey is fragmented and sporadic, lacking an effective central place and public realm. It has grown organically and now there is the opportunity to plan effectively and comprehensively to repair and enhance the settlement form, secure major new engineering and social infrastructure and create a sense of place. A holistically planned major expansion of sufficient size would have the benefit of economies of scale to support a wide range of the community’s needs and aspirations.
4. The area is relatively free of important environmental and policy constraints and has environmental and technical capacity to accept major growth in a logical and phased manner.
5. The overall development capacity would secure the provision of major infrastructure improvements, eg. a new grade-separated junction on the A12 and new link road to the A120 to relieve the existing Marks Tey highway network, additional rail and bus enhancements, a new relief road to the mixed use area of London Road and the scope to make the existing commercial area into a traffic-calmed and shared surface public realm with new hard and soft landscaping.
6. The scale of development proposed would provide new local schools and justify securing funds for a new secondary school. The ideal location for this would be north of the A120 in proximity to the railway station.
7. The vision would provide the opportunity to promote new employment opportunities and boost the local economy, both through provision of local jobs and through convenient links to other employment centres in the sub-region. With excellent train services to London, it is inevitable that a proportion of residents would wish to commute to London, to take up the very wide and specialist job market that cannot be offered locally, but who could not afford to, or wish to live in the Capital for family and leisure reasons.
8. The vision provides the scope to create a ground-breaking, flagship sustainable community following the key principles of the Garden City concept. The potential scale would provide for approximately 4,750 homes and accommodate a population of 14,011 people, ie. similar in scale to many market towns including Saffron Walden.
9. Phase 1 of up to around 900 new homes could be delivered in the short term without the need for major strategic infrastructure. This first phase could establish the high quality standards of design and landscape framework to be followed in subsequent phases.
10. A holistic approach to planning an expanded community of sufficient scale would provide opportunities for best practice low carbon development, energy saving, water conservation, waste recycling and enhanced biodiversity.
11. Phase 1 would also enable the preservation, enhancement and restoration of the group of listed buildings at Marks Tey.
12. The landowners promoting these proposals are willing to engage with Colchester Borough Council, Essex County Council, Marks Tey Parish Council, the Highways Agency, Network Rail and other major stakeholders and other relevant landowners to collaborate and work in partnership in order to deliver the vision.

Land at Marks Tey



- Site boundary
 - ★ Marks Tey Hall
 - Residential Phase 1
 - Residential
 - Existing employment
 - Employment
 - 2 form entry primary school
 - - - Existing PROW
 - - - Proposed PROW
 - - - Strategic cycleways
 - Local store
 - Public open space
 - Sports and Play
 - Balancing ponds
 - - - New foot/cycle bridge
 - - - Diverted race course
- Proposals - Wider Scheme

Andrew Martin - Planning

Town Mill, Mill Lane, Stebbing, Dunmow, Essex, CM6 3SN

Telephone: +44 (0)1371 855855

Fax: +44 (0)1371 856201

Email: info@am-plan.com

URL: www.am-plan.com

© Copyright 2015 Andrew Martin - Planning All Rights Reserved.



ARDENT | CONSULTING
ENGINEERS

