

6.53 *Officer Comment - The site is a relatively small field located to the rear of modern properties on Kings Gardens. The site had been considered for allocation within the Site Allocations and Development Management but safe pedestrian access from the site to the village could not be secured and so it was not allocated. This site therefore can only come forward if it is included within the strategic growth location at FEER232/3 which will provide new pedestrian access routes into the village.*

6.54 Recommendation 44 - It is proposed that sites FEER232, FEER233 and FEER230 are allocated as a strategic growth location with the following supporting policy

6.55 *"Policy – Growth Location – Land to the south of Feering*

A Strategic Growth Location has been identified at land south of Feering and is shown on the Proposals Map. It is expected that this location will provide up to 1,000 new homes. Development would also expect to provide;

- Up to 1000 new homes of a mixed size and type appropriate to the area*
- Affordable housing as per the Councils requirement*
- Appropriate employment uses to support the new community*
- Location for a new primary school or community centre*
- Community facilities including a contribution to or location for new NHS facilities*
- Public open space and informal and formal recreation including a new county park to the south of the A12.*
- Safe cycle and pedestrian access between all parts of the development and the village.*
- Provision for a Gypsy and Traveller site*

A new link road between Inworth Road and the A12 junction, improvements to the A12 junction and local road improvements as required by Essex County Council.

The delivery of each facility shall coincide with the completion of different phases of development to ensure that local services are in place when they are needed.

Development proposals which would compromise the delivery of an identified strategic growth location will be resisted".

6.56 FEER228 Land at Wills Green, Feering - The site is 1.7ha and is being promoted for residential development of around 50 homes.

6.57 *Officer Comment - The site is a greenfield site which is located adjacent to and to the rear of properties off Wills Green. It is well screened from the wider landscape by a strong line of vegetation. However the site is located at a substantial distance from the main village and facilities and is separated by the railway line. The road is relatively narrow and becomes a national speed limit rural single lane road in the vicinity of the site. As such it is not proposed to allocate the site for residential development.*

roads, doctors surgeries, schools, work places etc and these would have to be factored into any design

3.23 Coggeshall Parish Council

FEER231 – Marks Tey

The larger capacity sites on the perimeter of the village and bounded by the A120 are currently productive agricultural land (COGG177, 178, 180, 181, 182/183 and FEER231) and have landscape character overlooking the village centre and/or the river valleys. Their distance from the central amenities (shops, schools, doctor's surgery) would inevitably increase motor traffic in the village centre and potentially create safety issues in local roads with no pavements. It is also uncertain what effect the loss of open space would have on drainage in the village centre, for example the area around Bridge Street is already categorized as "likelihood of flooding – significant" by the Environment Agency. The ability of the primary school and GP practice to cope with a substantial increase in population is a real concern.

3.24 Officer Comments

Various different parcels of land have been assessed within this area which could accommodate a range of scale of new community. In all options and in line with garden city principles substantial elements of the land would be open space, including country parks and green buffers to nearby settlements, in particular for Braintree District, Coggeshall and Feering. The site would also include substantial retail and employment offers, the amounts depending on the size of the overall settlement. Due to the size of some of the options being considered major off and onsite infrastructure will be required to support the site. Major new public transport routes, some involving the improvement and enlargement of Marks Tey railway station are being investigated and bridges over the A120 and A12 would be required. Due to the scale of development major upgrades to the A12 and A120 would be required in the vicinity of the site in order to facilitate development.

3.25 Officers are therefore recommending the inclusion of the site at Marks Tey within an area of search for the new Local Plan with the accompanying policy

3.26 *"West of Colchester / East Braintree new garden community"*

The broad area of search shown on the adopted policies map, is identified as a strategic area for development of a new garden community of which the details and final number of homes will be set out in a Masterplan Framework to be prepared jointly between Colchester BC and Braintree DC and which will incorporate the following;

- (i) housing for around 2,500 dwellings within the Plan period (as part of an overall total of between 15,000 to 20,000 homes)*
- (ii) Provision for Gypsy and Traveller and Travelling showpeople,*

- (iii) Land for B1 and/or employment generating development,
- (iv) A district centre and neighbourhood centres incorporating provision for convenience shopping, community, health and cultural provision,
- (v) Primary schools, a secondary school and other community facilities as appropriate,
- (vi) A high proportion of the garden community will comprise green infrastructure including a new country park.

The Masterplan Framework will set out the nature, form and boundary of the new community. The masterplan will be produced in partnership with the development interests and will provide a layout showing the disposition and quantity of future land-uses, and give a three dimensional indication of the urban design parameters which will be incorporated into any future planning applications; together with a phasing and implementation strategy which sets out how the rate of development will be linked to the provision of the necessary social and physical infrastructure to ensure that the respective phases of the development do not come forward until the necessary infrastructure has been secured. The masterplan will incorporate mechanisms for regular review and updating over the course of the implementation of this garden community.

A. Place-making and design quality

- 1. The development of a new garden community to high standards of design and layout drawing on its context and the assets within its boundaries including streams, land drains and ditches, mature hedgerows and field boundaries, woodland and historic buildings. A mixed use district centre will provide a vibrant heart to this new community supplemented by neighbourhood centres to form foci for new neighbourhoods. The design of the community will also address the challenges offered by other features in particular the severance created by the A12 and A120 and maximise the opportunities afforded through integration with the existing community of Marks Tey, and the presence of the railway station, all underpinned by a strong green grid of connected green space that provides great recreational opportunities for residents and connection to the wider countryside.. The garden community will be designed and developed to have its own identity be as self-sustaining as possible. A separation will be maintained between the new garden community and the nearby settlements of Coggeshall and Stanway.*
- 2. Detailed masterplans and design guidance will be put in place to inform and guide development proposals and planning applications. Planning applications for this garden community will be expected to be consistent with approved masterplans and design guidance.*

B. Housing

- 3. A mix of housing types and tenures including self- and custom-build will be provided on the site, including a minimum of 30% affordable housing. The affordable housing will be phased through the development;*
- 4. New residential development will seek to achieve an average net density of at least 30 dwellings to the hectare. Higher densities will be located close to the district and neighbourhood centres, the rail station and along the strategic public transport corridors;*

C. Employment

- 5. Provision for B1 and/or non B class employment generating uses around the rail station as part of mixed use urban development to provide for a wide range of local employment opportunities where appropriate;*

D. Transportation

- 6. A package of measures will be introduced to encourage smarter transport choices to meet the needs of the new community and maximise the opportunities for sustainable travel including the provision of a network of footpaths, cycleways and bridleways to enhance permeability within the site and to access the adjoining area; development of a rapid transit system connecting this new garden community to the wider Colchester context; development of opportunities to improve accessibility to Marks Tey rail station; and effective measures to mitigate the transport impacts of the proposed development on the strategic and local road network. Longer term transport interventions will need to be carefully designed to minimise the impacts on the strategic road network and fully mitigate any environmental or traffic impacts.*
- 7. Primary vehicular access to the site will be provided via a reconfigured A120.*
- 8. Improvements to the local road infrastructure will be necessary to mitigate adverse traffic impacts and serve the new development. These shall include bus priority measures between the site, Colchester and Braintree town centres, employment areas and rail stations;*
- 9. Foot and cycle ways shall be provided throughout the development and linking the site to the wider network*
- 10. Marks Tey rail station is an important asset located in the northern eastern section of the new garden community. Opportunities will be explored to establish how it can be made more accessible to residents of the new community including relocation of the station to a more central location and improvement of walking, cycling and public transport links to the station.*
- 11. Other detailed infrastructure requirements may be added as work in the site progresses.*

E. Community Infrastructure

- 12. A new district centre and neighbourhood centres of an appropriate scale will be provided to serve the proposed development. The centres will be located where they will be easily accessible by walking, cycling and public transit to the majority of residents in the garden community including residents of the existing Marks Tey village.*
- 13. A health facility and community meeting places will be provided within the district and local centres.*
- 14. A secondary school, primary schools and early years facilities will be provided to serve the new development;*
- 15. A network of green infrastructure will be provided within the garden community including a community park, allotments, a new country park, the provision of sports areas with associated facilities and play facilities;*
- 16. Provision of or contribution to indoor leisure facilities*

F. Other Requirements

- 17. Provision of improvements to waste water treatment including an upgrade to the Colchester Waste Water Treatment Plant and off-site drainage improvements;*
- 18. Provision, management and on-going maintenance of sustainable surface water drainage measures to control the risk of flooding on site and which will reduce the risk of flooding to areas downstream or upstream of the development;*
- 19. Landscape buffers between the site and Coggeshall, Stanway and Easthorpe;*
- 20. Protection and/or enhancement of heritage and biodiversity assets within and surrounding the site including Marks Tey Hall, Easthorpe Hall Farm, Easthorpe Hall and the habitats along and adjoining the Domsey Brook and Roman River corridors.*
- 21. Provision of appropriate buffers along strategic road and rail infrastructure to protect new development*
- 22. Provision of appropriate design and infrastructure that incorporates the highest standards of technology to reduce impact of climate change, water efficiency (with the aim of being water neutral in areas of serious water stress), and sustainable waste / recycling management facilities.*
- 23. Measures to assist the development of a new community including provision of community development workers for a minimum of ten years from initial occupation of the first homes.*
- 24. Appropriate and sustainable long term governance and stewardship arrangements for the new garden community including provision for management and maintenance of the public realm and community assets”.*

4 Conclusion

- 4.1 Locally led new garden communities offer a new and innovative way of delivering major new towns that meet the needs of existing and new residents through the provision of homes, infrastructure, green space and community facilities and services in a beautifully planned setting. In order to deliver the growth that is required a solution which involves more than continued urban extensions is required. The garden communities offer that opportunity. Due to the size and scale of the garden communities they would offer a long term solution to housing delivery in the District and would take at least 30 to 40 years to complete, providing a secure and continuous supply of housing, within local authority control which can help to safeguard other parts of the District from unsuitable and unsustainable growth.
- 4.2 It should be noted that the proposed areas of search remain provisional and need to be tested further. At a high level the Council will continue to review both deliverability and viability with the landowners and developers. The Council will need to be satisfied that those interested in the areas of search will adopt a delivery model that offers the Council adequate control over the quality, nature and timing of development, including the early provision of supporting infrastructure.
- 4.3 At a more detailed level the boundaries of the proposals and an indicative masterplan will need to be developed. If the review and masterplan development raise any substantive doubts about the proposals then alternatives will need to be considered, possibly including a rebalancing between the sites or the substitution of other sites or, potentially, investment to make sure that delivery takes place at an appropriate time.

Recommendation 1 – To include an area of search within the draft Local Plan for a new garden community West of Braintree, and approve the policy wording set out in this report for inclusion within the draft Local Plan.

Recommendation 2 – To include an area of search within the draft Local Plan for a new garden community at Marks Tey, to be shared with Colchester Borough, and approve the policy wording set out in this report for inclusion within the draft Local Plan.

development.

Recommendation 34 – That the Inset Map for Greenstead village as set out in the Appendix is approved and that no sites are allocated for residential development.

Kelvedon and Feering

Recommendation 35 - That site KELV331 Land at St Dominics Care Home is allocated for specialist care uses. To not allocate KEL332 for specialist care.

Recommendation 36 - To not allocate site KELV333, land at Park Farm for residential development.

Recommendation 37 – To allocate site KELV334, the former Polish Camp, for employment uses with an industrial development boundary as set out on the Inset Map.

Recommendation 38 - To allocate site KELV335, Monks Farm, for residential development as set out on the Inset Map.

Recommendation 39 – That site KELV336 land off Coggeshall Road is not allocated for residential development

Recommendation 40 – That sites KELV337 and KELV338 at London Road are not allocated for residential development.

Recommendation 41 – That the Deals site and its surrounding is allocated as an area for employment and car parking.

Recommendation 42 – That the site FEER227, The Feering Triangle, is not allocated for residential development

Recommendation 43 – That FEER229 the land adjacent to the service station at London Road is not allocated for development

Recommendation 44 - It is proposed that sites FEER232, FEER233 and FEER230 are allocated as a strategic growth location with the following supporting policy.

Recommendation 45 – That site FEER228 land at Wills Green is not allocated for residential development.

Earls Colne and Earls Colne Airfield

Recommendation 46 - That the Inset Map for Earls Colne be approved and that sites EAR3H, EARC225 and EARC221 are allocated for residential development with areas of open space allocated outside of the development boundary. All other sites are not recommended for allocation.

Recommendation 47 - That the Inset Map for Earls Colne Airfield be approved with



