

# NS

TEY ST ANDREWS  
MARKS TEY



NET - ZERO CARBON



HEALTHY



BIODIVERSE



BEAUTIFUL



SMART

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Loves Farm, Huntingdonshire



Beauchamp Park, Warwick



The Arbour, Chelmsford



Ecology Centre at Barking Riverside



Beaulieu Park

# VISION FOR TEY ST ANDREWS

With a name drawn from St Andrews Church nearby and a place respectful of local heritage, Tey St Andrews will be an exciting new neighbourhood based on achieving Net Zero Carbon. Tey St Andrews will provide substantial benefits to the existing community at Marks Tey as well as pioneering new ways of living and embracing changes in lifestyle choices, technological advances and the challenges presented by climate change.

Creating a well loved new community is a fundamental key driver of the vision for Tey St Andrews. Empowering and working with local residents and communities from the outset is essential to ensuring the right infrastructure is provided to improve and support the lives of existing and new residents.

## Key Vision Proposals

- A new development that can deliver approximately 1,000 dwellings through a mix of types and tenures.
- A new local centre comprising a mix of uses and transport hub fronting the A120 that responds to the day-to-day needs of new and existing residents of Marks Tey.
- A 2FE primary school that meets the educational needs of the community that is located close to the A120 and accessible via sustainable travel modes.
- A distinctive, legible and characterful place that embodies best practice urban design principles and is responsive to important site features.
- A site that is well placed for highly accessible links to local and national destinations via sustainable and vehicular routes.
- New areas of high quality open space that are available on the doorstep and cater to a range of ages and uses.
- Further promoting healthy lifestyles through the generous provision of open space that includes active travel corridors, a network of informal walking routes and food growing areas.
- The provision of high quality affordable housing for local people.





Birds-eye view of Tey St Andrews from the south

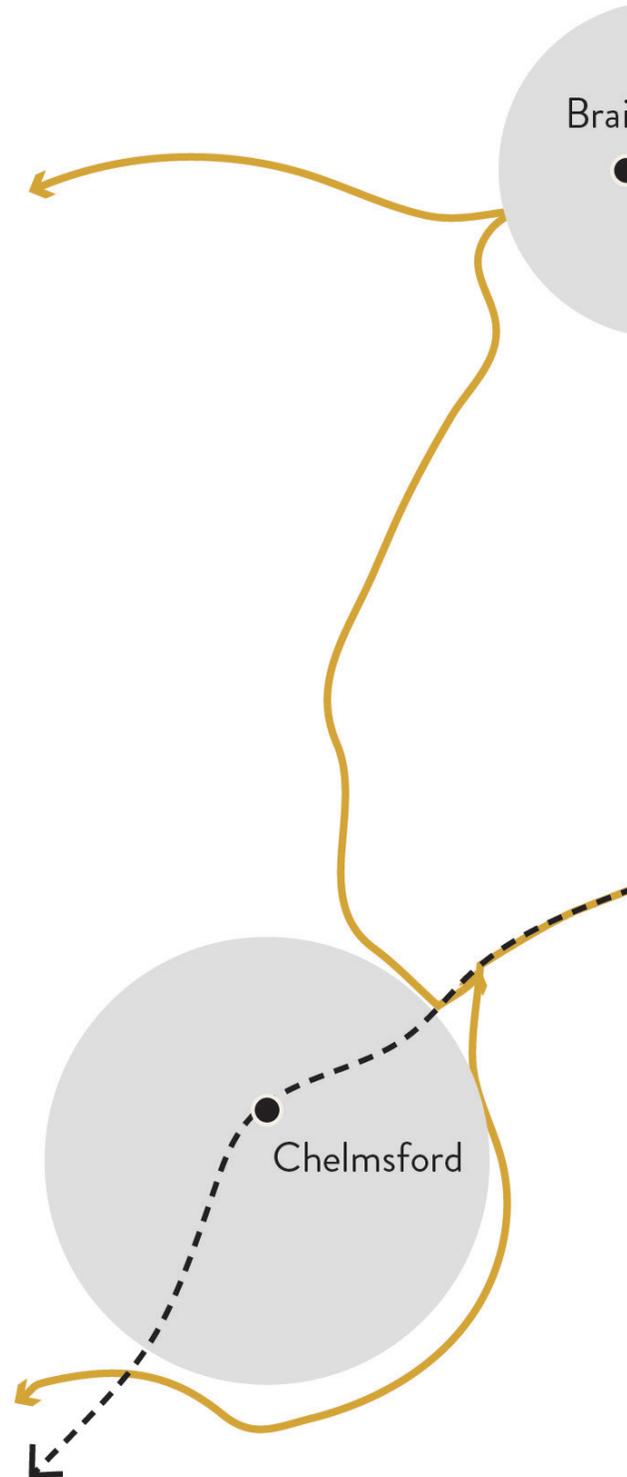
# INTRODUCTION

Tey St Andrews presents the unique opportunity to become a self sufficient neighbourhood closely connected to Marks Tey. It will accommodate around 1000 new homes, a 2FE Primary School, a Local Centre with retail, community and small scale employment uses and an abundance of public open spaces, that can deliver 10% biodiversity net gain.

The Promoters remain committed to delivering a strategic new settlement at Marks Tey. Alternative proposals to supersede the former West Tey are being prepared in response to the Part 1 Inspectors comments. Tey St Andrews is being developed as an integral part of those future proposals for reasons of good planning and design, but critically it has also been designed as a sustainable extension to Marks Tey in its own right, placing no reliance on the wider proposals that would be the subject of a separate plan making process.

This Vision document has been prepared on behalf of L&Q Group, Cirrus Land and the G120 Consortium in support of proposals for mixed-use development at Tey St Andrews. It sets out the vision and design principles for the site and seeks to:

- Present a vision that provides a design framework to guide and shape the proposals
- Review the site in the context of current Planning Policy
- Provide an up-to-date assessment of the site that demonstrates that it is an appropriate, sustainable and deliverable location
- Present an emerging concept, key themes and supporting design principles





Wider Site Location Plan



# THE SITE

The site is located adjacent to the existing village of Marks Tey approximately 10km west of Colchester.

The site is highly sustainable, situated close to the existing road network including the A120 and A12, a public rights of way network, and Marks Tey Railway Station. The A12 forms part of a key growth corridor, identified as a strategic inter-urban route set for improvement in order to support growth, tackle congestion and improve journey times.

The site currently comprises around 90 ha of arable fields and mature hedgerows. A public bridleway runs along the western edge of the site and a small pond and Church Lane are located adjacent to the eastern border. The southern edge of the site is bounded by the A120. The landform of the site is broadly flat, with a gentle slope from west to north east toward Roman River.



View from Church Lane along the eastern edge of the site



View of the site from the A120

# PLANNING CONTEXT

## Tey St Andrews is a sustainable new neighbourhood.

The Vision for Tey St Andrews commits to a number of key pledges and themes:

### Net Zero Carbon

Supported by government legislation and policy and the Climate Emergency Action Plan produced by Colchester Borough Council, our proposals at Tey St Andrews will achieve Net Zero Carbon.

### Encouraging Health and Wellbeing

Responding to national and local policy, best practice design and our commitment to healthy living, the design has prioritised green space and access to the countryside.

### Being Biodiverse

The NPPF refers to the protection and enhancement of biodiversity and ensuring that ecological networks and the protection and recovery of priority species are promoted as part of the development, as well as securing measurable net gains for biodiversity. The emerging Environment Bill will introduce a mandatory approach to Biodiversity Net Gain and will require developers to ensure habitats for wildlife are enhanced with a minimum 10% gain. Land at Tey St Andrews provides a unique opportunity to create an abundance of wildlife habitats to exceed 10% biodiversity net gain.

### Creating Beauty

The National Design Guide, the National Model Design Code, changes to the NPPF and the publication of Living with Beauty (January 2020), alongside the introduction of the Office for Place, demonstrates the importance of enhancing beauty, quality and environmental standards within new residential developments, which Tey St Andrews will aim to deliver.

### Living Smart

Tey St Andrews will become 'smart', incorporating technologies that support the everyday lives of its residents whilst remaining adaptable to potential technological advances in artificial intelligence and smart data that will shape the settlement into the future. Integrating the infrastructure needed to support autonomous vehicles, facilitating high-speed internet for all, and the use of 'smart buildings' are examples of how Tey St Andrews will lay the foundations for becoming a smart neighbourhood.

To facilitate our key pledges, we have developed 5 place making themes that will deliver the Vision but also create a framework for future proposals. These themes are:

## Five Key Themes

### Landscape First

An abundance of green spaces of varying function, size and typology support the health and wellbeing of the whole community, will deliver 10% biodiversity net gain, and contribute to the creation of an attractive, healthy and resilient place.

### Close To Home

Providing a range of facilities close to home and meeting the daily needs of residents is an important part of placemaking, as highlighted by the recent Covid-19 pandemic. Inclusive design is at the heart of the design process, creating spaces and buildings that promote vibrant, welcoming and sustainable communities.

### Getting About

Active, sustainable modes of travel encourages physical exercise and time outdoors. This theme creates a place in which pedestrians are prioritised and where streets are designed for people.

### A Vibrant Centre

A Vibrant Centre will create a unique and welcoming heart to the development, one that comprises a range of uses that meet the needs of the whole community. It will contribute towards the creation of a destination with a distinct sense of place that supports local businesses.

### Climate Resilience

Tey St Andrews will be designed to respond and adapt to climate change.





# OPPORTUNITIES AND CONSTRAINTS

The key opportunities and constraints concerning the site are summarised within the plan opposite.

The technical surveys undertaken to date have identified the following opportunities and constraints that will inform the design proposals:

## Land Use

- The proposals will consider the relationship between the existing properties and new development with regards to privacy, amenity and scale.
- Development will be inspired by the positive characteristics of the surrounding settlements.
- Provision of a new primary school, GP surgery, local centre and community uses within walking distance of new homes and existing homes at Marks Tey.
- Provision of affordable housing.

## Access and Movement

- Primary vehicular access to the development will be provided from the A120 (Coggeshall Road), via a new junction opposite Ashbury Drive.

- Opportunity for an emergency vehicular access point to be located within the south-eastern part of the site, from Coggeshall Road.
- Access to the existing Public Rights of Way will be retained via a network of new pedestrian and cycle routes.
- Opportunity to provide new recreational pedestrian routes through areas of public open space.
- Pedestrian access to existing footpaths and cycleways retained particularly along the A120.

## Water

- Development will not be located within land that is at risk of flooding.
- Existing ditches through the site will be retained and incorporated into the drainage strategy.
- The proposals will incorporate Sustainable Drainage Systems (SuDS) to manage surface water runoff rates and benefit landscape amenity and biodiversity.

## Landscape and Topography

- The site is relatively flat, sloping from the western part of the site to its lowest point along the Roman River valley floor.
- Existing trees and hedgerows, including Stonefield Grove, will be retained and their setting enhanced wherever possible.
- The proposals consider topography and views into and out of the site particularly of the existing local churches.

- Provision of multi-functional open space that includes formal play and exercise trails within the site.
- Development has been set back from the eastern boundary of the site to safeguard the Brickpit Site of Special Scientific Interest (SSSI) located north-east of the site.

## Ecology

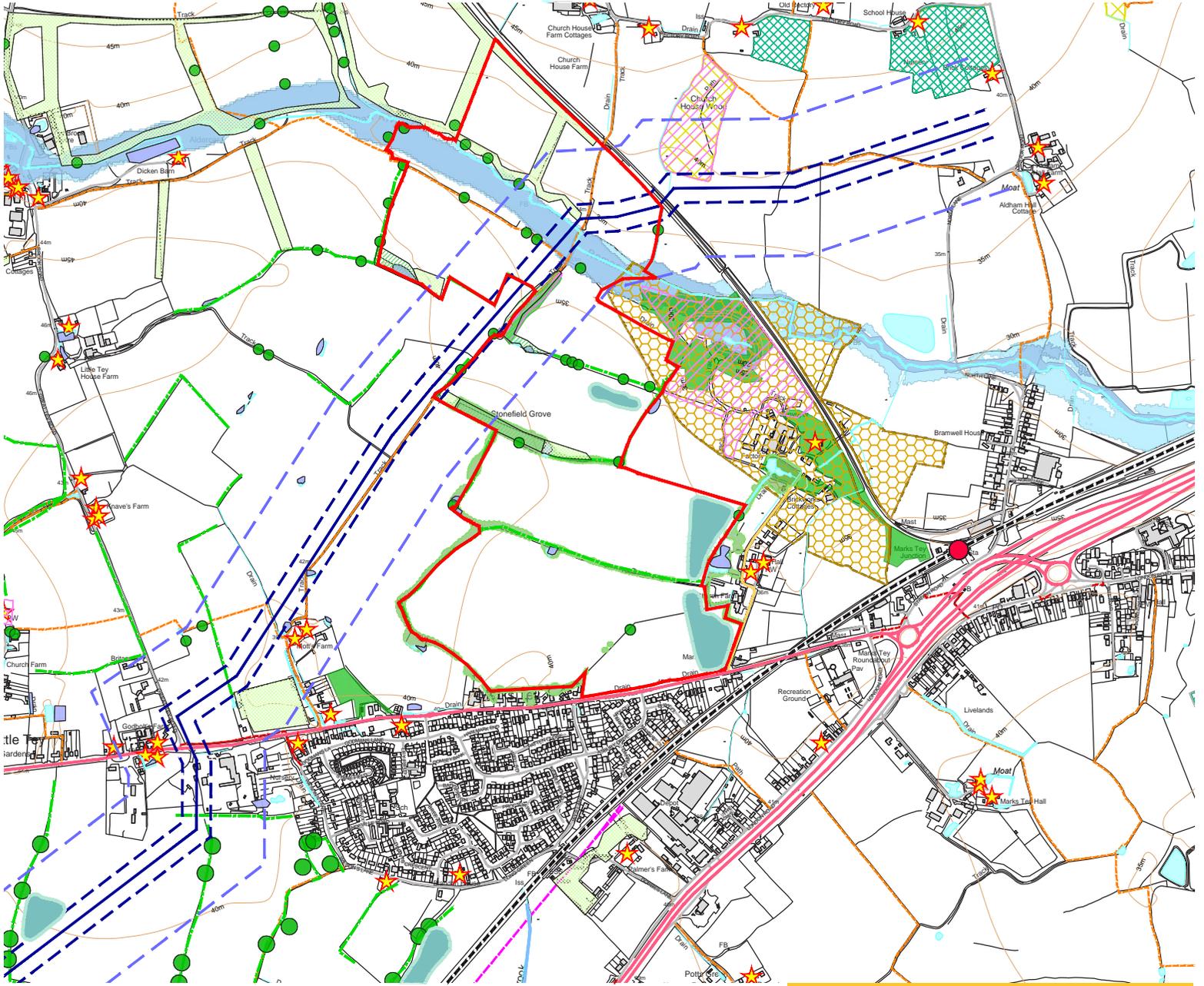
- The scheme will provide a range of habitats that are of high value to wildlife resulting in a minimum of 10% Biodiversity Net Gain and wellbeing benefits to residents.
- Retention of existing trees and hedgerows considered to be of value to biodiversity.

## Heritage

- We have been sensitive to the setting of listed buildings, including St Andrews Church, located immediately east of the site.
- There is potential to celebrate local heritage assets including St Andrews Church through the provision of view corridors and lookout points.

## Utilities

- The scheme avoids the inner zone of the Pressure Gas Main running from the southwest to the northeast through the site.



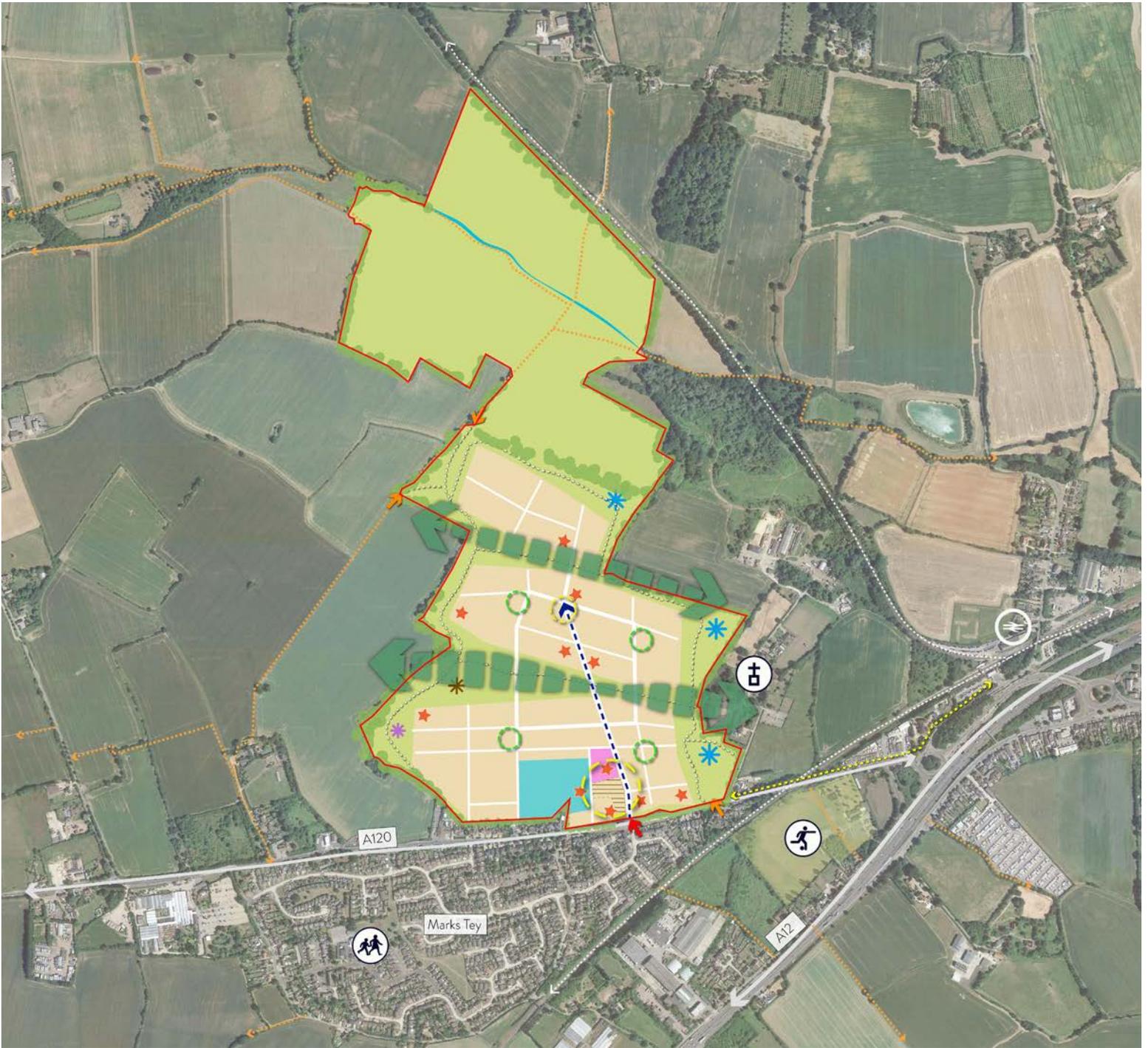
Site Opportunities and Constraints Plan

- |                      |   |   |                            |
|----------------------|---|---|----------------------------|
| A Roads              | Overhead Lines  | Priority Habitat  | Proposed Attenuation Areas |
| Local Roads          | Existing Gas Main Alignment with 37m and 140m offsets | Flood Zone 2  | Trees with Bat Potential   |
| Railway Line         | Listed Buildings                                      | Flood Zone 3  | Stream Corridor            |
| Railway Station      | Traditional Orchards                                  | Local Wildlife Sites  | Existing Woodland          |
| Public Rights of Way | Sites of Special Scientific Interest                  | Hedgerows Likely to be Important Under Hedgerow Regulations | Existing Grassland         |
| Cycle Routes         | Ancient Woodland                                      | Ponds to be Surveyed for Great Crested Newts                |                            |

# DESIGN CONCEPT

The vision and contextual analysis of the site has informed the concept masterplan. It has also been guided by the following key elements:

- The proposals provide approximately 1,000 new homes including affordable homes.
- Access to the site can be achieved via a new junction off the A120 Coggeshall Road. This would be supplemented by the construction of pedestrian footways, bus lanes and cycle paths, and a pedestrian crossing to better integrate with Marks Tey.
- A clear street hierarchy with the primary movement route extending through the centre of the site from the A120.
- A pedestrian / cycle access is proposed within the south-eastern corner of the site, enhancing the permeability of the site and providing access from the site towards Marks Tey Railway Station and other local facilities. Additional pedestrian / cycle access points are proposed from the public rights of way within the northern part of the site.
- Development parcels will front on to streets and spaces wherever possible, ensuring good levels of natural surveillance and activity. The scale of new properties which back on to existing dwellings will be considered to ensure the setting and amenity of existing properties is respected.
- A new Local Centre and Transport Hub provided close to the site entrance, accessible via the A120 and conveniently located for new and existing residents.
- A new 2FE primary school located adjacent to the Local Centre.
- A multi-functional network of green infrastructure underpins the proposals. This will include spaces that cater for a range of uses, including recreation, formal play, allotments, attenuation and biodiversity net gain. Open space will be located for all dwellings, with access to informal pedestrian routes that provide safe and attractive car-free routes across the site and to the wider area.
- The provision of equipped areas for play close to homes and accessible by foot for existing and new residents. Smaller local areas of play are proposed throughout the development.
- A series of green links provided through the development based on the retention of hedgerows and wooded areas contribute towards a distinct character.
- A distinctive, legible and characterful place that embodies best practice urban design principles and is responsive to important site features.



- |                                   |   |                            |
|-----------------------------------|---|----------------------------|
| Site Boundary                     | Children's Play Space and Lookout Point | Railway Track              |
| Main Street                       | Potential Attenuation Pond              | Public Right of Way        |
| Key Space                         | Potential Lookout Point                 | St Andrew's Primary School |
| Green node                        | Local Centre                            | Recreation Ground          |
| Key Buildings                     | Transport Hub                           | St Andrew's Church         |
| Vehicular Access                  | Primary School                          | Marks Tey Railway Station  |
| Potential Pedestrian Access Point | Public Open Space                       | Route to Railway Station   |
| Footpath / Cycleway               | Green Link                              |                            |

Concept Plan

# A THRIVING COMMUNITY

The Illustrative Masterplan presented opposite builds on the Concept Plan to bring together all the strategic elements, design principles and best practice urban design and landscape thinking.

Guided by the themes of Landscape First, Getting About, Close to Home, A Vibrant Centre, and Climate Change, the Illustrative Masterplan presented within this vision document is one way in which the development could come forward, integrating and supporting the existing community whilst embracing new technologies and pioneering new ways of living.



1. A Climate Innovation Hub will be located at the heart of the scheme. This will comprise a number of key elements including:
  - The Local Centre - alongside the A120 at the entrance to the site, providing an accessible, vibrant and attractive frontage to this key movement corridor serving the needs of new and existing residents of Marks Tey. This will comprise a range of new facilities including co-working spaces, GP Surgery, local retail and community facilities.
  - A Local Mobility Hub - providing charging points for electric vehicles, e-scooters, bicycle storage and a bus hub.
  - A 2FE Primary School that meets the educational needs of the community that is located close to the A120 and accessible via sustainable travel modes.
  - Higher density, innovative eco-housing with a more compact structure to aid wayfinding and creating a distinct character.
2. A clear street hierarchy that results in a legible and permeable layout prioritising pedestrian and cyclist movement.
3. A primary movement route extending through the site from the A120. The use of increased storey heights, densities and a more formal arrangement of tree planting could be used to further emphasise this movement route and aid legibility.
4. Local Square - aiding wayfinding and contributing towards a legible layout, defined by high quality materials and key buildings.
5. Children's Play.
6. Network of pedestrian / cycle routes.
7. Attenuation basins incorporated into Green Infrastructure.
8. Community Woodland.
9. Sports Pitches.
10. Allotments and Food-Growing Spaces.
11. Area to facilitate 10% Biodiversity Net Gain.





# LANDSCAPE FIRST

Tey St Andrews will integrate green and blue infrastructure with built form to create a neighbourhood that assimilates with the surrounding landscape setting and that supports biodiversity, health and wellbeing and that mitigates the impacts of climate change.

- Integration of a Community Forest that will contribute towards a net gain in biodiversity, through wildflower meadows, planting, woodland areas, hedgerow retention and street tree planting
- Opportunities will be provided for residents to grow their own food through the provision of allotments and community grow spaces.
- The incorporation of green corridors, green streets and 'landscape ribbons' offer attractive, green routes to destinations.
- Children's play spaces will be provided across the neighbourhood.
- A network of connected pedestrian footpaths and cycleways that provide car free routes throughout the site and link with the wider public right of way network.
- The integration of existing mature trees and retention of hedgerows where possible supporting biodiversity and celebrating existing landscape features and the surrounding countryside.
- The opportunity to take a creative approach to incorporating green and blue infrastructure, for instance through the use of green roofs, green walls, incidental green spaces and pocket parks, multifunctional attenuation basins and swales.
- Wherever possible, homes will be designed to look out onto either green open space or street trees, benefiting health and wellbeing.



All homes to benefit from views of greenery and access to green space



Green streets and direct pedestrian and cyclist routes throughout the neighbourhood such as those at Abode, Cambridge



Allotments and opportunities to grow food will help support physical and mental health and wellbeing

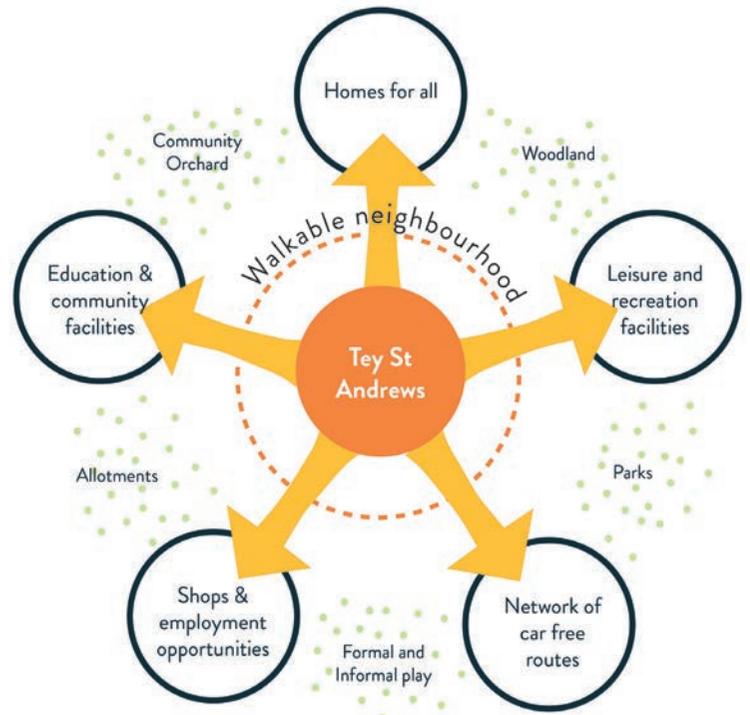


# CLOSE TO HOME

Accessible design is at the core of the proposals, ensuring the daily needs of residents are catered for within a walkable neighbourhood.

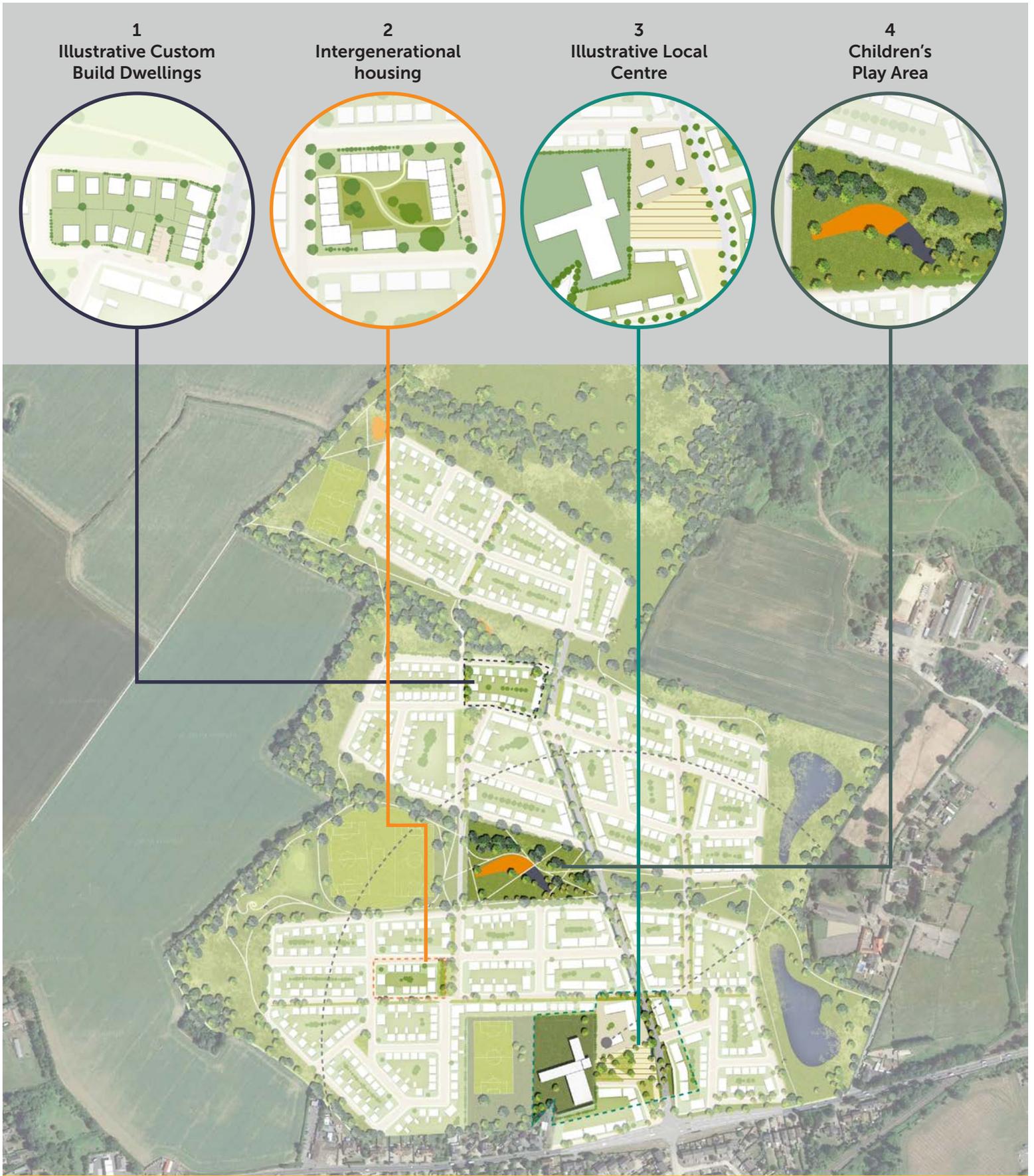
A new mixed-use local centre and primary school contribute towards a diverse neighbourhood to be enjoyed by existing and new residents. Local co-working spaces, pocket parks, and working from home will help foster social integration and support positive wellbeing within the community. This will be further supported by the provision of intergenerational housing and / or co-housing, where all age groups can live together. By providing day to day facilities on site this will reduce the need for residents to travel and reduce traffic impact on existing roads.

Diversity within the Tey St Andrews Neighbourhood will be further supported by areas set aside for self- and custom-build housing, helping generate a distinctive character and appeal to residents who wish to tailor their home to meet specific needs and lifestyle choices.



Custom build plots at Graven Hill, Bicester, create a unique character and varied neighbourhood  
 Community interaction is encouraged within communal spaces at the Marmalade Lane co-housing development  
 A new local centre supporting the daily needs of the new residents and those of the existing settlement





# GETTING ABOUT

Tey St Andrews will maximise its potential for sustainable travel through good design and placemaking at this conceptual stage and it will do so based on the prioritisation of users in the hierarchy of sustainable travel modes (starting with pedestrians and ending with private car use).

Key aspects of the Sustainable Transport Strategy are as follows:

- On-site facilities to reduce the need to travel off site eg. a primary school, work hub, retail facilities etc;
- High quality walking and cycling facilities on-site which encourage the use of walking and cycling;
- A Mobility Hub allowing interchange between sustainable modes;
- Key facilities at Colchester and Stanway within easy cycling distance;
- More local facilities within walking distance;
- Bus services that run past the site with the opportunity to increase the frequency of services;
- Bus priority measures on the B1408 towards Colchester;
- Marks Tey rail station within walking/ cycling distance.

In relation to the residual traffic impact there are two highway improvements within the government’s Road Investment Strategy (RIS) that will assist in mitigating the impact of this development. This includes the A12 improvements that are planned to be delivered concurrent with any housing being delivered on the site and the A120 scheme which is included within RIS 3.



Poundbury - Few road markings and signage significantly helps cater for all users

Safe and direct routes to destinations

Car free, routes for people will help create a safe and welcoming environment for active travel and social interaction





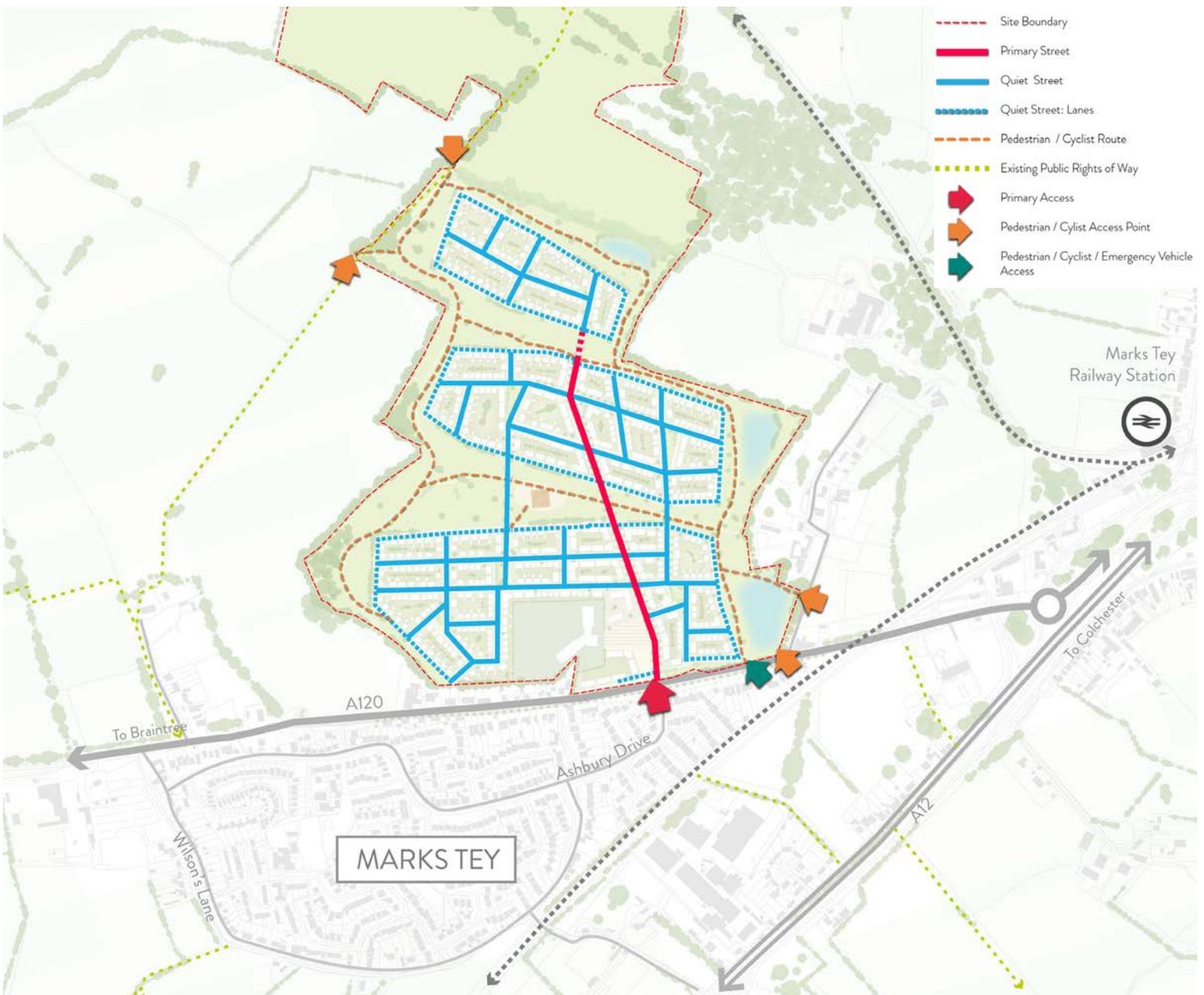
Public Transport



Pedestrian and Cycle Connections



Network of Quiet Streets



- - - Site Boundary
- Primary Street
- Quiet Street
- - - - - Quiet Street: Lanes
- - - - - Pedestrian / Cyclist Route
- - - - - Existing Public Rights of Way
- ➔ Primary Access
- ➔ Pedestrian / Cyclist Access Point
- ➔ Pedestrian / Cyclist / Emergency Vehicle Access

Street Hierarchy Plan

# STREET SECTIONS



## Main Street

The main street extends through the site from the A120, past the Local Centre and north through the development to provide access to the network of quiet, community streets.



## Quiet Streets

Quiet Streets comprise the majority of the street network within Tey St Andrews. They are shared surface community streets which seek to prioritise pedestrian and cyclist movement and encourage slow vehicle travel speeds.



Example of Quiet Street

# CLIMATE INNOVATION HUB

This will comprise a mix of uses, innovative housing, and a Transport Hub, that responds to local need and will complement the services and facilities already available within Marks Tey.

Key Elements of the Climate Innovation Hub include:

- Local Mobility Hub - this will include bike parking and rental facilities, e-scooter provision, information and delivery point, cafe, bus interchange and Electric Vehicle charging.
- Exceeding climate standards - a zone that will be set aside to meet the very highest and most innovative technologies.
- Facilitating climate innovation education opportunities either through a learning centre or through the primary school provided within the hub.
- A Local Centre that includes local retail, community buildings and co-working spaces that have been orientated to face south and include green roofs and walls.
- Market Square that will be defined by tree planting, rain gardens and permeable paving.
- Car free streets particularly around the school to enable people to use streets as social spaces that are safe for play, cycling and walking.
- Innovative District Heating Infrastructure.





A120

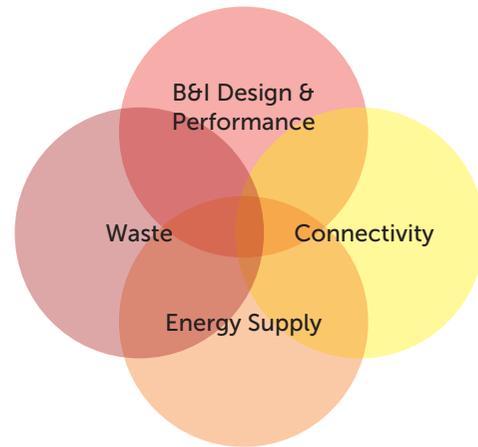
# CLIMATE CHANGE

The vision is supported by a Climate Change Strategy that sets objectives and key performance indicators for the proposed development, providing a route map to be followed as the design progresses and demonstrating how the development would be net zero carbon and be adaptable and resilient to climate change.

Four climate change mitigation themes have been selected for the Climate Change Strategy at Tey St Andrews:

-  Building & Infrastructure design & Performance (covering heating, electricity, materials and waste);
-  Energy Supply (covering heating and electricity);
-  Connectivity (covering transport and communications infrastructure); and
-  Waste.

Objectives and Key Performance Indicators have been set for the site for each of the four themes.



SuDS aid in reducing surface water flooding



Homes enabled for PV



Opportunities for modular build



**Climate Change Mitigation Objectives**

-  Eco-housing principles
-  Increased MMC build

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-  100% on-site renewables or off-site from increasingly de-carbonised grid
-  Flexible energy system

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-  Active travel for short trips the norm EV prioritised
-  Sustainable mass transit options

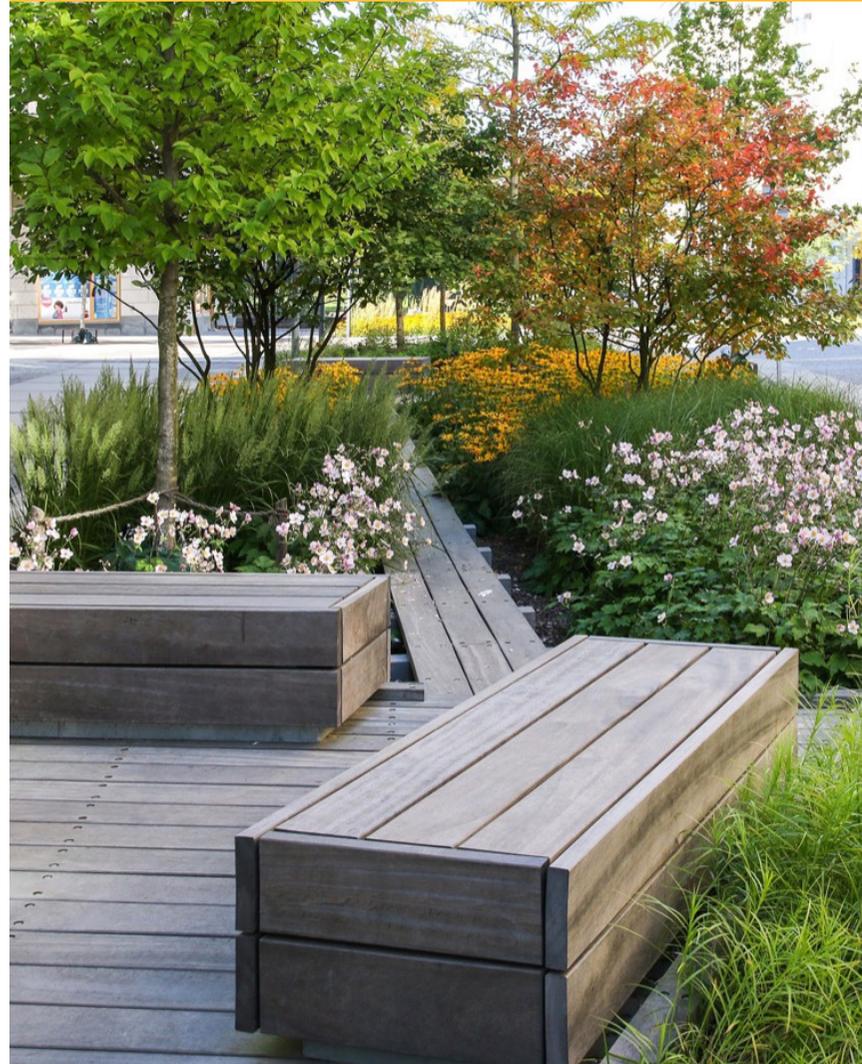
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-  Some circular economy principles

**Climate Change Adaptation Objectives**

- Biodiversity net gain across the site
- Community Forest and rewilded areas
- Sustainable drainage systems to provide surface water attenuation allowing for climate change
- Tree planting in all streets, where feasible
- Permeable surfaces where feasible
- Use of timber and other natural materials prioritised within buildings

Street trees and planting will be an important part of a Community Forest approach



Trees planted in streets wherever possible and permeable surfacing used where feasible

Infrastructure integrated for EV parking and charging points

Green and attractive walking, cycling and running routes



# KEY BENEFITS TO THE LOCAL COMMUNITY

This Vision Document has set out a vision for the site, a summary of technical assessments undertaken to date and the emerging proposals for Tey St Andrews.

In summary, the proposals will deliver the following key benefits:

- A new development that can deliver approximately 1,000 dwellings in a mix of types and tenures.
- The provision of high quality affordable housing for local people
- A new local centre comprising a mix of uses and transport hub fronting the A120 that responds to the day-to-day needs of new and existing residents of Marks Tey.
- A 2FE primary school that meets the educational needs of the community that is located close to the A120 and accessible via sustainable travel modes.
- A distinctive, legible and characterful place that embodies best practice urban design principles and is responsive to important site features.
- A site that is well placed for highly accessible links to local and national destinations via sustainable and vehicular routes.
- New areas of high quality open space that are available on the doorstep and cater to a range of ages and uses.





- Further promoting healthy lifestyles through the generous provision of open space that includes active travel corridors, a network of informal walking routes, food growing areas, and views to open space from dwellings.



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