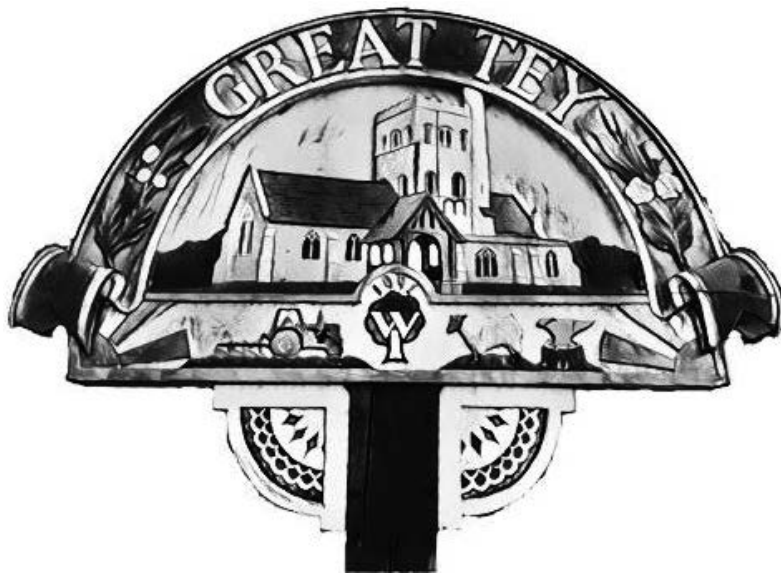


Great Tey Neighbourhood Plan Group



UPDATE AND CONSULTATION
WITH RESIDENTS FOLLOWING
'CALL FOR SITES'



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1. INTRODUCTION and PURPOSE of the NEIGHBOURHOOD PLAN.

1.1 The Neighbourhood Plan (NP)

Neighbourhood planning provides the opportunity for communities to set out a positive vision for how they want their community to develop. The emerging Colchester Local Plan has a time frame of 2017 to 2033, but there is the option to plan for a longer period than this at a local level. Colchester Borough Council (CBC) have allocated two areas in the parish for residential development: one development of 15 dwellings on Brook Road and a further site for 30 dwellings on New Barn Road (see below). These two sites are sufficient to meet the requirements of the emerging Colchester Local Plan, but we have the opportunity to look beyond this and consider the impact of future development on our community and the environment.

1.2 Purpose of NP

A neighbourhood plan, once adopted by CBC, is a legally binding document which will shape and guide the development of the area. The Great Tey Neighbourhood Plan is our chance to shape the future of the parish and the final document will be a material consideration that will have to be used in the decision-making process for planning applications.

1.3 Call for sites

In order to see what areas within the Parish might become available for future development, the NP Committee (following advice), commenced a Call for Sites process. Basically, this asks anyone who thinks they might have land suitable for development within the Parish, to put that land forward for consideration. There were 3 responses that we refer to below as: (i) the PF Vision; (ii) the Glebe Land; and (iii) the A120 Land.

2. THE PF VISION

Long term resident and local farmer, Peter Fairs, responded to the Call for Sites, with a comprehensive proposal, being a mid- to long-term vision for sustainable development. The plan is stated as being consistent with the rural nature of the Gt Tey community and encompasses housing, jobs and linked, walkable green and bio-diverse areas.

The plan shows some possibilities for the area concerned, including 3 areas for possible housing. By way of example, area E is 2.7 Hectares and shows 54 dwellings, at a density of 20 dwellings per hectare.

An outline of the proposal is shown on the plan below. The whole vision document can be viewed on the Parish website at www.greattey.com/neighbourhood-plan. Anyone wishing to receive a paper copy should email a request to greatteynp@gmail.com or call 07532 345988.

Great Tey - Sustainability Vision

Green Infrastructure

- A. Community Woodland: 9.7ha
 - providing recreational opportunities;
 - restoring and expanding native woodland;
 - carbon absorption;
 - ecological net-gain.
- B. Nature Reserve: 4.2ha
 - ecological net-gain;
 - educational opportunities;
 - recreation opportunities.

Employment

- C: Existing Employment Zone: 2.3ha
 - protecting and enhancing existing businesses.
- D: Employment Growth: 2.3ha
 - safeguarding land for the long-term economic growth.

Housing

- E: Village Housing:
 - 2.7ha
 - family housing;
 - affordable living;
 - starter homes.
- F: Village Housing:
 - 1.1ha
 - retirement homes.
- G: Village Housing:
 - 2.8ha
 - family homes;
 - affordable living;
 - starter homes.

Connectivity

- H: Walking Route:
 - 2.7km (minimum) walking route;
 - encourage physical activity through walking and running opportunities.
- I: Southern Village Relief Road

- Key**
- Key Village Services/Facilities
 - Listed Buildings
 - Existing Green Infrastructure
 - Proposed Green Infrastructure
 - Existing Open Space/Recreation
 - Local Nature Reserve
 - Community Woodland
 - Local Plan Committed Allocations
 - Sustainable Housing Opportunities
 - Existing Employment Zone
 - Employment Growth
 - Site of Ancient Monument
 - Access and Connectivity
 - Vehicular Access
 - Pedestrian and Cycle links
 - Proposed Walking 2.7km Circular The Essex Way



3. THE GLEBE LAND

This is a field of about 1.5Ha on the corner of Chappel Road and Moor Road and is partially within the village conservation area. It is owned by the Church of England (CofE), whose Agents have advised the NP Committee that the CofE would be interested in making the land available for residential development, with the appropriate affordable housing. No proposals have been received, but as an indication, the land would be sufficient for 30 dwellings, assuming 20 dwellings per hectare.

4. THE A120 LAND

At the very eastern end of the Parish in Broad Green, there is a field along the northern side of the A120, abutting the boundary with Braintree District Council, which has been put forward. The NP Committee have consulted with its Planning expert, who has advised that this land would not be a sustainable or viable option for development.

5. NEW BARN ROAD

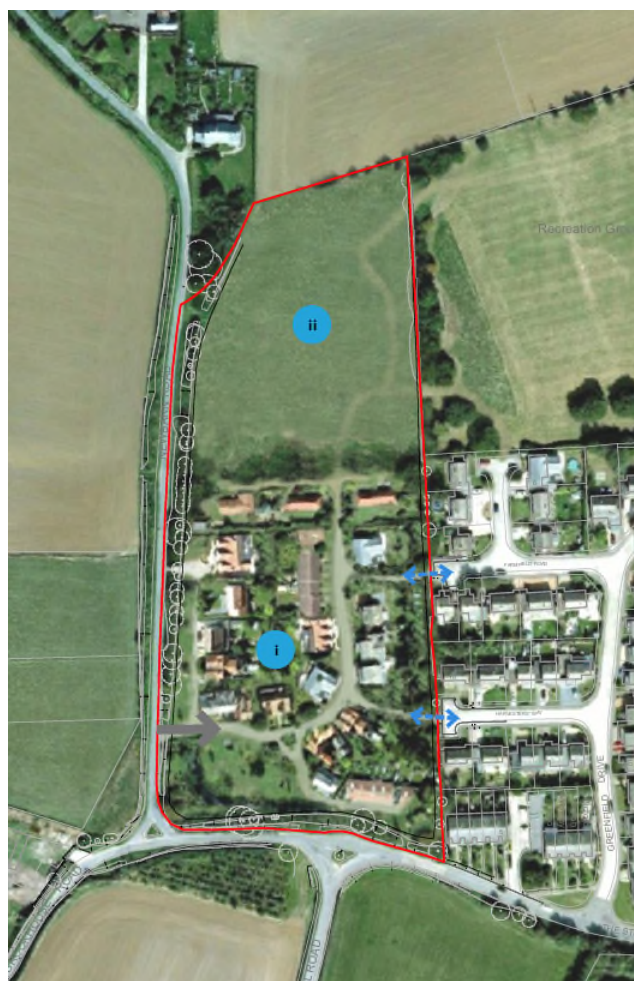
As noted above, CBC included this site in their Local Plan, even though it was not put before the Parish Council. That inclusion was a big factor in creating the NP Committee, as a large number of residents had concerns about the proposal. Mersea Homes, the developer, has accepted some of the criticisms and revised their original plan with a reduced number of houses and a green space between the new dwellings and existing properties. Copies of the original and revised plans are shown below.

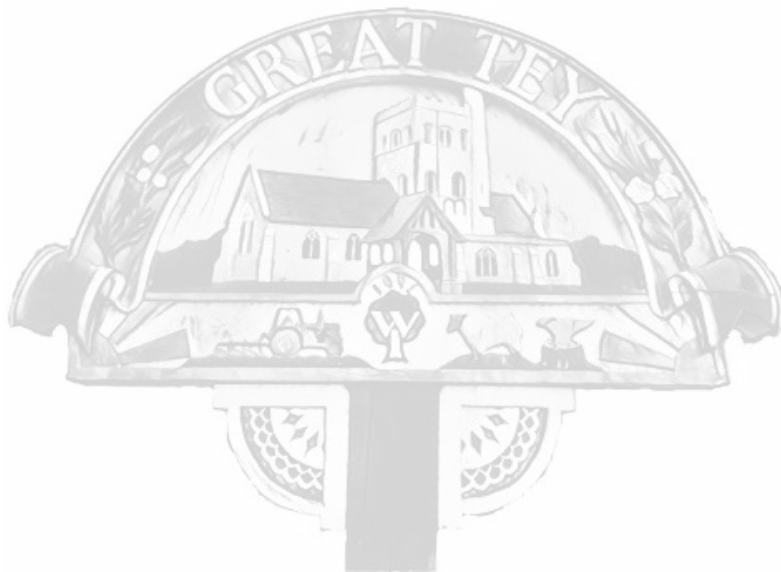
Land to the East of Newbarn Road, Great Tey

Option 1—Presented at the Great Tey Parish Meeting dated 11th September 2019

Summary

- Informed by Colchester Borough's Council emerging allocation, with the exception of vehicular access.
- Vehicular access from Newbarn Road instead of Farmfield Road or Harvesters Way.
- Pedestrian Access from Farmfield Road and Harvesters Way.
- Extension to the existing Recreational Ground.
- Extension of the urban area to the west of Farmfield Road and Harvesters Way.
- New dwellings back on to existing dwellings along Road and Harvesters Way. There will be an opportunity to explore landscaping along the boundaries during the detailed design stage.





Land to the East of Newbarn Road, Great Tey

Option 2—Emailed to Great Tey Parish on 30th August 2020

Summary

- Proposed layout amended following comments made with the Great Tey Parish Council at the 11th September 2019 and 19th November 2019 meetings.
- Built area to extend further to the north that the emerging allocation with the open space separating the new development from the existing dwellings.
- Vehicular access from Newbarn Road instead of Farmfield Road or Harvesters Way.
- Pedestrian Access from Farmfield Road and Harvesters Way.
- Linear open space to provide a different type of space with opportunities for green walking routes and long views of the countryside.
- New dwellings to overlook the new open space.



6. WHAT HAPPENS NEXT

The NP Committee wanted to advise residents of Gt Tey Parish about these possible plans and to give everyone the opportunity of commenting on them. Responses and comments can then be built into the Neighbourhood Plan.

Please respond to the following questions either by email to: greatteynp@gmail.com or by filling in the relevant boxes below and depositing them at 1 Harvesters Way, Great Tey, CO6 1AD or Marshalls Manor, Chappel Road, CO6 1JR.

The deadline for return of responses is midday on Saturday 21st November.

- Q1. Do you think we should consider a plan for additional development of Gt Tey in the longer term? Yes No
- Q2. Would you be in favour of the PF Vision long-term plan? Yes No
- Q3. Would you be in favour of allowing development of the Glebe Land? Yes No
- Q4. Would you be in favour of allowing development of the A120 Land? Yes No
- Q5. Which of the two layout options for New Barn Road do you prefer? Option 1
Option 2
Neither

Any Additional Comments (please be brief):

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Please provide the following information:

Name

Address

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Thank you for taking the time to complete this survey. If you require additional copies of this document please email a request to greatteynp@gmail.com or call 07532 345988.



Great Tey Neighbourhood Plan Group