



MARKS TEY NEIGHBOURHOOD PLAN
Notes from the Steering Group Meeting
Wednesday 15th July 2020
7pm on [Zoom](#)

Present on Zoom:

John Wood (MTPC)
Ian Scott-Thompson (Sec)
Frank Clark
Richard Gore
Karen Seward
Allan Walker (MTPC)
Gail Gibbs
Sue Stacey
Rachel Hogger

Apologies: Patsy Beech

Welcome (from John). John had previously issued a rough email Agenda.

This will be the first of our review of the consultation response sessions, & so we will cover:

1. Minutes etc.
2. Overview of the consultation
3. The consultation log
4. Consultation statement
5. Basic Conditions report
6. Health check
7. SEA / HRA Screening
8. Reviewing the timetable (in the October support proposal)
9. Other matters - CBC's Local Plan (Committee meets tomorrow evening!)
10. Any other business

Rachel shared from her screen a pdf report of the consultation. This has been generated directly by Survey Monkey. It is applicable to all those who completed a questionnaire (there has also been one late arrival). It includes a report of the answers to the closed questions only, not the open-ended questions. There were two duplicates, from non-residents, so those will be deleted. The majority of responses support all the policies, which is an excellent result. A high proportion of respondents were in the 60-74 age bracket (p2), but this is acceptable.

Rachel shared a consultation log showing the open ended responses from residents, community organisations and visitor. 'NR' indicates a non-resident. We need to provide Steering Group comments on each. This should be fairly straightforward, and not take much time and effort.

Rachel then shared a consultation log (this is the main one) providing a report of all the responses provided in letter format. These were received from the statutory consultees and the landowners. This report also includes a couple of open ended responses from businesses, as taken from the online survey monkey.

If you know of another organisation that hasn't been included, you **MUST** say. We cannot afford to miss one. Godbolts is included in the questionnaires, because he's responding as a resident.

Rachel provided a brief overview of the comments received from the statutory consultees and the landowners.

Allan: tomorrow there's a CBC Local Plan meeting, recommending deleting the two Garden Communities, and going with the Inspector's recommendations. The Local Plan is likely to be on again, with no Garden Community in our area. However, there may well be a housing allocation to Marks Tey.

Frank: Braintree may still propose housing on our border. **Allan:** there's a small buffer zone; and Braintree and Colchester have a sufficient 5-year land supply.

Rachel: I checked the 5-year land supply, and it looks pretty healthy.

Highways England support MT01, but they don't like Andersons' access to A12; HE don't say much at all; NEECCG responded, but say little; Strutt & Parker responded for MT limited, mainly about Andersons site. They support our proposed pedestrian route. But access to the site is problematic. WH Collier want us to include their whole site, to encourage development. Andrew Martin Planning responded for RF West and Crest Nicholson, south of London Road: they say they can give us our Green Bridge. Carter Jonas wrote twice, with an addendum after A120 and A12 developments. Natural England: nothing major. Environment Agency talk about contaminated land, and their water treatment plant at Copford (at capacity). Marks Tey Farms Ltd. liaised with Network Rail, interested in land north-east of the railway: we don't really know who they are. They've provided a location plan:

John will ask Gemma to get a more accurate location. So many supportive responses! Swift Scaffolding made just one minor comment about the roundabout and pedestrian access. County Council is still lacking, as is Poplar Nurseries. Blackstone completed a questionnaire, but said nothing of import – add them to organisations.

Assuming we're not going to allocate sites, until we know A12 and A120 routes. But should we change our policy on settlement boundaries? Allow development near Marks Tey settlement boundaries perhaps, but not Little Tey. **John** will talk to Gerald, who is the new Chairman.

To Colliers: the area in question falls outside the parish boundary, and outside the settlement boundary, so it isn't included in our NP.

Feering: we can produce a standard response that we are not allocating sites, and paste that response in several places. 'Renewables' etc. is a good point; but we have no supporting evidence from questionnaires etc. We could strengthen our Policies (perhaps MT01, MT11, and MT13?)

Allan will provide us with updates quickly, as they happen. Allan will ask Poplar Nurseries to note the NP; although we cannot accept a formal response to the consultation. Same with the churches and the school. **John** will update the PC website, but NOT remove the NP. **Richard** will issue an updated Survey Monkey report, and then close the survey.

We will be referring to this work as we go through the responses in our steering group meetings. It will be very handy if you have a copy of the Reg 14 Neighbourhood Plan: either a pdf or a paper version.

All this work and the original letters received from statutory organisations and landowners are available to view at the drop box link below. Even if you don't have a drop box account you can download documents from here onto your system.

https://www.dropbox.com/sh/3h4f539c2qv2p2a/AABecVrIPEwo1WYy_3sF_9oJa?dl=0

Future meetings: Wednesdays 22nd, 29th July, and 5th August (same Zoom ID)

Ian Scott-Thompson