

Allan Walker

From: Julie Cross | AM - Planning [Julie@am-plan.com]
Sent: 19 February 2015 15:35
To: Allan Walker; drw@rfwest.co.uk; Jack West; Andrew Martin | AM - Planning
Cc: parish.clerk@marksteyparish.org.uk; 'RACHAEL MOORE'; Catherine Hewitt | AM - Planning
Subject: Re: East Marks Tey Development Presentation

Dear Allan,

Thank you for your email and the opportunity to make a presentation to you on Monday evening.

It has come to light that the presentation and other material cannot be viewed via the link we gave you. Unfortunately we have had difficulties with IT and this is currently being addressed. Catherine Hewitt who you met on Monday will hopefully be able to resolve this tomorrow morning.

In the interim I respond to the points made in your email in turn below.

- I confirm that we will provide you with some examples of similar density developments to that proposed in our illustrative layout plan (as requested by Julian Barton).
- I believe it was Juliet English who said that a previous planning application had been made in respect of the same site. I did briefly get a chance to speak to her at the end to say that the papers she gave me related to representations submitted to the Core Strategy back in 2008. As confirmed in our 'Vision Document' this same site was found by the appointed Inspector to represent a "radical Alternative to growth" for a new settlement, due to its location along the railway line. However it did not go forward at that time because the policy for spatial growth in 2008 was based on regeneration in Colchester and the desire to re-use previously developed land. The Inspector in her report went on to add that the site would be more appropriately considered in the next phase of plan making.
- Finally we were asked to submit baseline data used by Ardent Consulting on how roads and the rail service is used, based on the Census Data for travel to work patterns.
- On the matters of land ownership it is correct that R F West do not own all the land proposed for development in phases 1 and 2. As I said in the opening to our presentation R F West Ltd is the principal landowner. The 'Vision Document' explains in several places (see page 23) that the majority of land required to deliver Phase 1 is owned by R F West Ltd with a smaller area in the ownership of Livelihoods. Phase 2 is again largely owned by R F West Ltd with some land to the south owned by David G Sherwood. You will note that the cover of the Vision Document submitted to Colchester BC, confirms that it is prepared on behalf of all three landowners. We have collaborated with the other landowners and their permission was sought to inclusion of their land in the current proposals. Land comprising phase 3, that lies between the A12 and the A120, is outside our client's control. When we first met with Karen Syrett at Colchester BC to discuss our proposals for Marks Tey she highlighted that we should not just look at our site in isolation but work with others to find a solution to growth in this area. I can confirm that we have made several attempts to open a dialogue with Gateway 120, as owners/promoters of land to the north of the A12, but to date they have not responded to our requests to meet and open discussions. Therefore in recognition that the Borough Council are looking for a comprehensive solution to growth at Marks Tey, that addresses wider infrastructure considerations, we have included this area in our 'Vision' for growth. As we

were keen to stress on Monday, land at east Marks Tey is well placed to come forward as a first phase for growth that can bring many benefits in terms of dealing with settlement form and creating a focal point, delivering homes, jobs, retail and services in the form of a primary school and other community facilities. It will also allow direct links to the railway station and help towards the creation of a multi modal interchange. Finally this site avoids the SSSI based on Marks Tey Brickpit and will bring about the restoration /preservation of the listed buildings at Marks Tey Hall.

- I confirm that you have our permission to publish our responses on your website.
- Finally we welcome your suggestion to make a further presentation in 2 – 3 months time. We would be happy to help in the wider publication of this event. As you very helpfully clarified at the meeting we are at a very early stage in the process of preparing proposals for growth at this location. The 'living bridge' idea is one we are seeking to develop in response to your concerns about settlement form and fragmentation created by the A12. As we proceed we will be in a better position to work up the level of detail that local people require on matters of viability. These issues will also be addressed as I said by CBC in its forthcoming Infrastructure Delivery Plan.

We look forward to working with you further and as a first step will ensure that the website problems are quickly resolved.

Kind regards,

Julie

Andrew Martin – Planning

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