

MARKS TEY PARISH COUNCIL

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Marks Tey Parish Council Response to Colchester Borough Council Consultation Colchester Braintree Borders Garden Community Issues and Options Consultation

Marks Tey Parish Council wishes to offer the following comments on Colchester Borough Council's Consultation on the above

Marks Tey Parish Council continues to be concerned about Colchester Borough Council's ability to deliver its ambitious proposals but note that if significant Garden Community development has to come adjacent to our community the impact could be mitigated provided it is in the format illustrated in the Development Plan Issues and Options Report. The Proposals indicate a number of early initiatives that are of advantage to our community that will be measurable by their delivery, and can give early indication of the likelihood of the delivery of the proposals as a whole. The Parish Council however ask that some flexibility be shown in the location of some the first phase development to reduce the prospect of short/medium term stagnation on the community, to help the viability of existing retail premises, and more equity of sharing the load between the Colchester and Braintree geographic areas.

The Development Plan Document proposal to place the new town centre on the existing A12 between Marks Tey and Feering is sound provided that, as proposed in the Development Plan Document, Highways England decide to reconstruct a widened A12 to the South East of its current proposed routes (i.e. a bypass that takes a rerouted A12 round the back of the existing Marks Tey London Road shops, between Marks Tey and Copford, and joining the existing A12 though the existing car boot sale site). If Highways England propose to continue with their current options this significantly compromises the Development Plan proposals. Highways England proposing to widen the existing A12 would be in straight conflict with the Development Plan Document proposals. A decision by Highways England to resort to their 'Marks Tey bypass' proposals, which does not bypass Marks Tey, rather than to the more ambitious outer complete Marks Tey bypass proposed by the Development Plan, must significantly limit and reduce the Garden Community proposals and its viability.

Similarly, it is welcomed by the Parish Council that the proposals include that no development will commence without an early relief of the A120 through Marks Tey, and that such a 2 way relief road from the east end of the Coggeshall Bypass to the existing A12 will be provided with the initial part of

the works and will positively divert through traffic from the existing road through Marks Tey, pending dualling of the A120.

Also, the establishment of a significant new park adjacent to Long Green in the first phase of the development is supported as this is in accordance with our own received community responses to the emerging Marks Tey Neighbourhood Plan. The proposal that the first phase housing development be separated from the existing community does give a 15 year respite to the community to decide on their reaction to the changes and it would seem practical and more equitable for some of the first phase development to also be within Braintree District Council's area adjoining the proposed new town centre particularly if this allowed development to be moved away from Little Tey. However, it does also pose a risk that this development is isolated and does not aid the Parish Council's desire to bond the existing community together..

Again, nothing in the Development Plan Document proposals gives certainty of CBC's ability to deliver the proposals, there being little risk assessment or mitigation of identified risks. The Parish Council would see only a Local Development Corporation Authority with CPO powers as having any possibility of undertaking and delivering this.

With all of the above, the Parish Council see 4 early indicators of the possible strength and delivery of the Plan:

- The early A120 relief road before any development;
- The full re-routing of the A12 into a full bypass around Marks Tey;
- The early adoption and start of work on a 'Long Green' park;
- Initial development separated from existing communities;

Confirmation and adoption of these would help to secure confidence in the Plan and failure on any of them will give early cause for concern on the likely delivery of the whole.

Finally, the Parish Council would ask that some flexibility should be given to the actual first phase proposals: -

- It would be good to start some early employment site development between the A12 and the rail line if access to this could be secured from the new A120 relief road/A12 junction.
- Also, some early housing development behind the London Road shops might initiate an early start to development not dependant on the A120 and might help to compensate for any effect on retail premises of any alteration of J25 with the A12 improvement;
- Finally, some allocation of the first phase housing onto Braintree land would seem to present a more practical and equitable approach to existing communities.

Allan Walker
Chairman, Marks Tey Parish Council
22nd January 2018