



PUBLIC CONSULTATION REVIEW

MAY 2019

Great Tey
Neighbourhood
Plan Group

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The story so far

On 2nd June 2017 the Great Tey Parish Council made a formal application to Colchester Borough Council to designate an area for the Neighbourhood Plan, which constitutes the entire parish. Following acceptance of the designated area by Colchester Borough Council on 20 June 2017, a committee was formed of Parish Councillors and other parishioners, to commence development of the Neighbourhood Plan. Colchester Borough Council nominated a Planning Officer to support and guide the committee in their work.

It was decided that an open afternoon should be held inviting parishioners to come along and give their views on the future of the parish, covering a range of topics including Housing, Employment, Leisure, Environment and Infrastructure. The attendance was not sufficient to provide a realistic representation from the village, so it was decided that members would approach groups within the community to give them the opportunity to express their views. The comments received have been collated and compiled into this report.

Introduction

This document comprises part of the Consultation Statement required under the Neighbourhood Planning Regulations 2012 (the Regulations). As the Plan progresses through the stages of preparation it will be added to and amended as appropriate. It provides the details of the consultation process undertaken as part of the development of the Great Tey Neighbourhood Plan (The Plan) as set out in the Regulations. Great Tey Parish Council set up a subcommittee – the Great Tey Neighbourhood Plan Group (the Plan Group) - who have been working on the development of the Plan since June 2017 and have undertaken public consultations, as detailed within this report. The consultations identified a range of issues which have all been recorded and will be combined with an evidence base that is currently being produced. This will be further developed in response to comments on this report.

Consultation to Date

The Plan Group has made every effort to involve those living and working within the parish to be able to inform the Plan. The first public consultation (in compliance with part 5 of the Regulations) started on the 30 of September 2017 and is ongoing. Within this period the Plan Group has undertaken the following steps to engage stakeholders:

- **Leaflet Drop:** The Plan Group hand delivered letters notifying residents within the Parish of the production of the Plan and the consultation that was ongoing with the relevant information in relation to how to respond.

- **Public Exhibition:** On the 30 of September 2017 the group held an exhibition in the village hall. The exhibition provided an overview of the process and purpose of the Neighbourhood Plan, and invited attendees to give their views under the following topics:
 - Employment
 - Environment
 - Housing
 - Infrastructure
 - Leisure

These views were gathered by means of colour co-ordinated Post-it notes, which were retained and collated. This same format was used at meetings with groups in the community.

The Plan Group also had a stand at the Issues and Options consultation event that was held by the North Essex Authorities (Colchester, Braintree, Tendring and Essex Councils) as part of the Development Plan Document consultation, which was well attended.

- **Attendance At Community Groups and Organisations:** Members of the Plan Group attended different community groups and organisations between 2017 and 2019. The Plan Group has met with the following organisations:
 - The Women's Institute
 - The Thursday drop-in
 - Preschool
 - Parochial Church Council
 - Scouts

At these events members of the Plan Group presented the issues facing Great Tey going forward and then an opportunity was given for attendees to respond on the day of the event or submit a response at a later time.

- **School Discussion:** The school was invited to engage in a project expressing their views on how they see the village in the future. Opinions have been received from years 5 and 6.
- **Scout Project:** The Great Tey Scout and Beavers Groups were set the task of considering the type of development they would like to see in the village, and their responses have been recorded.

Consultation Responses

First we would like to extend a thank you to all who have participated and engaged in the process so far. The responses to this have been collated and analysed and the next section of this report highlights the views that have been expressed through the consultation process. Comments have been organised into 5 broad topic areas and take into account the points raised to date. The full comments submitted and the response of the Plan are available to view on application.

Environment

Generally, most respondents gave consideration to the environment within their commentaries. This was an area of particular interest to the younger members of the community who responded. The notes received from a discussion that some of the year 5/6 children had at the village primary school suggest that there was a strong interest in more trees being included within the village(to allow them to climb them) and that a pond would attract wildlife. A hide for birdwatching was also suggested. The scouts had a similarly environment orientated view and suggested there should be trees planted within the street scene and that plastics should be made easier to recycle. Whether or not some of the ambitions will come to fruition through the production of the Neighbourhood Plan, it is clear that the environment is a key concern for the younger members of our community and this should be given due consideration.

Other comments received covered similar points. One respondent echoed the desire for a lake for wildlife and others felt that some sort of wildlife habitats could be included within the village. Others have noted that there are other methods to increase biodiversity such as the inclusion of hedges and woodland. It has been contemplated that some interventions such as areas which need maintaining will likely come at a cost. Who will pay for the ongoing upkeep and maintenance alongside any liability needs to be considered. A few commentators have also suggested that the existing footpaths

and public rights of way should be better maintained including sections of the Essex Way.

Concerns have been raised that more homes would generate more traffic and pollution within the village. Alongside this some have commented on the need to slow traffic through Great Tey village and suggested various methods of doing so, such as the inclusion of chicanes. Restrictions to 20mph in residential streets has also been proposed by some respondents.

Housing

Unsurprisingly, the subject of housing was broached by most respondents and as would be expected no one unified view has been expressed, the comments received are summarised below:

- **Amount of New Homes:**

Various views have been expressed in relation to the quantum of new homes with different rationales. It has been suggested by some that a small amount of new homes could increase the proportion of children living within Great Tey village attending the school. Several responses referred to the size of new developments and there is a general consensus that the village should remain a village and not grow to the size of a small town.

A preference for smaller scale development sites (e.g. up to 10 homes) has been expressed by some respondents and it has been noted that alongside the comments in relation to the school, some extra housing within the village could benefit the vitality of the village, the viability of the public houses, the church and transport infrastructure..

It is acknowledged that the Plan is being produced at the same time as the North Essex Authorities, (including Colchester Borough), have the examination into Section One of the Local Plan suspended following the submission to the Inspector at the Examination in Public held in January 2018. In terms of comments in relation to sites allocated within the emerging Local Plan and the proposal for a vast new town at West Tey (generally referred to as a 'garden community') we are advised that this is outside the scope of our Neighbourhood Plan. Notwithstanding this, because the scale of West Tey and the other 'garden communities' are so large and the potential affect across the whole area so far reaching, it is impossible to plan effectively for our parish without keeping those proposals in mind. The Neighbourhood Plan, once adopted, can help inform future decisions on some details of the 'garden communities' proposals.

- **Size and Types of Homes:**

Many comments suggest that more social and affordable types of homes should be prioritised within the village for various reasons including the desire for many of those inhabitants to have the ability to stay close to family. Rationales included the ability of younger members of the community to be able to find independent accommodation or step onto the property ladder locally, whilst others acknowledged that smaller more affordable homes may also enable those wishing to downsize to smaller properties, to stay locally, freeing up larger family homes. Starter homes have been mentioned in the commentaries and several have stated that they do not wish to see larger executive homes.

In terms of style of homes, terraced homes, bungalows and flats could all play a part in the development of Great Tey. Garden sizes have also been considered with one commentator proposing a variety of garden sizes (courtyard, small and large) whilst another noted that gardens should be a minimum of 40ft in depth.

Parking is frequently noted as a key issue, with some suggesting a minimum of 2 parking spaces per property and others suggesting that a parking space should be provided for each bedroom in a property.

- **Tenure of New Homes:**

As indicated a call for affordable types of units is a common response. Various types of affordable homes have been suggested including social, rented, starter homes and community led development.

- **Architectural Style of New Homes:**

Architectural style did not generate many comments. However it was suggested that any new homes should be in keeping with the village and the rural setting. One commentator suggested cottage style homes, where possible.

- **Location of New Homes:**

One area has been indicated as a possible site for new housing - land at Moor Road. No further details were submitted to support this. Other sites may also be considered.

- **Local Plan Allocations:**

The two sites allocated in the Colchester Borough emerging Local Plan were considered. Though the principle of these proposed allocations is outside the scope of the Plan, it should be recognised that once adopted the Plan will be used to consider any subsequent planning applications including those on the allocated sites. Our Plan can therefore influence many details around the way these and any other sites may be delivered, including design, layout, community infrastructure, housing mix and type. Information gathered as part of the Plan preparation will be used to inform developers of the community's views and help direct the way in which sites are developed.

The views of the community have already been expressed in relation to concerns about road access to the Brook Road site and this has been further considered by the developer.

• **'Garden Communities':**

Many issues related to the proposals for North Essex 'garden communities', East of Colchester, West of Colchester (West Tey) and West of Braintree, have been raised. As indicated, the principle of the garden communities is outside the scope of the Great Tey Neighbourhood Plan process. Notwithstanding this the Plan provides the community with the chance to inform how any major developments could relate to the Parish, if any such plans are to go forward.

West Tey, as currently proposed, being so close to Great Tey and being such a large development, would have a huge impact on Great Tey and the whole region for many years. The impact would include:

- Housing and house values;
- Roads, access and traffic;
- Environment, the countryside, wildlife and air quality;
- Jobs and opportunities;
- Rail, bus and transport services;
- Healthcare;
- Education;
- Shopping and other local services; and
- other aspects of the lives of the local community.

Employment

Consultation with local employers is ongoing: however, the subject was discussed in responses received. A few recurring themes have been identified as summarised below:

- **Networking:**

Several respondents have suggested there is a need for there to be a local directory of businesses within the village and that it could be beneficial for those seeking employment including those starting out in the world of work.

- **New Opportunities:**

Other than retail opportunities it has been suggested by some that the village could benefit from some further employment, such as opportunities in agriculture, and also that the village could accommodate small scale light industrial units. Locations were not generally mentioned, although one respondent suggested that further employment might be possible in one of the existing locations: the Teybrook Centre for example.

Others have noted that they do not wish to see more transport related businesses or any heavy industry and one expressed a desire to see no further opportunities for work within the village. It is also noted that one respondent suggested that most residents will continue to leave the parish for work.

- **Infrastructure:**

Other than as recorded below, little was mentioned in respect of infrastructure. The idea of some shopping provision within the village was raised and it was noted that faster broadband would be preferential. Beyond this the children in the village primary school observed that an increase in shopping and leisure facilities may lead to further traffic entering the village to use such facilities. It has been suggested that the road network within and surrounding the village may not be suited to larger industrial employers.

- **Village Retail:**

Some respondents suggested that there could be a provision for one or more small shops. Various ideas for shops have been proposed including a coffee shop and a farm shop and additionally that some sort of monthly farmers market could be held in the village; possibly at the village hall.

- **Existing Employment Sites:**

There was little discussion of the existing employment sites (see also New Opportunities above).

Leisure

An array of comments was submitted in relation to leisure within the Parish. The points raised are summarised below:

- **Public Houses:**

A number of respondents suggested that to maintain community spirit more use could be made of the local pubs: the Chequers in the village and the Kings Arms at Broad Green.

- **Community Groups and Clubs:**

There is currently a good range of clubs and societies in the village, but they could be better supported. Whilst there is already a church, a pub and a village hall, it has been suggested that there is a need for a community hub, incorporating a shop, cafe, and activities for teens and young adults.

- **Existing Facilities:**

- Village Hall

Opinion was divided between wanting a larger village hall on the recreation ground and keeping the current village hall where and as it is.

- Playing fields

Overall people thought that the playing fields could be better utilised. Some respondents felt that the standard of upkeep was lacking; suggestions included introducing outdoor sports facilities and gym equipment, although one person mentioned that the existing population was not adequate to support major changes.

- Swimming pool

There was a lot of support for the proposed refurbishment of the school swimming pool, which could be opened for public use.

- **New and Additional Leisure Opportunities:**

A number of people expressed a desire for new and additional leisure opportunities, including a sports hall or pavilion, but overall the view was that the population and funding were insufficient to support such ventures.

Infrastructure

In relation to infrastructure some key themes have arisen in the comments received. The points raised have been summarised below:

- **Roads and Footpaths:**

The quality and level of maintenance of highways in the region was a common theme throughout, as were footpaths. The lack of pavements, particularly along Brook Road, is considered a safety issue. Some respondents expressed a need for more designated cycle paths, although one person was against this idea.

- **Transport:**

Many people expressed the need for a better bus service and the idea of a Community Bus was raised.

- **Utilities**

- **Broadband**

There was a range of views expressed regarding the quality of broadband, some saying that it is inadequate, and others saying it was wonderful.

- **Gas**

Gas was mentioned, it being stated that mains gas would benefit the village.

- **Water and drainage**

Several people said that the drains should be kept clear. There is a view that the existing sewage and drainage facilities would be inadequate in the event of major new development within Great Tey village.

- **Retail**

Many respondents wanted a form of village shop, either community shop, farmers' market or commercially run, providing a range of products from basic fruit and veg, to a small deli and newspapers.

Other Comments

Whilst not relevant to any specific heading, there was the strong opinion expressed throughout that Great Tey should retain its village status and not be subsumed within any proposed 'garden community' or other major development.

Next Steps

The Plan Group has used the information gathered so far in order to produce this consultation report. We hope this draft will encourage people within the Parish to comment and respond so that we can formulate our visions and objectives. The results,

together with the evidence base which is being produced, will be taken forward to produce the first draft of the Great Tey Neighbourhood Plan.

This document will also be used to inform the Consultation Statement that will be required to ensure the Neighbourhood Plan is legally compliant.

Please send any comments to:

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