

APPENDIX 2

VISION AND DELIVERY DOCUMENT

MASTERPLANNING,
LANDSCAPE AND
ASSESSMENT



January 2025

VISION AND DELIVERY DOCUMENT

LAND AT NORTH LANE, MARKS TEY

Quality Assurance

Site Name: Land at North Lane, Marks Tey

Client Name: Richard Hines

Type of Report: Vision and Delivery Document

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01. INTRODUCTION

The purpose of this Vision and Delivery Document is to outline the process of appraisal and evaluation that has been undertaken in relation to the physical, social and planning context of the Site. This will be distilled into a clear, concise vision, to demonstrate how the site can be sensitively progressed to accommodate sustainable residential development.

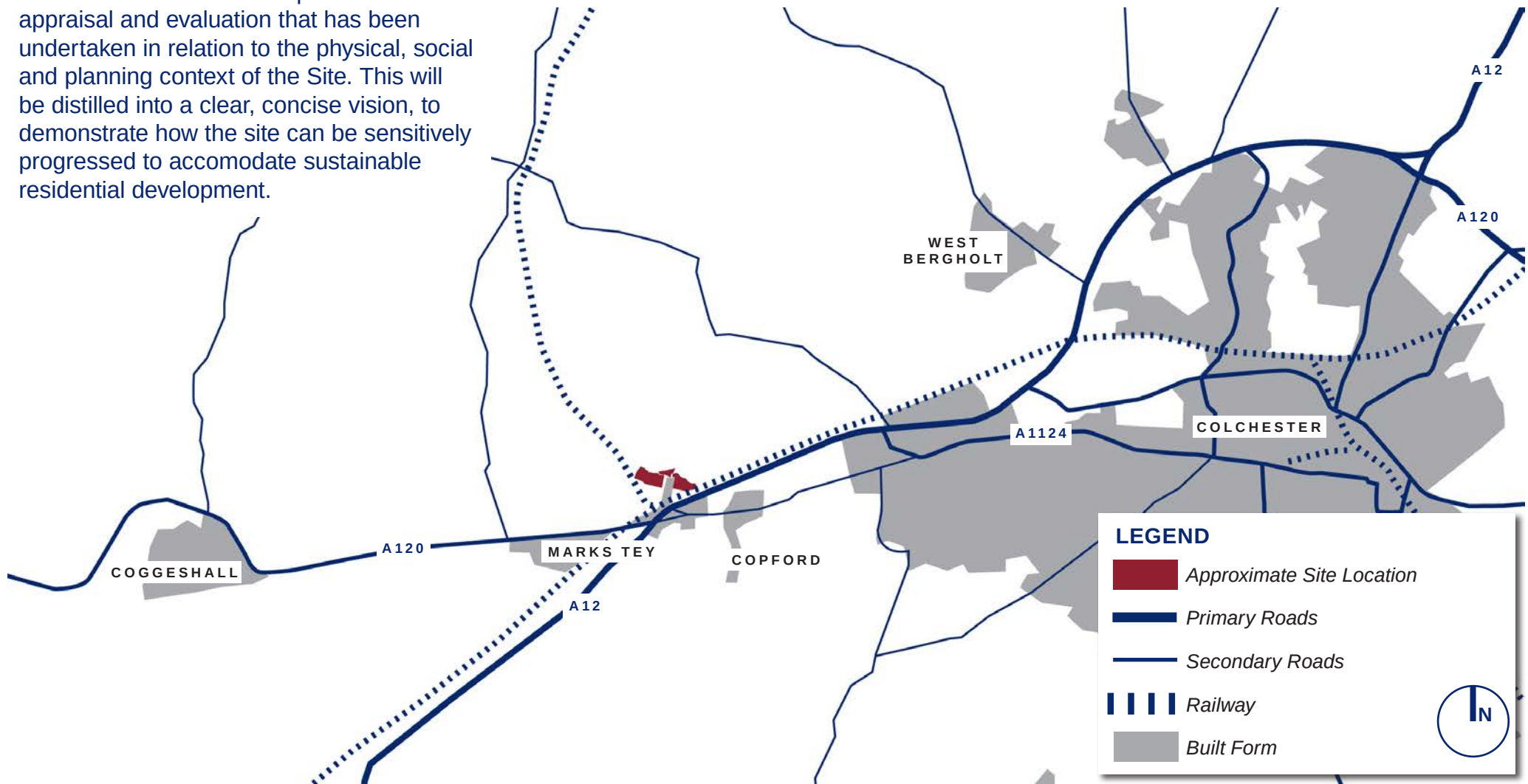


Figure 1.1; Wider Location Context

- Marks Tey is located approximately 11km to west of the centre of Colchester, at the junction of the A12 and A120, which are key road links between London and the Suffolk coast.
- The Marks Tey Railway Station is located approximately 230m to the south of the Site, providing access to Greater Anglia services to London Liverpool Street, Colchester, Sudbury, Ipswich and Harwich International.

The positioning of the road, alongside the railway line, results in Marks Tey being a linear settlement fragmented by these large-scale infrastructure corridors. The village still offers a range of facilities, services and open spaces for the community, with the local centre located to the south east of the site. The need to support pedestrian accessibility is ever present, ensuring that the local community can be consolidated and supported in a safe and active manner, as the site is progressed through the emerging local plan.

DEMOGRAPHICS

As at the 2011 Census, Marks Tey parish had a population of 2,551. The median age of the population is 43 and as at 2011, nearly 16% of the population was aged 65 or over.

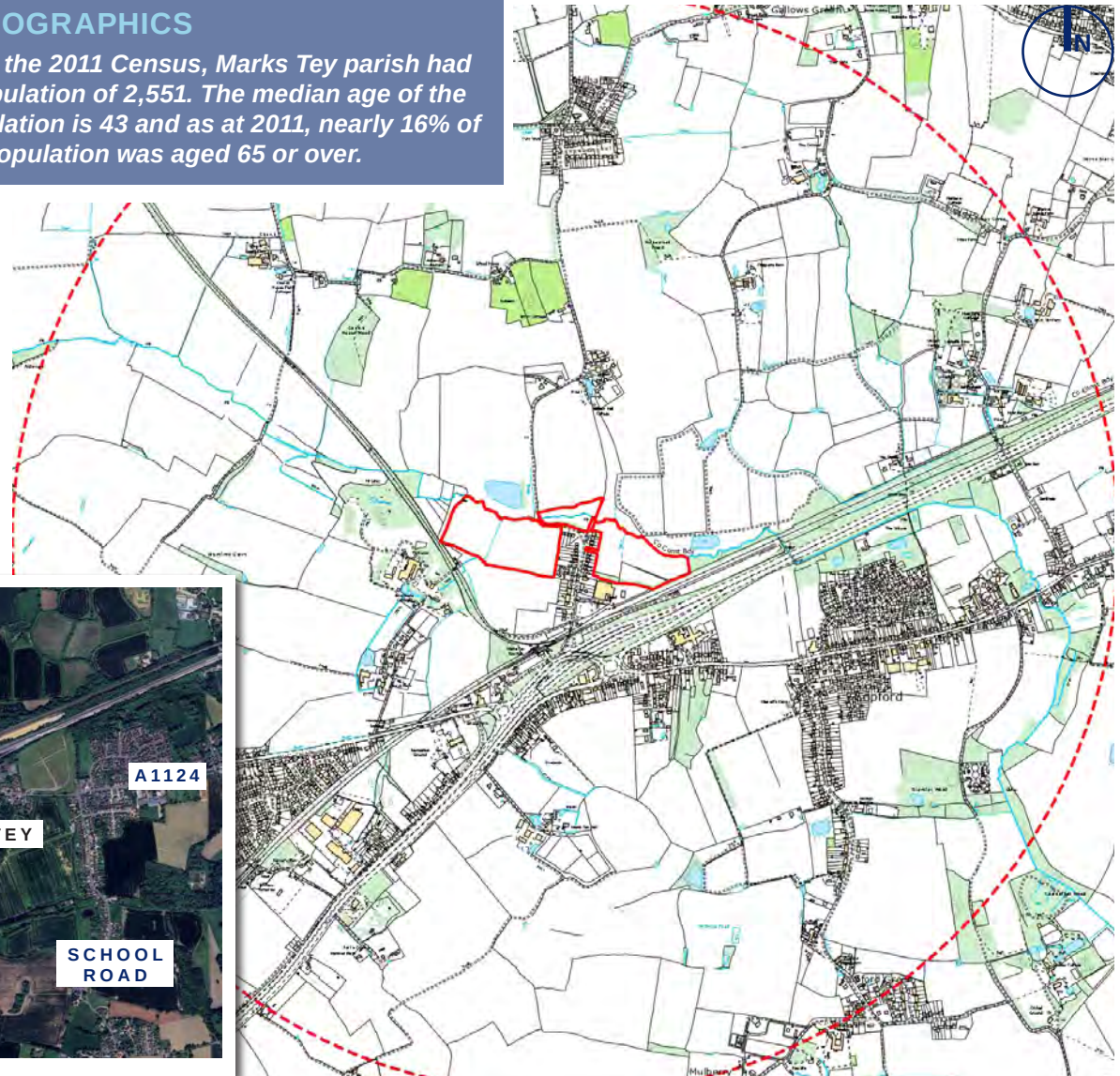


Figure 1.2; Marks Tey and Surrounds Aerial

Figure 1.3; Marks Tey and Surrounds OS Map

THE OPPORTUNITY

Marks Tey occupies a strategically advantageous position in Colchester with excellent connectivity to London and the wider East of England, in addition to the coast and countryside, via a wide range of transport options. The broad location of Colchester City is highly accessible and sustainable and provides a strong basis to grow Colchester as an important regional centre and focus on growth at other sustainable locations in the Local Authority Area that are served well by existing transport links.

Marks Tey is not attributed any strategic growth in the adopted Local Plan or Neighbourhood Plan despite being identified as a “Sustainable Settlement” in the Local Plan’s Spatial Hierarchy. So, the provision of a sustainable pattern of development in this location would reinforce Marks Tey’s position as a Sustainable Settlement.

It would enable the continued sustainable growth of the settlement, ensuring that local facilities and services are retained and enhanced. High quality and inclusive design could deliver solutions to existing issues by, for instance, addressing the fragmented and poorly linked nature of existing communities around Marks Tey which are separated by the existing transport infrastructure through the careful masterplanning of development sites that occupy key locations.

Development in this location would help improve accessibility for people to move around the City and beyond, also enabling them to make more sustainable travel choices to commute to major employment areas.

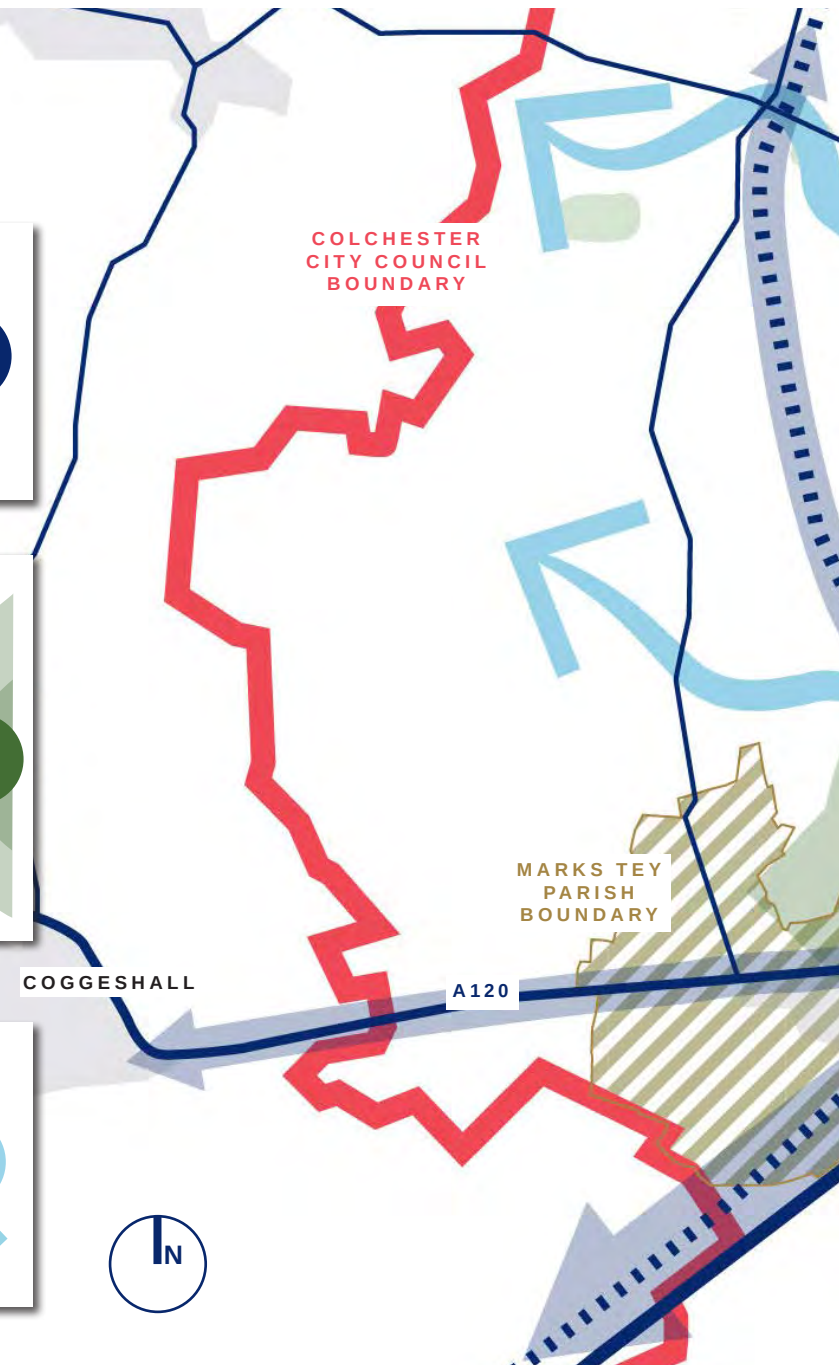
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This location offers the opportunity to provide access to attractive high quality green and blue infrastructure, linking new developments to and within existing networks of open space, increasing public access to the countryside. It also offers the opportunity for improved active travel connectivity within Marks Tey to existing shops and services.

2

Masterplan enhancements to Roman River could be integrated into development in this location, tapping into the potential for ecological, landscape, recreational and health & wellbeing benefits of the River which is not currently accessible to the public.

3



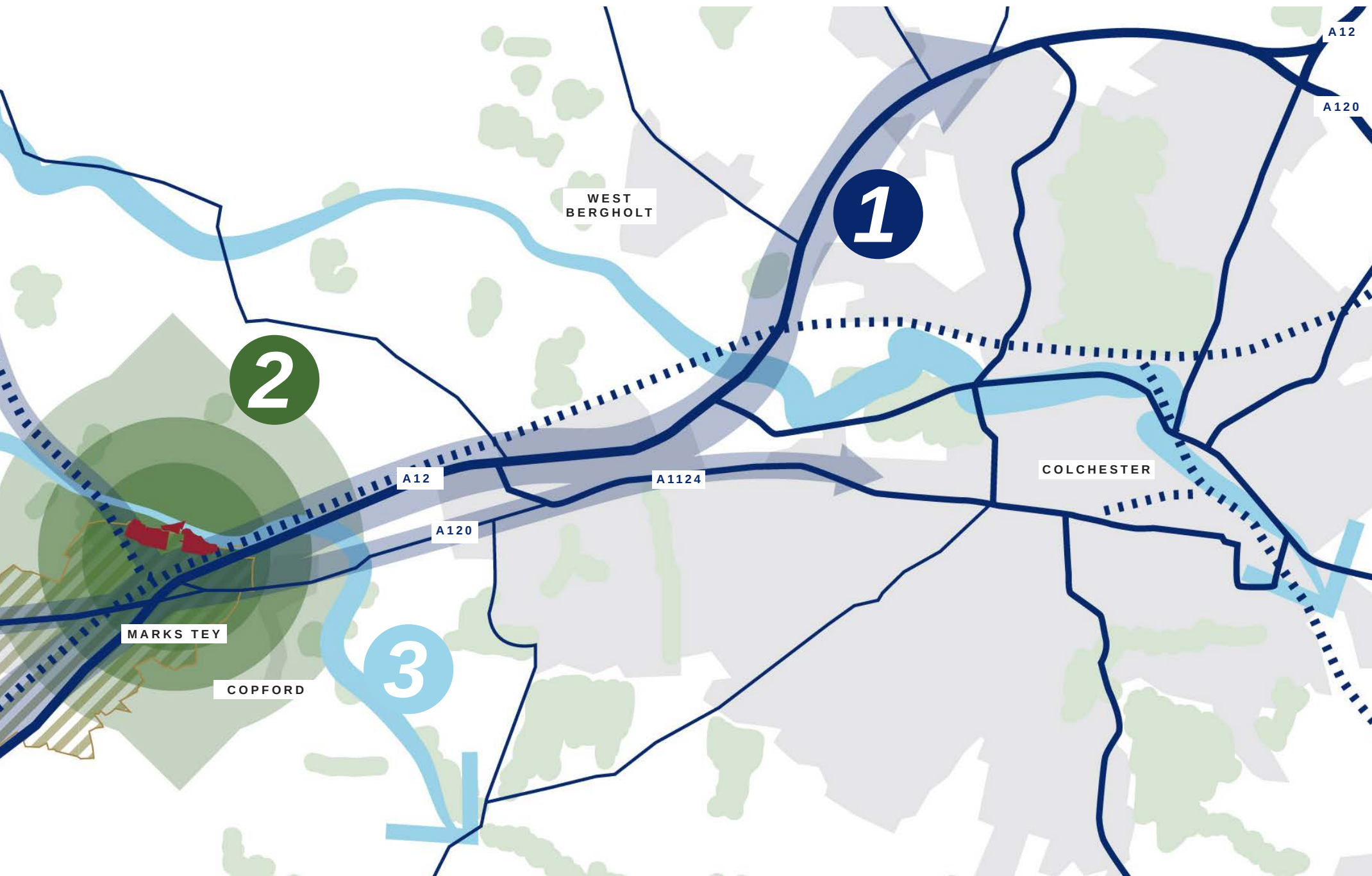


Figure 1.4; Landscape and Context Opportunity

02. PLANNING CONTEXT & DESIGN GUIDANCE

The following provides an overview of the emerging, adopted local and national planning policies relevant to design considerations.

NATIONAL PLANNING POLICY FRAMEWORK

The NPPF sets out the government's national planning policies for England, with it positioning itself as providing the foundations '*in favour of sustainable development*' (par. 10), recognising that sustainable development is underpinned by three over arching, interdependent objectives (economic objectives, social objectives and environmental objectives) which are interdependent and mutually supportive (par.8).

Paragraph 131 of the NPPF states that '*The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.*'

Paragraph 135 requires that planning decisions should ensure that new developments:

'a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.'

Paragraph 136 states that '*Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways*

officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.'

The NPPF at Paragraph 132 requires design quality to be '*considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.*'

NATIONAL DESIGN GUIDE (2021)

The National Design Guide sets out ten characteristics of a well designed place. These principles are set out under three over arching themes of Climate, Character and Community, and include:



- Context
- Identity
- Built form
- Movement
- Nature
- Public spaces
- Uses
- Homes and buildings
- Resources
- Lifespan

Figure 2.1; 10 Principles of a Well Designed Place

LOCAL PLANNING POLICY

ADOPTED POLICY

Colchester City Council's current Local Plan is split in two parts with Section 1 shared with Tendring and Braintree districts as the North Essex Strategic Plan. The Section 1 Colchester Local Plan sets the strategic policies for the area and was adopted in 2021. Section 2 was adopted in 2022 and provides Colchester City specific policies and development management policies.

The Section 1 Local Plan covers the period up to 2033 and plans for a minimum housing requirement of 920 homes per annum, including for a broad area of growth for the Tendring Colchester Borders Garden Community. Prior to its adoption, the draft Section 1 North Essex Strategic Plan contained two further garden community sites, one of which was at Braintree Colchester Borders in a location just to the east of Marks Tey. The Inspector examining the Plan found this proposed garden community allocation to be unjustified and undeliverable (and therefore unsound) and it was therefore withdrawn from the Plan as adopted.

The Section 2 Local Plan did not propose any growth at Marks Tey due to the nearby garden community proposed under Section 1, but as a consequence of the garden community approach being dropped from the adopted Local Plan, Marks Tey is not attributed any strategic growth in the adopted Local Plan. This is despite it being identified as one of the "Sustainable Settlements", i.e. one of the second-tier settlements in the administrative area.

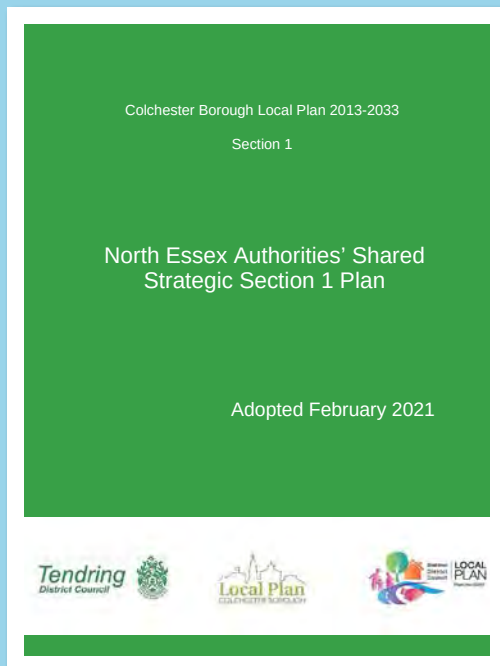
The Policies Map accompanying the Local Plan (Figure 2.3) identifies that the site is outside of but adjacent to the settlement boundary for Marks Tey. To the west and south-west of the western part of the site is a SSSI. Flood Zone associated with the adjacent Roman River affects part of the northern edge of the site.

The Marks Tey Neighbourhood Plan was formally made in 2022 and has been prepared in line with the adopted Local Plan. It therefore does not allocate sites for development in Marks Tey. It does however contain policies that would be relevant to design considerations.

EMERGING POLICY

As the Section 1 Local Plan was adopted in 2021, statutory requirements for local plans to be reviewed every 5 years means in the case of Colchester that a new Local Plan will be required by February 2026. The City Council is therefore in the process of preparing a new Local Plan. This commenced with a Call for Sites consultation in early 2024, with Issues and Options consultations on various topic matters occurring throughout 2024.

The Council is currently developing its emerging policy on the basis of an annual housing need of 1043 new homes; this is an increase of 123 homes per annum based on the current adopted Local Plan. However, it should be noted that the new Government's proposed changes to the National Planning Policy Framework would see the annual housing requirement for Colchester increase under the proposed Standard Method to 1,290 new homes per annum.



COLCHESTER BOROUGH LOCAL PLAN 2013-2033 PART 1 - NORTH ESSEX AUTHORITIES' SHARED STRATEGIC SECTION 1 PLAN

The overall vision set out in the Local Plan details that by 'North Essex will be an area of significant growth over the period to 2033 and beyond, embracing positively the need to build well-designed new homes, create jobs and improve and develop infrastructure for the benefit of existing and new communities'.

There are a number of Strategic Objectives set out to achieve this vision, with these being considered throughout the masterplanning process.

- **Providing Sufficient New Homes** – to provide for a level and quality of new homes to meet the needs of a growing and ageing population in North Essex; to achieve this by ensuring the availability of developable land in appropriate locations and that the market delivers a suitable mix of housing types and tenures.
- **Providing New and Improved Transport & Communication Infrastructure** – to make efficient use of existing transport infrastructure and to ensure sustainable transport opportunities are promoted to support new and existing communities.
- **Ensuring High Quality Outcomes** – to promote greater ambition in planning and delivering high-quality sustainable new communities. Overall, new development must secure high standards of urban design and green infrastructure which creates attractive and sustainable places where people want to live and spend time.

ADDITIONAL POLICIES

The development will also reference and reflect the following policies;

- **Policy SP1:** Presumption in Favour of Sustainable Development
- **Policy SP4:** Meeting Housing Needs
- **Policy SP6:** Infrastructure & Connectivity
- **Policy SP7:** Place Shaping Principles

LEGEND

- Red Line Boundary
- Marks Tey Parish Boundary
- Local Wildlife Sites
- Site of Special Scientific Interest
- Employment
- Local Centre
- Flood Zone 3
- Existing Vegetation
- Settlement Boundary
- Public Open Space

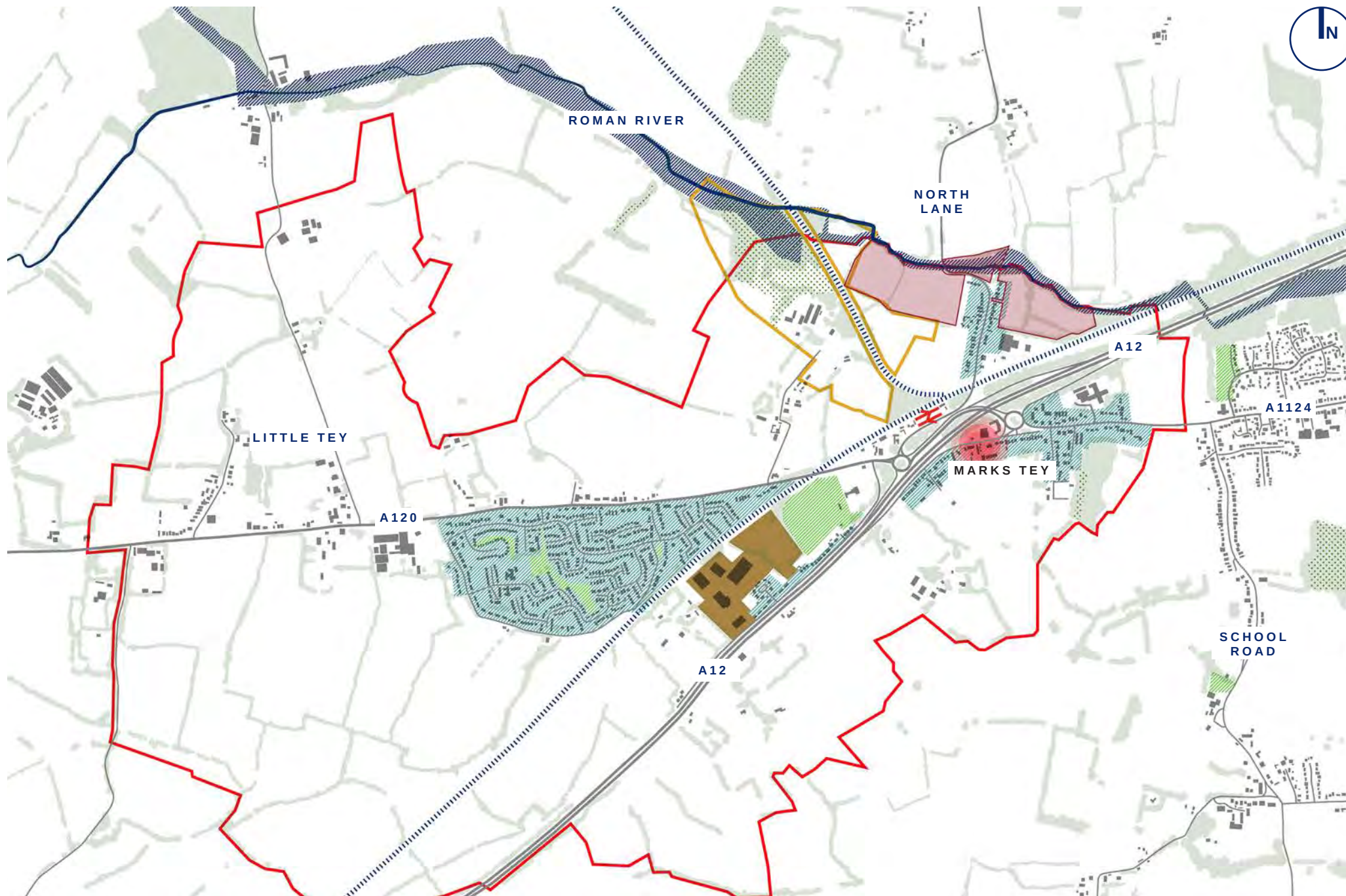


Figure 2.2; Colchester Borough Local Plan Part 1 Policy Map

COLCHESTER BOROUGH LOCAL PLAN 2013-2033 PART 2

Part 2 of the Local Plan provides the policy framework, site allocations and development management policies for the Borough up to 2033. The objectives for the Borough itself have been broken down into three themes.

Sustainable Growth

- *Ensure new development is sustainable and minimises the use of scarce natural resources and addresses the causes and potential impacts of climate change, and encourages renewable energy.*
- *Focus new development at sustainable locations to create new communities with distinctive identities whilst supporting existing communities, local businesses, and sustainable transport.*
- *Provide high quality housing of all tenures at accessible locations to accommodate our growing community.*
- *Ensure there are sufficient sites allocated in the right locations to support employment growth over the plan period.*
- *Focus development at accessible locations which support public transport, walking and cycling, and reduce the need to travel, and enhance sustainable travel connections.*
- *Secure infrastructure to support new development.*
- *Promotion of healthy lifestyles through the provision and enhancement of sport, leisure and recreation facilities, public open space and green infrastructure.*

Natural Environment

- *Protect the countryside and coast.*
- *Develop a green infrastructure network across the Borough.*
- *Ensure new development avoids areas of flood risk and reduces future flood risk where possible.*
- *Protect and enhance landscapes, biodiversity, green spaces, air and water quality, and river corridors.*
- *Protect and enhance designated sites, geodiversity and soils.*

Places

- *Ensure the unique qualities of different communities and environments... in the Borough are identified, protected and enhanced... which ensure high quality, consistency, equity and responsiveness to local character.*
- *Promote high quality design and sustain Colchester's historic character, found in its buildings, townscape and archaeology.*
- *Improve streetscapes, open spaces and green links to provide attractive and accessible spaces for residents to live, work and play.*

ADDITIONAL POLICIES

The development will also reference and reflect the following policies;

- **Policy SG2:** *Housing Delivery*
- **Policy SG8:** *Neighbourhood Plans*
- **Policy ENV1:** *Environment*
- **Policy ENV3:** *Green Infrastructure*
- **Policy CC1:** *Climate Change*
- **Policy WC5:** *Transport in West Colchester*
- **Policy SS11:** *Marks Tey*
- **Policy DM1:** *Health and Wellbeing*
- **Policy DM8:** *Affordable Housing*
- **Policy DM9:** *Development Density*
- **Policy DM10:** *Housing Diversity*
- **Policy DM12:** *Housing Standards*
- **Policy DM15:** *Design and Amenity*
- **Policy DM18:** *Provision of Public Open Space*
- **Policy DM19:** *Private Amenity Space*
- **Policy DM20:** *Promoting Sustainable Transport and Changing Travel Behaviour*
- **Policy DM23:** *Flood Risk and Water Management*
- **Policy DM24:** *Sustainable Urban Drainage Systems*
- **Policy DM25:** *Renewable Energy, Water, Waste and Recycling*

MARK TEYS NEIGHBOURHOOD PLAN 2020

This document sets out a framework in which future development should be brought forward within the Parish Boundary. The overall vision set out in the Neighbourhood Plan details that *'A sensitive sustainable community reflecting the housing and employment needs of the locality; helping to build cohesion in the village, maintaining and strengthening a sense of place across the parish, whilst maintaining our countryside surroundings (including access to it) and improving highways, the public rights of way network, paths and cycleways to gain better access to our surrounding environment'*.

Underpinning this vision are the following Themes and Objectives;

Theme	Core Objectives
Getting Around	<i>Existing severe congestion and traffic volumes are not made worse through new development in the parish.</i>
	<i>Create a more connected and cohesive community</i>
Sense of Place	<i>Maintain and strengthen sense of place</i>
	<i>Preserving and enhancing our designated and non-designated heritage assets.</i>
A Stronger Community	<i>Existing community facilities including open space will be protected and opportunities to improve existing provision will be realised</i>
A Healthier Environment	<i>Protect and foster the natural environment for the benefit of people, flora and wildlife</i>
	<i>Noise, air, and light pollution will be effectively managed</i>
Housing	<i>New housing developments will include variety and choice and will meet existing local needs (in terms of type and tenure)</i>
Business and Employment	<i>Businesses will continue to thrive in the parish</i>



Key Constraints identified for the village as a whole, which can also be reflected and experienced in the site include;

Infrastructure Constraints:

- The Railway Line
- The A12
- The A120

Environmental Constraints:

- Marks Tey Brick Pit SSSI
- Head of the Roman River valley north east of Marks Tey identified in Colchester's emerging spatial strategy
- Limited capacity for landscape to accommodate development without adversely impacting sense of place and character
- Lack of capacity at Water Recycling Centre, under current permit, to treat additional wastewater flows from development without adversely impacting water quality in the Roman River, as advised by the Environment Agency in its response to the pre-submission consultation draft of this plan.

Key Opportunities identified for the village as a whole, which can also be reflected and experienced in the site include;

Amenity & Recreation Opportunity:

- Opportunity to contribute to achieving Policy MT10, with the Site providing 'a continuous accessible green corridor to the north of Marks Tey broadly following Roman River Corridor and the surrounding countryside', as shown in figure 2.3.



Figure 2.3; Creation of a continuous accessible green corridor in proximity to the Site

Access Opportunity:

- The Site also has the ability to facilitate the achievement of 'Community Action 5', improving 'pedestrian access across North Lane rail bridge' to ensure passenger accessibility is universal and inclusive.

ADDITIONAL POLICIES

The development will also reference and reflect the following policies;

- **Policy MT01:** A12, A120 and station infrastructure improvements
- **Policy MT02:** Creating walking and cycle friendly neighbourhoods
- **Policy MT04:** Village settlement boundaries
- **Policy MT05:** Local character and design
- **Policy MT06:** Landscape character, views and setting
- **Policy MT07:** Non-designated heritage assets
- **Policy MT10:** Protecting and enhancing the quality and quantity of our green infrastructure
- **Policy MT11:** Protecting and enhancing our natural environment
- **Policy MT13:** Housing mix and housing choice
- **Policy MT10:** Protecting and enhancing the quality and quantity of our green infrastructure
- **Policy MT11:** Protecting and enhancing our natural environment

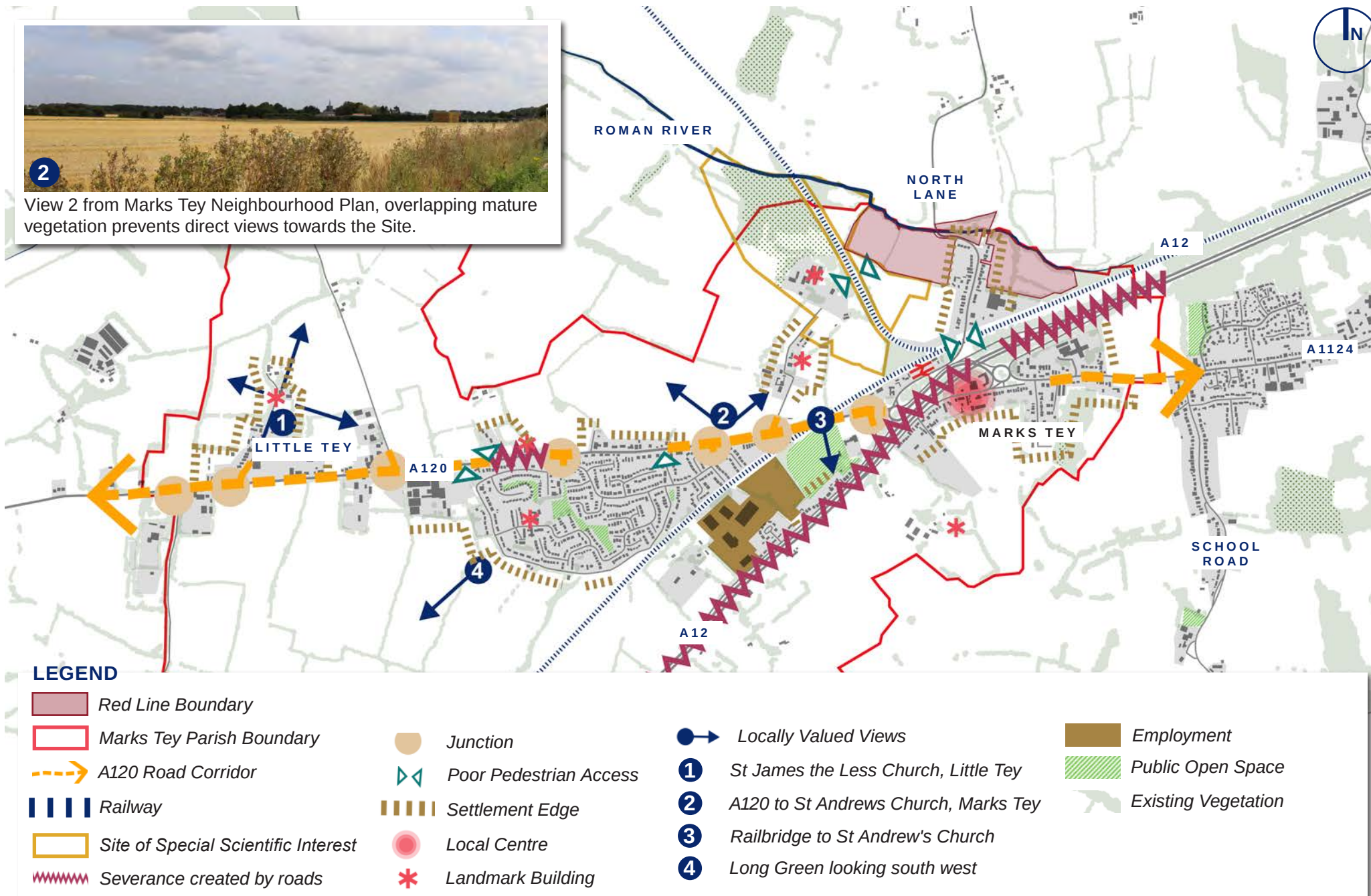


Figure 2.4; Marks Tey Neighbourhood Plan Constraints Analysis [Out Design 2017]

03. SITE CONTEXT & ANALYSIS

FLOOD RISK

The Site's proximity to the Roman River has a large influence over the position of flood zones within the Site.

The entirety of the Site's northern boundary, separated by North Lane, is within Flood Zone 3. These areas have the highest risk of flooding, with a 1% or higher chance from rivers or 0.5% from the sea, and underpinned by historical flood records.

In the western parcel areas of flooding partially extend to the south, along the existing hedgerow and drainage ditch that bisects the Site.

The eastern Site is affected further by flood zones, with zones extending south from the Roman River and following the position of existing hedgerows and mature vegetation.

LEGEND

-  Site Boundary
-  Flood Zone 3
-  Flood Zone 2

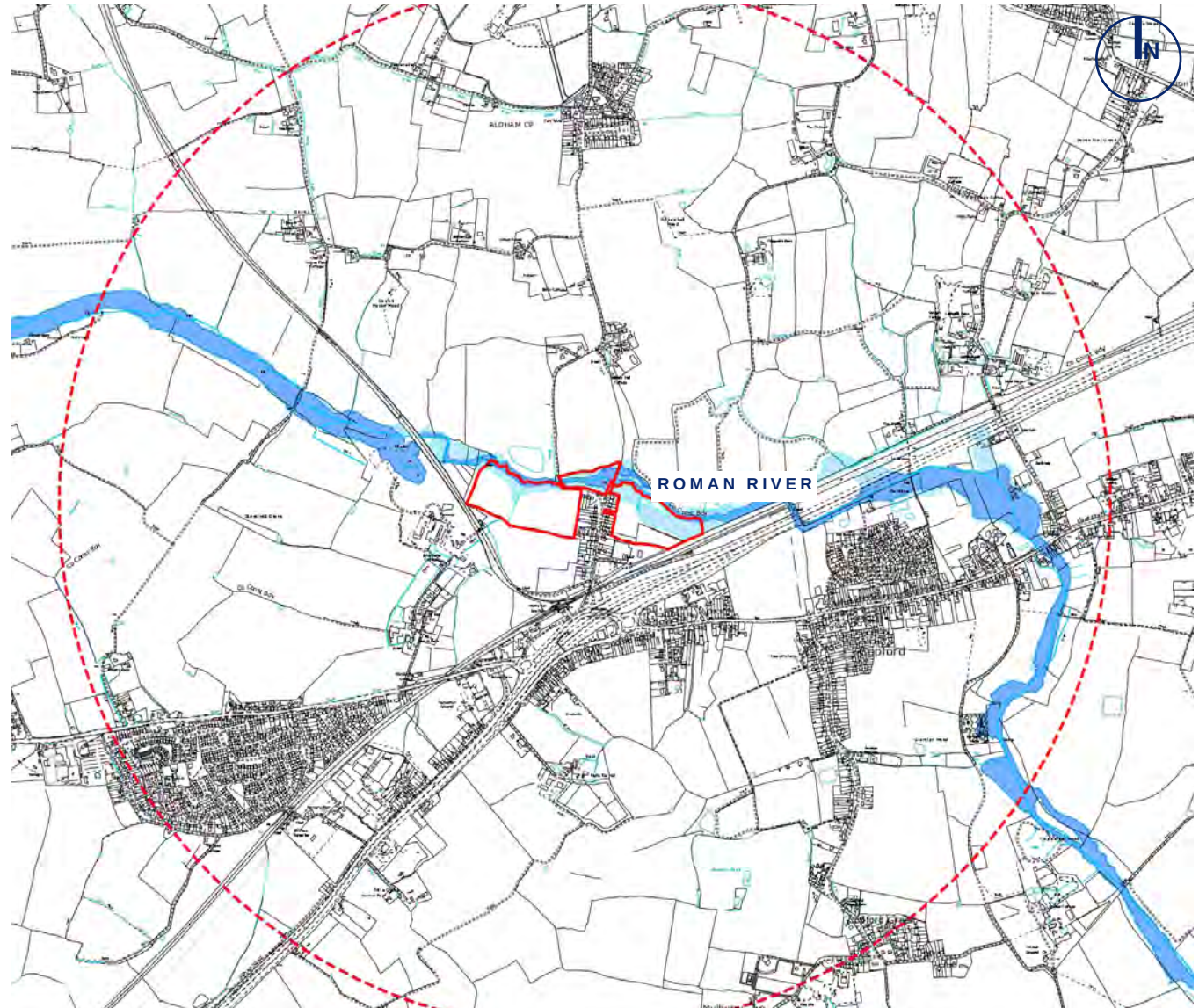


Figure 3.1; Flooding Zone Mapping

SIGNIFICANT VEGETATION

The Site is surrounded by areas of significant vegetation, with much of this focused along the A12 and A120 road corridors and the railway.

The vegetation is also centred around the The Marks Tey Brickpit SSSI, to the west of the site, with these areas creating an overlapping buffer which aide in mitigating the auditory and visual impacts of the roads.

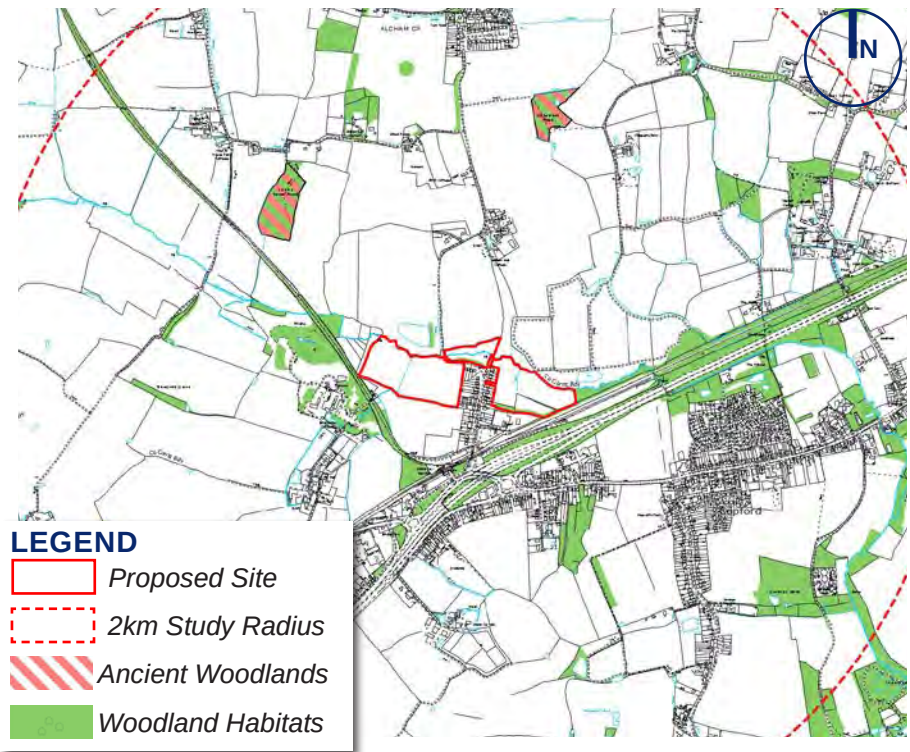


Figure 3.2; Significant Vegetation Map

TOPOGRAPHY

The Site is located in a localised low point, associated with the fluvial profile of the Roman River.

The Site sits between 25-35m AOD, with the landform sloping down towards the north. There are no drastic level changes across the Site, with the position of attenuation features being informed by this topography.

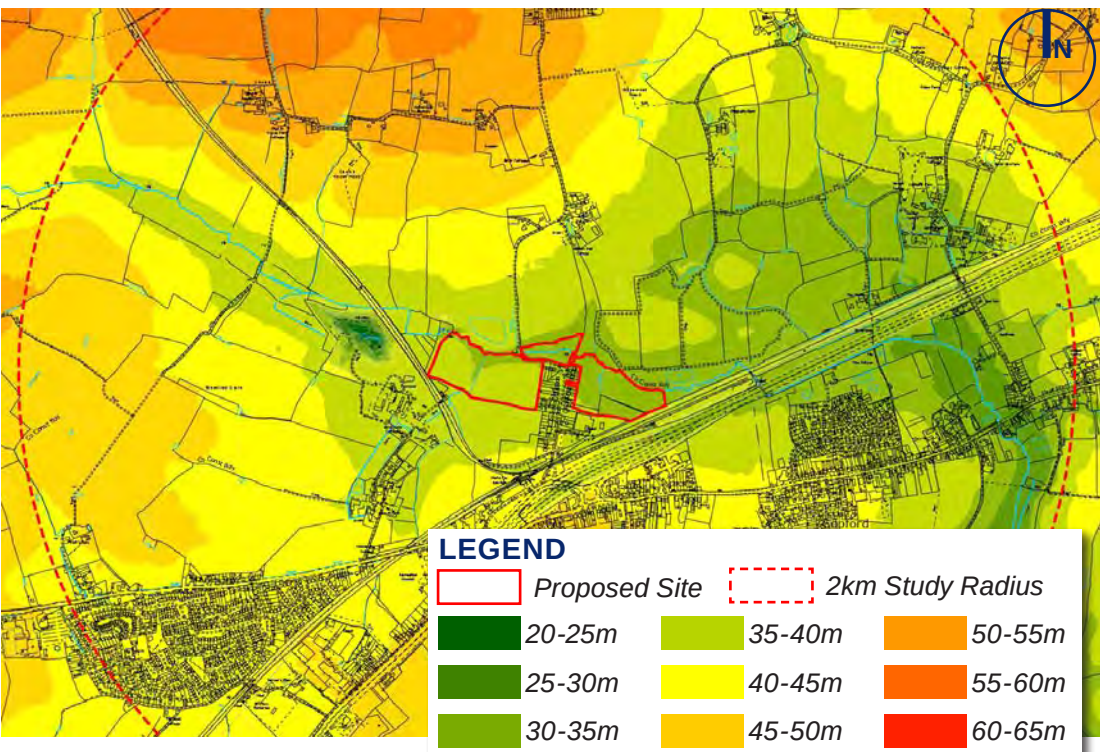


Figure 3.3; Topographic Map

NATIONAL LANDSCAPE CHARACTER

England is divided into 159 National Character Areas (NCA's), with each forming a '*distinct and recognisable character at national scale*'. These follow '*natural lines in the landscape*', which make them '*a good framework for decision-making and planning for future change*'.

The Site is situated within National Character Area (NCA) profile 111; Northern Thames Basin, and is in close proximity to NCA 86 South Southfolk & North Essex Clayland

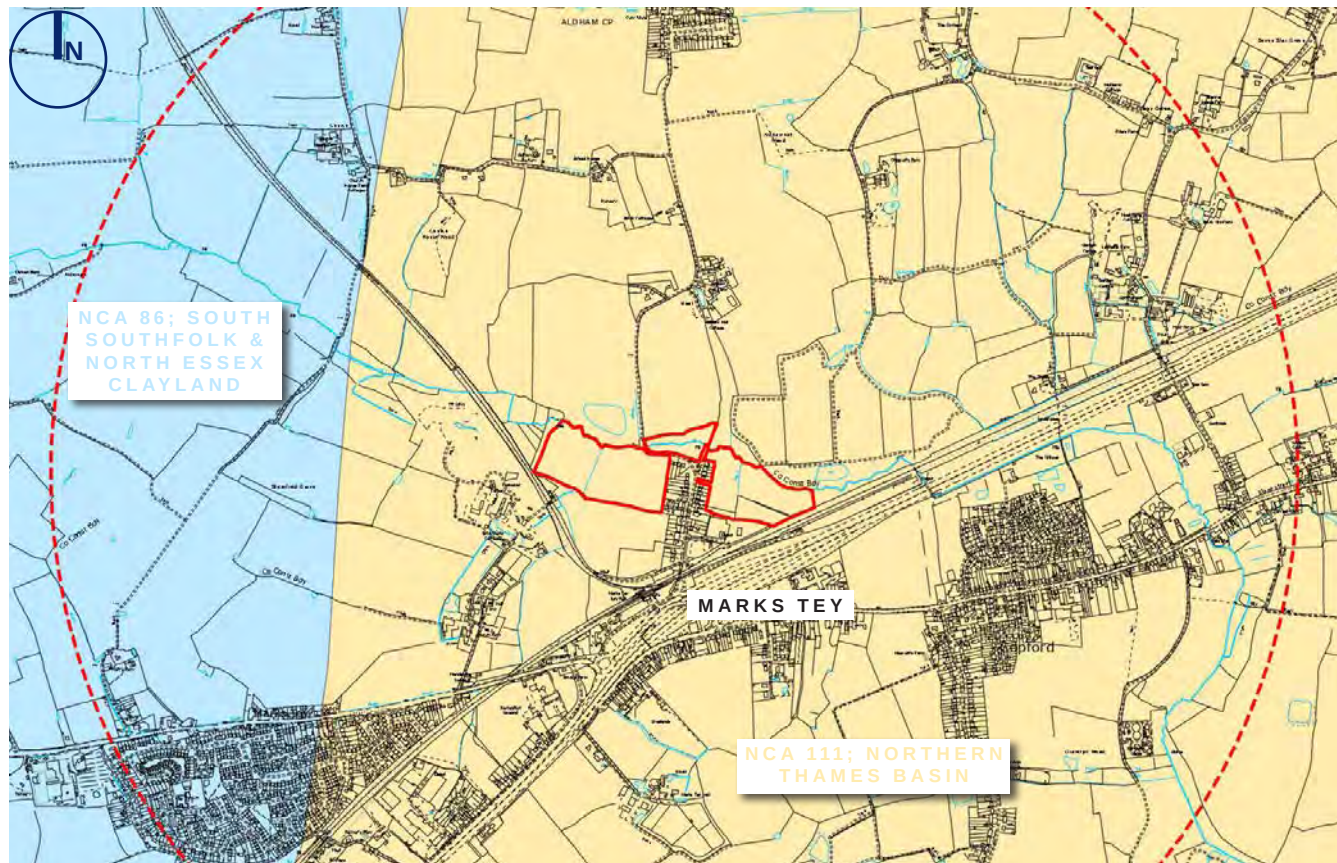


Figure 3.4; National Landscape Character Map

111. NORTHERN THAMES BASIN

Key Characteristics important to the Site:

- *The landform is varied with a wide plateau divided by river valleys. The prominent hills and ridges of the 'Bagshot Hills' are notable to the northwest and extensive tracts of flat land are found in the south.*
- *Characteristic of the area is a layer of thick clay producing heavy, acidic soils, resulting in retention of considerable areas of ancient woodland.*
- *The pattern of woodlands is varied across the area and includes considerable ancient semi-natural woodland. Hertfordshire is heavily wooded in some areas as are parts of Essex, while other areas within Essex are more open in character. Significant areas of wood pasture and pollarded veteran trees are also present.*
- *The field pattern is very varied across the basin reflecting historical activity. Informal patterns of 18th-century or earlier enclosure reflect medieval colonisation of the heaths. Regular planned enclosures dating from the Romano-British period are a subtle but nationally important feature on the flat land to the south-east of the area. In the Essex heathlands 18th- and 19th-century enclosure of heathlands and commons followed by extensive 20th-century field enlargement is dominant.*
- *Mixed farming, with arable land predominating in the Hertfordshire plateaux, parts of the London Clay lowlands and Essex heathlands. Grasslands are characteristic of the river valleys throughout. Horticulture and market gardening are found on*

the light, sandy soils of former heaths in Essex, particularly around Colchester, along with orchards, meadow pasture and leys following numerous narrow rivers and streams.

- *The diverse range of semi-natural habitats include ancient woodland, lowland heath and floodplain grazing marsh and provide important habitats for a wide range of species including great crested newt, water vole, dormouse and otter.*
- *Rich archaeology including sites related to Roman occupation, with the Roman capital at Colchester and City of St Albans (Verulamium) and links to London. Landscape parklands surrounding 16th- and 17th-century rural estates and country houses built for London merchants are a particular feature in Hertfordshire.*
- *The medieval pattern of small villages and dispersed farming settlement remains central to the character of parts of Hertfordshire and Essex. Market towns have expanded over time as have the London suburbs and commuter settlements, with the creation of new settlements such as the pioneering garden city at Welwyn and the planned town at Basildon.*
- *Brick-built dwellings are characteristic from the late 17th century onwards. Prior to this dwellings and farm buildings tended to be timber built with weatherboarding, now mainly painted white but traditionally black or tarred, and whitewashed plaster walls.*

National Character Areas combine key ecosystem service opportunities with an analysis of landscape opportunities to create Statements of Environmental Opportunity (SEOs). The SEOs with potential relevance to the Site include:

- **SEO 1** - *Manage rivers and river valleys to protect and improve water quality and help to alleviate flooding in the downstream urban areas, while also helping to improve aquifer recharge and provide a sufficient store of water to meet future need, especially with predicted climatic changes. Conserve the riparian landscapes and habitats, for their recreational and educational amenity for their internationally significant ecological value.*
- **SEO 2** - *Manage the agricultural landscape and diverse range of soils which allow the Northern Thames Basin to be a major food provider, using methods and crops that retain and improve soil quality, water availability and biodiversity.*
- **SEO 3** - *Protect and appropriately manage the historic environment for its contribution to local character and sense of identity and as a framework for habitat restoration and sustainable development, ensuring high design standards which respect the open and built character of the Thames Basin. Enhance and increase access between rural and urban areas through good green infrastructure links to allow local communities recreational, health and wellbeing benefits.*
- **SEO 4** - *Manage and expand the significant areas of broadleaf woodland and wood pasture, and increase tree cover within urban areas, for the green infrastructure links and important habitats that they provide, for the sense of tranquillity they bring, their ability to screen urban influences and their role in reducing heat island effect and sequestering and storing carbon.*

REGIONAL LANDSCAPE CHARACTER

The Site is located between two regionally identified Character Areas in the Essex Landscape Character Assessment. The western portion of the Site is located within B4: Gosfield Wooded Farmland, and the eastern section within E2: South Colchester Farmlands.

B4: GOSFIELD WOODED FARMLAND

Key Characteristics important to the Site:

- *Flat to gently undulating landform.*
- *Strong pattern of large and small woods, including distinctive ancient limewoods.*
- *Irregular medium size arable fields, bounded by thick hedgerows with mature hedgerow trees.*
- *Enclosed character.*
- *Many small farmsteads, occasional hamlets and villages.*

E2: SOUTH COLCHESTER FARMLANDS

Key Characteristics important to the Site:

- *Mix of small regular pasture and large arable fields.*
- *Dense woodland in the Roman River valley.*
- *Enclosed, intimate character in the north, more open in the south.*
- *Complex settlement pattern of nucleated and linear village/hamlets, and farmsteads along dispersed lanes.*

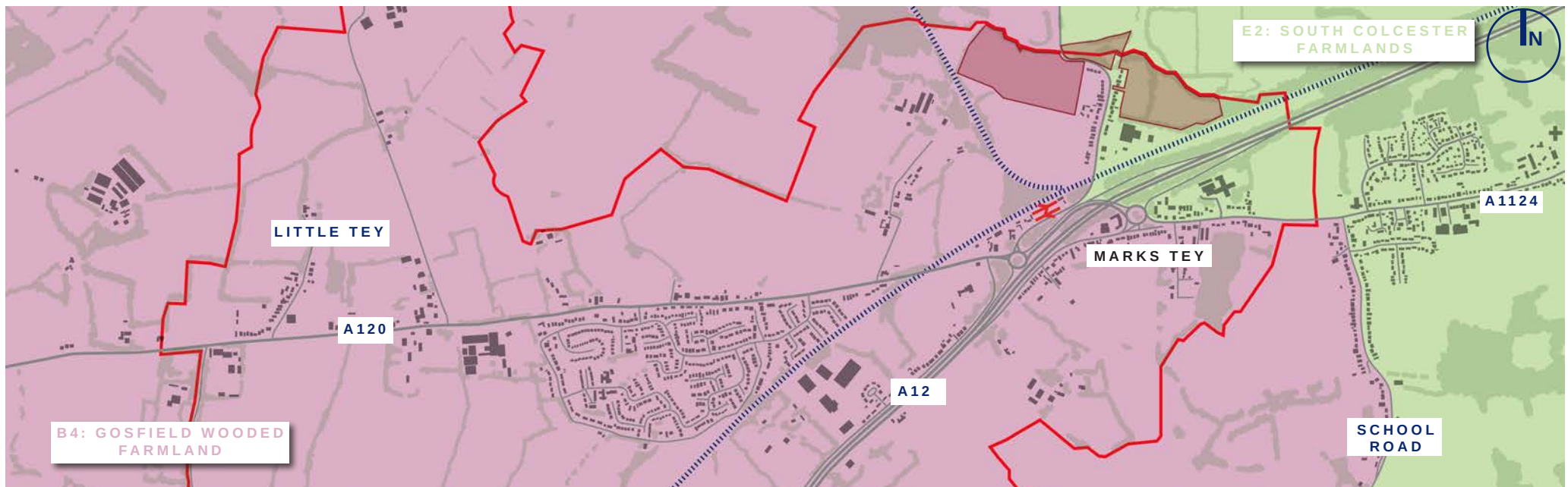


Figure 3.5; Regional Landscape Character Map

LOCAL LANDSCAPE CHARACTER

The Site is located in Local Character Area 3a Roman River, as part of the Mark Tey Neighbourhood Plan 2020.

The qualities of this character area are identified as:

'This character area is in the north eastern part of the plan area. It is located north of the east west London to Norwich Railway Line and the area is also bisected by the Marks Tey to Sudbury Railway Line. The latter creates a western part of the character area where Church Lane is and an eastern area where North Lane is.

As a whole the area is sparsely populated. There is linear residential development along North Lane and a few houses are scattered on Church Lane. In addition, there are four late 19th Century terraced cottages in the southern part of this Character Area on Coggeshall Road. (continues overleaf)

- Red Line Boundary
- 2km Study Radius
- 1: Little Tey
- 2a: Long Green
- 2b: Potts Green
- 3a: Roman River
- 3b: The Village

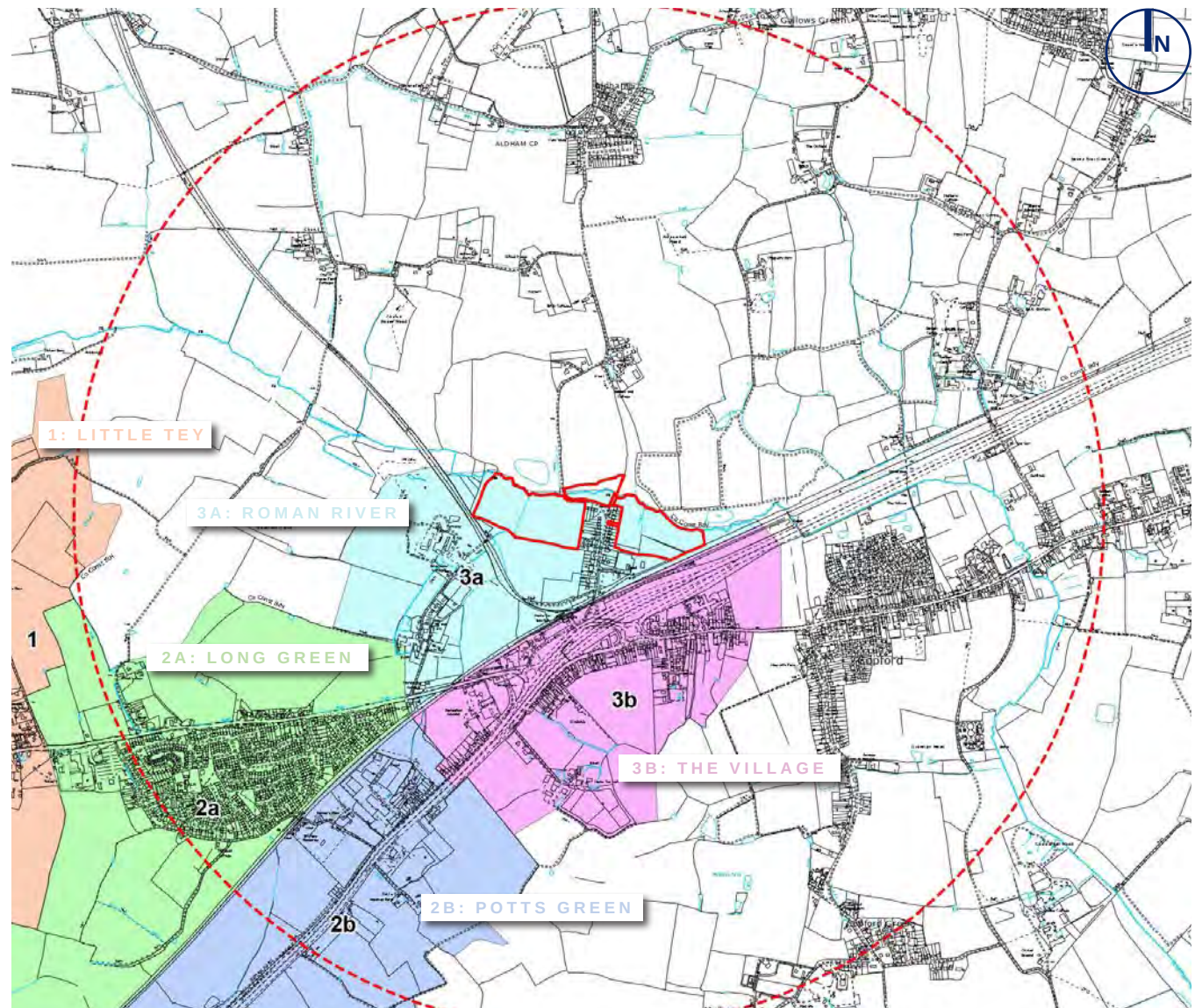


Figure 3.6; Local Landscape Character Map

Church Lane itself is a tranquil place; the Grade I listed St Andrews Church is located halfway along it and at the end there is the Marks Tey Brick Pit SSSI beyond where the road comes to an end Both the Church and the Brick Pit are important local landmarks. The church is visibly striking, views of which can be enjoyed from the site of the Brick Pit, from the A120 in the south and from Little Tey.

North Lane provides access from the Coggeshall Road to Aldham and beyond. It is not a route without difficulties. It includes two important bridges; one over the Roman River at the northern extent of the character area (which is also an area susceptible to flooding) and one over the railway lines at the southern part of the character area. The Roman River bridge was replaced in May 2019 and the bridge over the railway line is very narrow making it difficult for two-way traffic to cross and presenting pedestrian safety issues as a result of this.'

Characteristics	Character and Details
Layout	A very small section of the A120 and two country lanes, with some residential development, are the only roads. A main line and branch line railway cross the area, 2 industrial areas.
Land Uses	Farming, worship, residential, small and large industrial areas.
Building Scale Appearance	Low level deatched and semi-detached houses and bungalows built with many different materials.
Green Features	The river area and SSSI. The fields, ancient hedgerows and trees.
Open Space	No parks or play areas. Churchyard.
Landmarks	Grade I listed church of St. Andrews Grade II listed house Grade II listed scheduled monument at Marks Tey Brick Kilns War memorial

LEGEND

	Red Line Boundary
	Character Area Boundary
	Railway
	Site of Special Scientific Interest
	Locally Valued View
	Scheduled Monument (Circular Brick Kilns)
	Listed Building
	Local Wildlife Site

Non Designated Heritage Assets

-  St James the Less Church, Little Tey
-  A120 to St Andrews Church, Marks Tey

Tree Preservation Order

-  TPO: 11/96 Tree ID: T5 English Oak

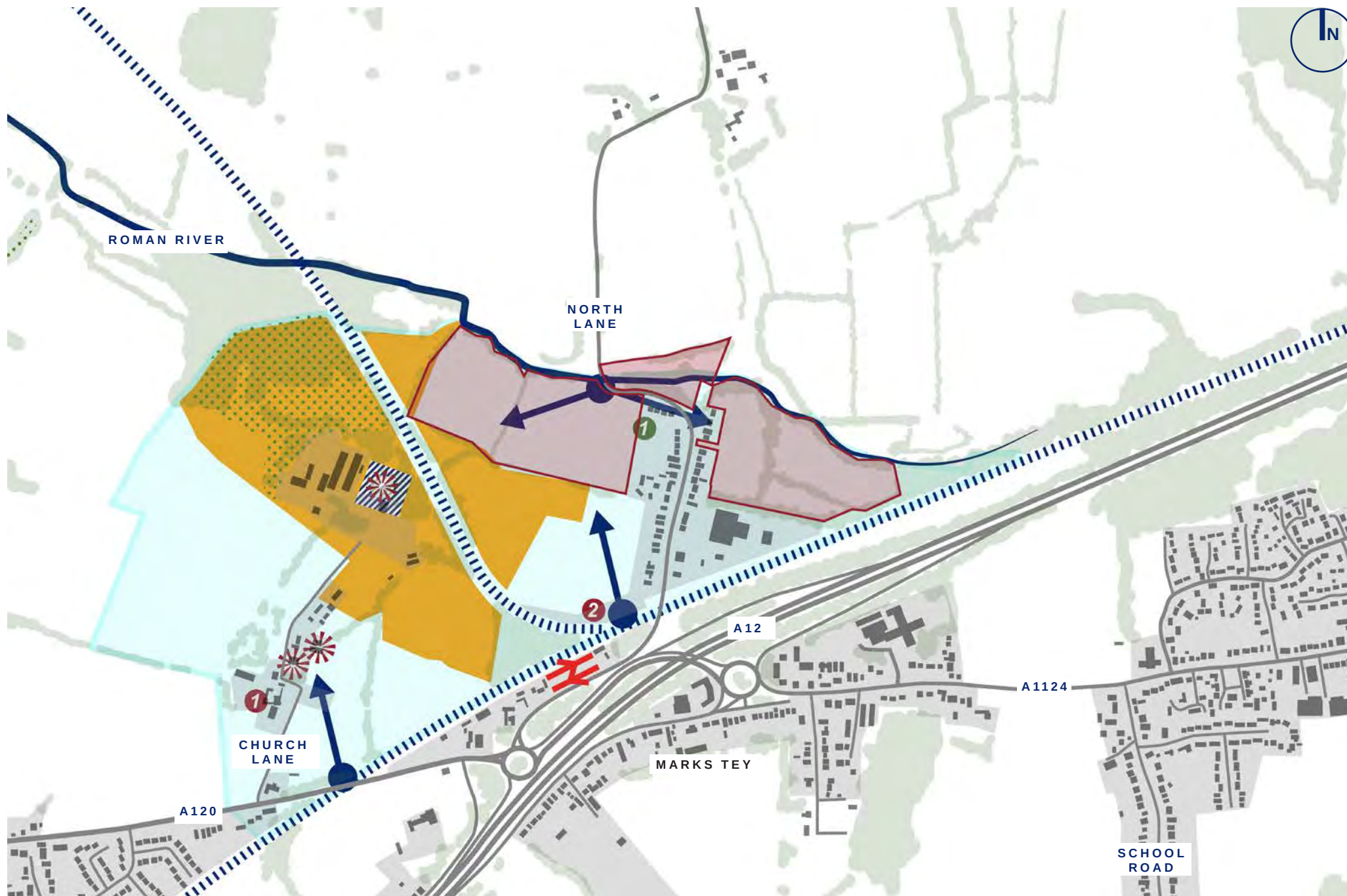


Figure 3.7; Roman River Character Area Characteristics Map [Mark Teys Neighbourhood Plan 2020]

DESIGNATIONS

There are a number of national designations in proximity to and interacting with the Site. These include the listed buildings of Marks Tey Hall, St Andrews Church and St James the Less Church, alongside the Marks Tey Brick Pit which is a designated geological Site of Special Scientific Interest (SSSI) and in part designated as a Local Wildlife Site (LWS). There are also Local Wildlife Sites which interact with this SSSI and the surrounding green space. The presence of these designations highlights the overlapping wider influences of heritage and the natural environment on the surrounding landscape.

- 2km Study Radius
- ▲ Grade I Listed Building
- ▲ Grade II Listed Building
- ▲ Grade II* Listed Building
- Footpaths
- Bridleways
- ★ Scheduled Ancient Monument
- SSSI
- Local Wildlife Sites

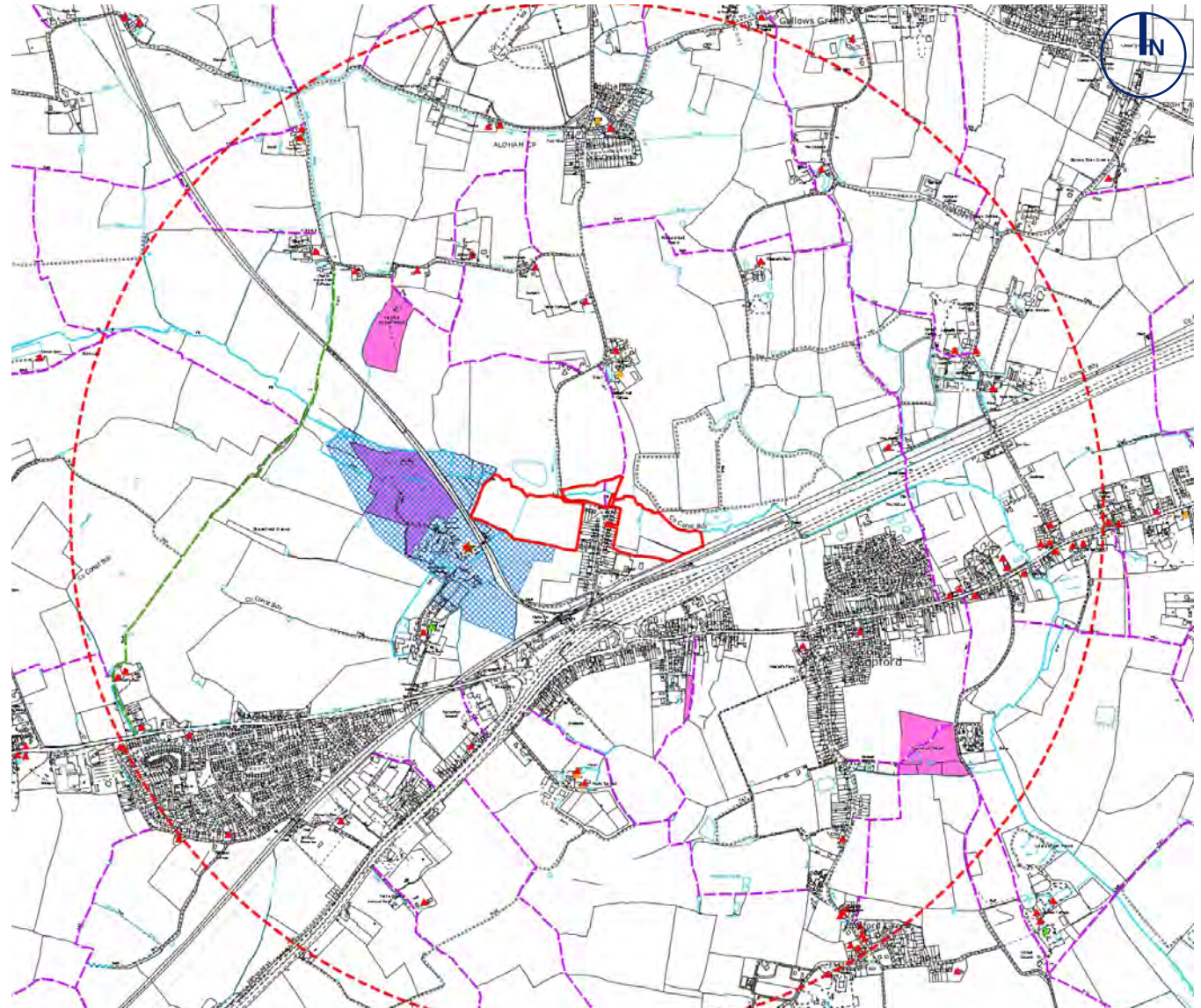
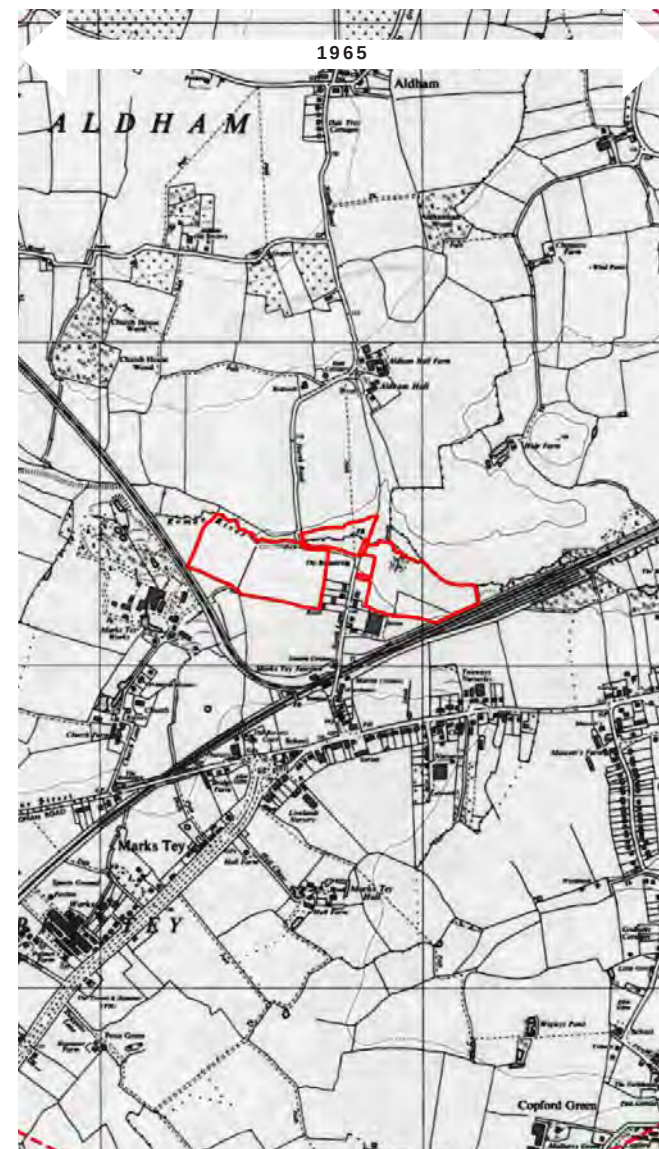
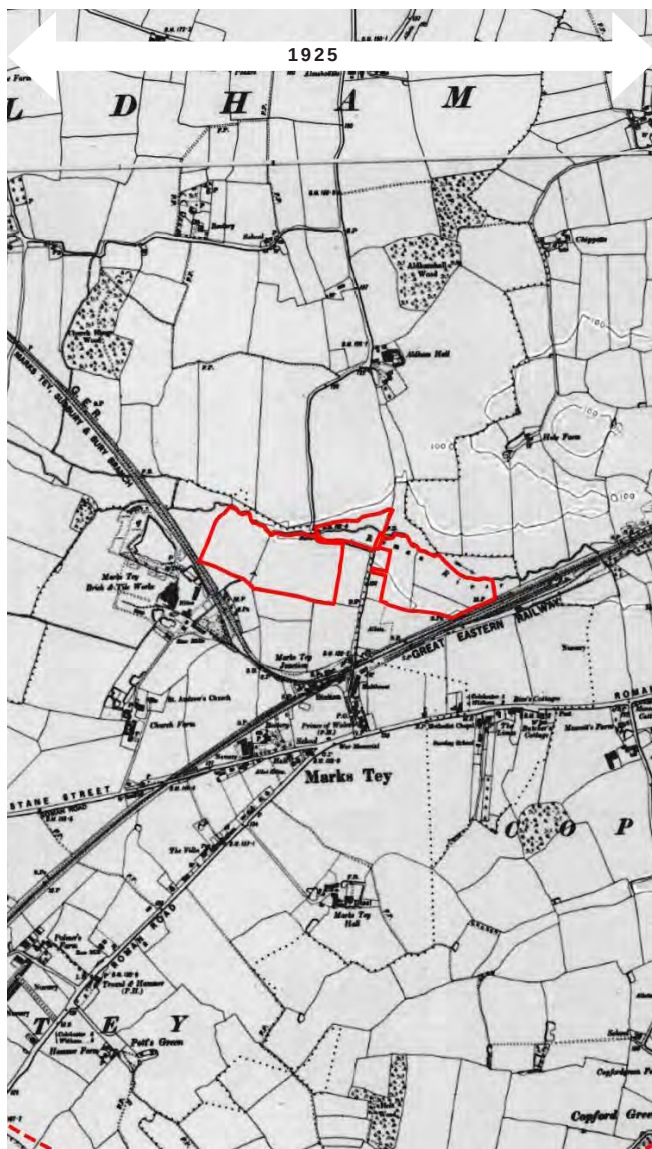
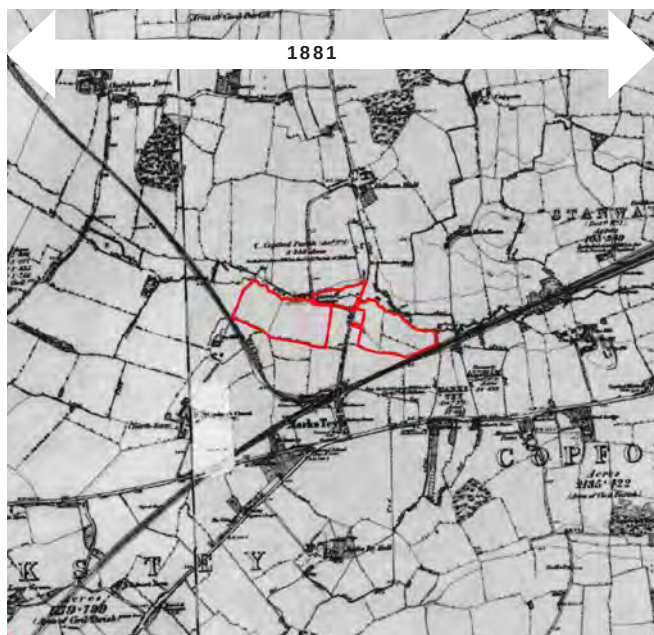


Figure 3.8; Designations Map



SITE HISTORY

There have been limited changes to the surrounding landscapes character and form, with a strong rural appearance being maintained through consistent and established field boundaries. This is accompanied by the presence of farmsteads and agricultural building clusters, which further empathise the area's rural verdant foundations.

This is contrasted by the consistent presence of rail and road corridors, with all of the urban growth and expansion occurring along these corridors.

Figure 3.9; Historical Mapping

ACCESS AND MOVEMENT

The built form and settlement pattern of Marks Tey has been heavily influenced, and dominated, by the A12, A120 and two rail lines. Whilst these routes are key for commuters, long range travel and logistical traffic, at a local scale they create issues for pedestrian accessibility and safety.

They act as clear barriers dividing the village which prevent universal access between the railway station, residential spaces and main local centre. This is coupled with the A120, which passes through the village, being a 40mph road which has limited and poor quality footways and cycle infrastructure. This forces residents to use cars for local trips, promoting car-centric lifestyles, which detracts from the community and creation of local links.

There are occasional crossing points over these travel corridors, with a mixture of pedestrian bridges and footways alongside roadways. But these routes do not form part of a connected, or joined up approach, with their discontinuous nature posing challenges for more vulnerable demographics such as the elderly or families.

The Site is able to benefit from its' proximity to the train station, with the opportunity to create clear, pedestrian focused routes promoting active transport along North Lane towards this valuable local resource. The Site also benefits from a Public Right of Way which runs through the northern parcel, which provides a connection to the wider countryside and the expansive, well-used network of rural footpaths and bridleways that surround Marks Tey.

There are opportunities to create additional access areas and recreational routes, further emphasising the links between the surrounding natural landscape and the community built form. This would include the creation of new paths and public space along the Roman River and improving pedestrian paths and cycleways within Marks Tey.

-  *Red Line Boundary*
-  *Bus Stop*
-  *Train Station*
-  *Public Rights of Way*
-  *Bridleways*
-  *Pedestrian Crossing/Bridge*
-  *Severance created by roads*



Figure 3.10; Infrastructure Corridors and Pedestrian Routes

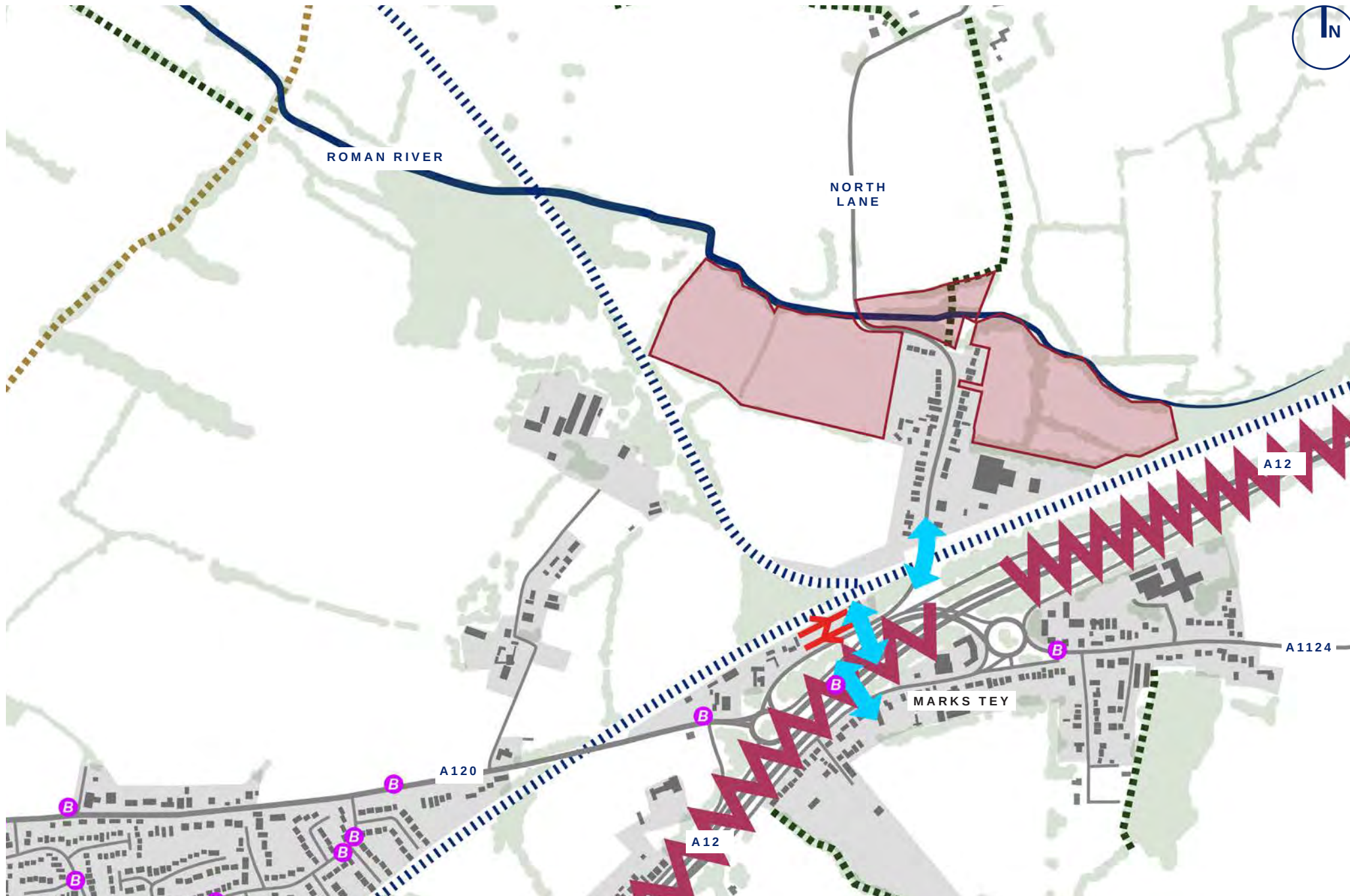


Figure 3.11: Access and Movement Plan

BUILT FORM

The linear development of Marks Tey, alongside the separation that is created by transport infrastructure, results in a spread of built form that is representative of the architectural style of the period within which the structures were constructed, with limited overlap or bleed between these spaces, which would give unifying character to Marks Tey.

The majority of homes are located within the housing development to the south west of the Site, adjacent to the A120, which were developed in the 1970s. These properties, which front the A120, are predominately two storey semi-detached and detached, with some examples of bungalows, and constructed from red brick with pantile roofs tiles. There is a degree of enclosure within this urban space, with a high degree of natural surveillance and overlooking.

Mixed built form and architectural themes are present in the housing directly adjacent to the Site along North Lane. These properties are characterised by on plot parking, large planted setbacks and deep plots consisting of detached properties with large gardens. The red brick is also complimented by white render and painted elements.

The wider historical built form character of Marks Tey is contributed to by the collection of listed buildings in the surrounds, with glimpsed views to these landmarks being a key link between the village's past and present.



Figure 3.12; Built Form Character and Qualities

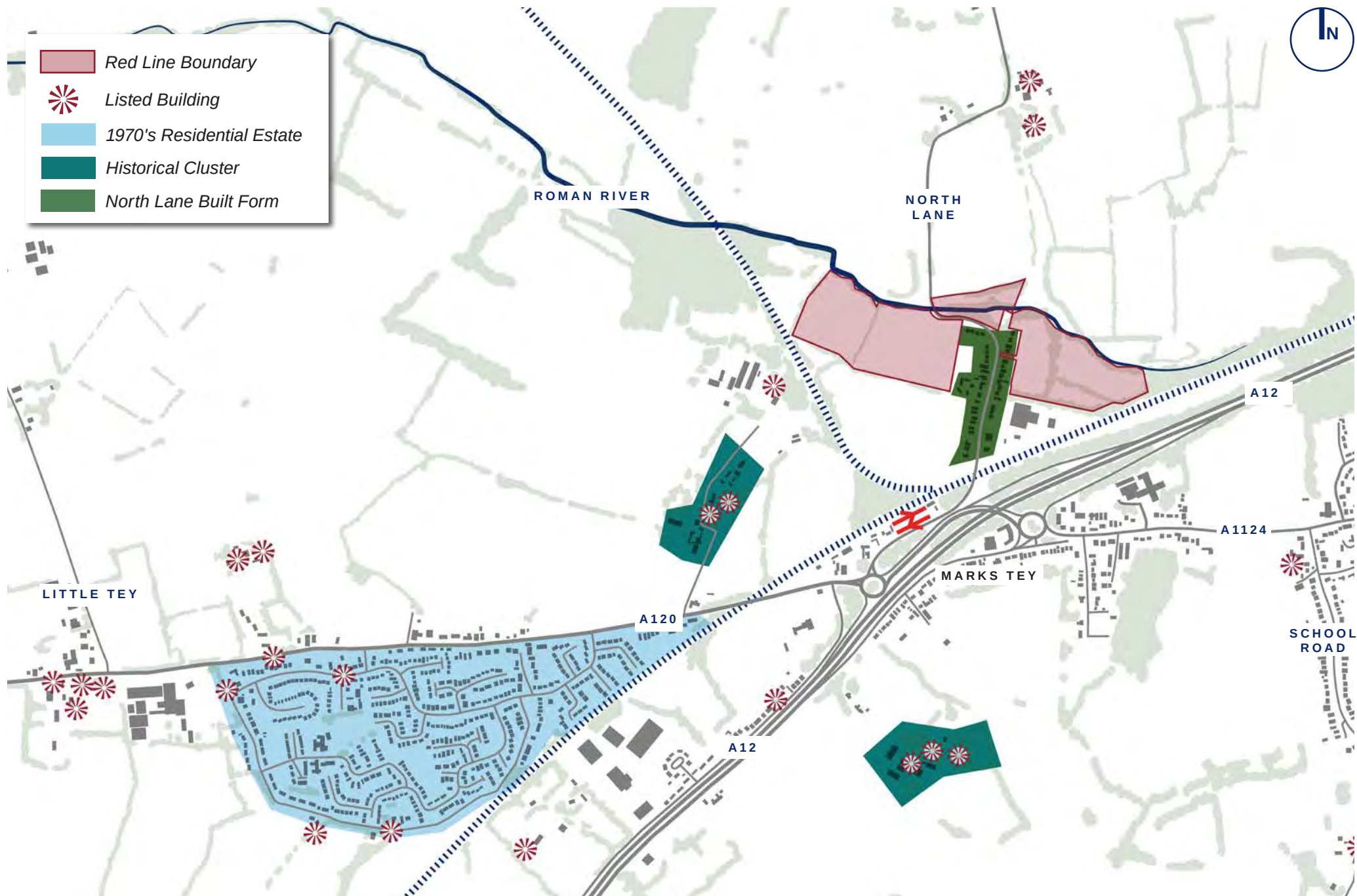


Figure 3.13; Built Form Character Areas and Listed Buildings

PHOTOGRAPHIC SITE SURVEY

Undertaking a site visit has ensured that this statement, and the development vision, are informed by an experienced sense of space and physical character.

The abundance of green vegetation along the boundaries, and cutting through the Site, contributes to a sense of tranquillity and strong connection to the natural environment.



Figure 3.14: Site Survey Viewpoints 1-12







Figure 3.15; Site Survey Viewpoints 13-24



LANDSCAPE VISUAL SUMMARY

A preliminary analysis of the Site's context informed by a desktop study, a site visit and the report's site context and analysis, has identified a series of critical landscape and visual receptors. These receptors are likely to be affected by the development, and the Site's partial transition from rural to urban use, and as such there needs to be clear consideration of these factors within the masterplanning process. These receptors will inform key drivers within the development's vision, allowing for the mitigation and limiting of any potential adverse effects.

The following list of critical receptors identifies how each contributes to the Site's overall landscape qualities and character. It should be considered that any additional development or progression of the development would be developed further through landscape and visual appraisal.

LANDSCAPE

ROMAN RIVER

The Roman River is a small stream that runs through the North of the Site, running along the northern edge of the field boundaries from the west to the east, through the centre of the western fields, and through the centre of the small fields to the north of North Lane. The Roman River then travels east through Heckfordbridge, and into the River Colne.

The Roman River is mostly bordered by trees and shrubs on either side, with a footbridge over the river

in the northern fields. The Site is within the river valley, and parts of the Site along the river edge are within the flood zone of the river.

The development will aim to retain these key qualities, maintaining the river corridor's prominence and relevance within the landscape.

RURAL LANDSCAPE

The landscape on the Site are split between the agricultural fields to the west of the Site and the grassed fields to the north and west of North Lane.

The openness of the landscape is due to the historical uses of the Site for agricultural uses. In the western fields, there are glimpsed views through the boundary trees and hedges, across to neighbouring fields and up towards Aldham. There is no vegetation within the fields to the west, nor between the fields in the west.

To the east, the field boundaries are more dense, with little view to the north across the Roman River. The landscape is currently a grassed area, with fields boundaries of mainly trees and scrub between the individual fields. Trees can be seen through the trees when they are travelling along the railway track.

SSSI

Marks Tey Brickpit is a SSSI neighbouring the Site to the west. Its importance relates to Pleistocene Lake Sediments.

VISUAL

USERS OF THE FOOTPATH NETWORK

The development will alter the visual experience of users of the PRow footpath 14 Marks Tey (FP14 144) and Footpath 14 Aldham (FP14 123).

The FP 14 144 is 62 meters, starts to the north of North Lane and finishes at the footbridge over the Roman River. The entirety of the footpath is within the red line boundary, and it cuts through the centre of the widest part of the field.

FP 14 123 is 563 meters long and begins in the Site on the other side of the footbridge and runs up to Brook Road. A small section of the footpath is within the Site boundary, with the rest of the footpath running along the edge of the neighbouring field. The development will alter the visual experience of users, as the Site can be seen from the intersection between Brook Road FP 14 123.

LOCAL RESIDENTS

The residents who live in properties along North Lane, are also a receptor. There is a need to preserve this visual amenity, as most have a direct view across a part of the Site. The use of open space and green buffers will limit the effect on these properties views, acting as the screen the development.

ROAD AND TRAIN USERS

Road users travelling along North Lane and Brook Lane, and train users will be visual receptors. They will have mainly glimpsed views into the Site, mainly at the entrances to Site for the Road users, and along the edge of the eastern fields for train users. The road users will be more susceptible to the visual change as they will be travelling along mainly 30mph secondary roads. There is a need for retention of rural character along the roads, maintaining a buffer between the development and the wider landscape.

LEGEND

- Red Line Boundary
- Marks Tey Parish Boundary
- Local Wildlife Sites
- Site of Special Scientific Interest
- Roman River and associated landscape
- Built Form Boundary
- Public Rights of Way
- Listed Building

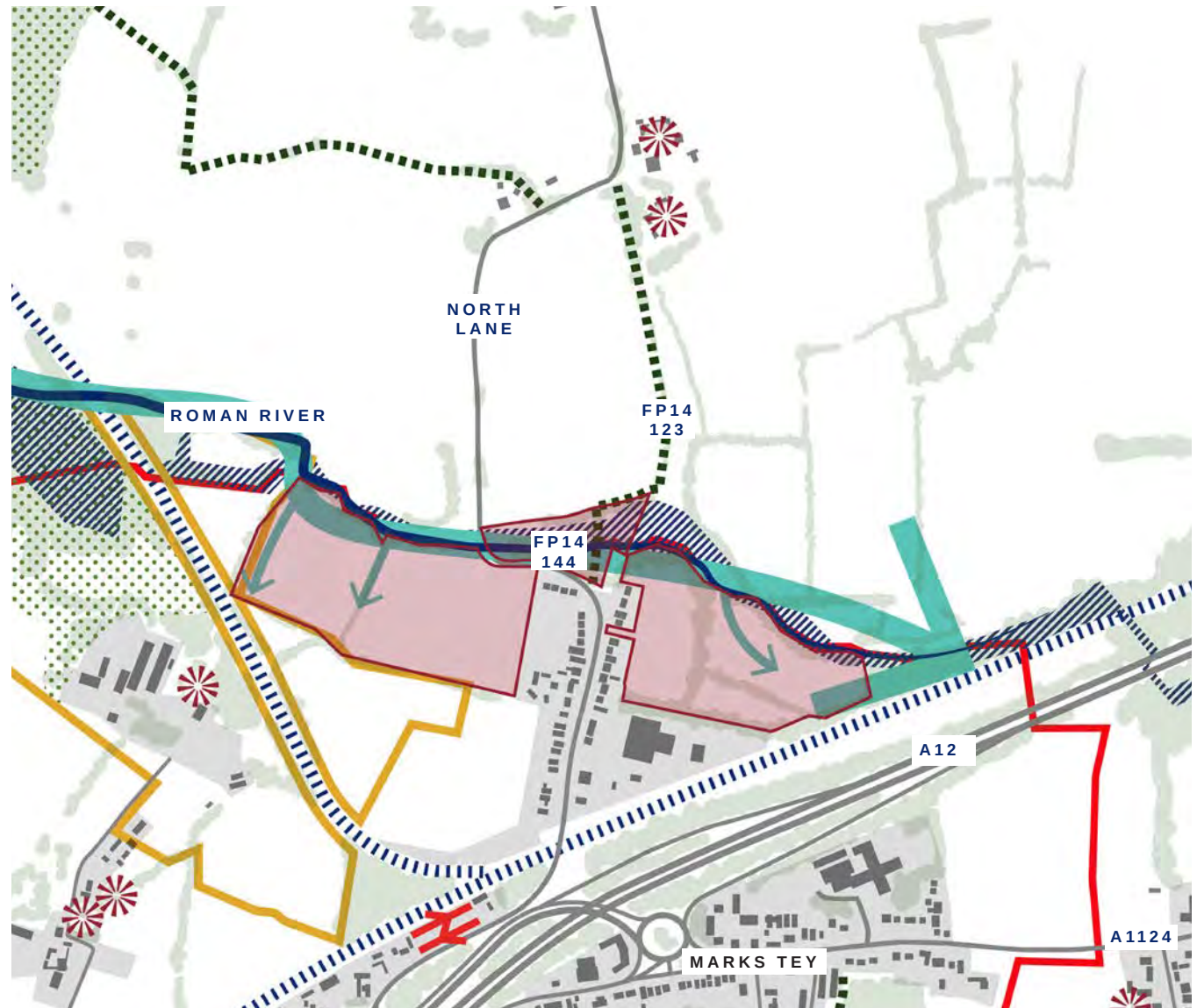


Figure 3.16; Visual Impact Mapping

CONSULTANT SUMMARIES

TRANSPORT



Access arrangements for the eastern and western parcels have been developed by Motion, designed to be fully compliant with The Essex Design Guide.

The access drawings show that suitable means of vehicular and pedestrian access could be gained into both parts of the site from the public highway on land wholly within the landownership of Mr Hines

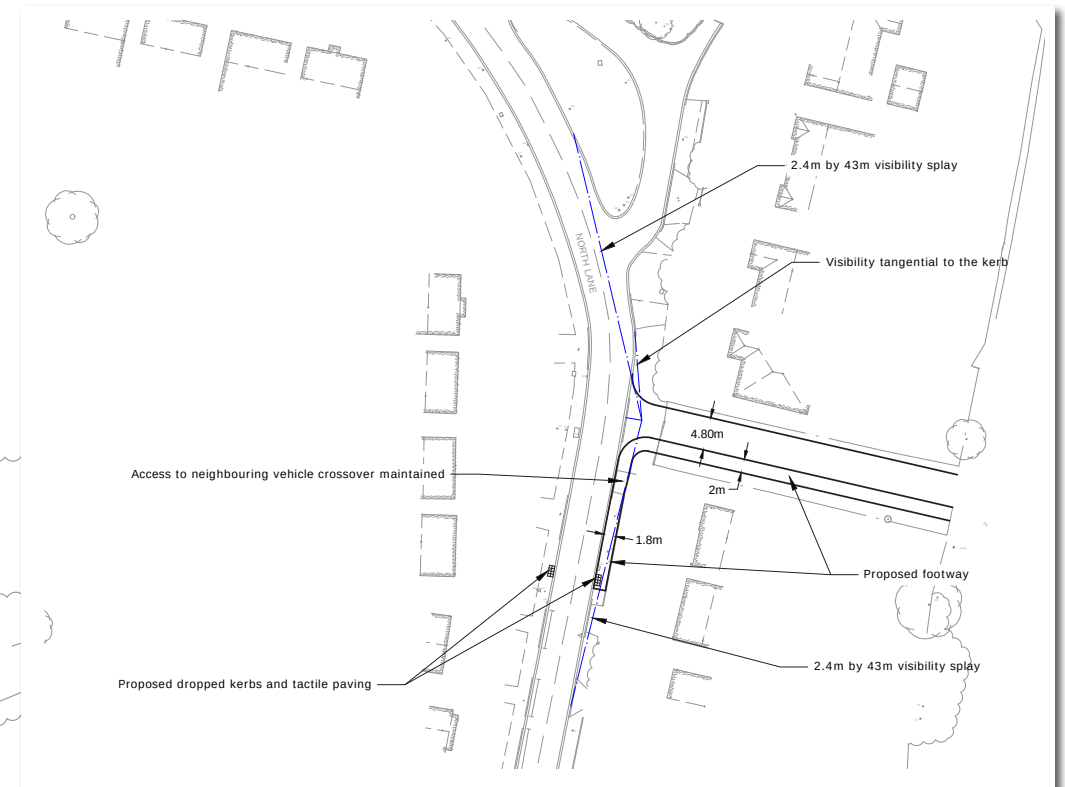
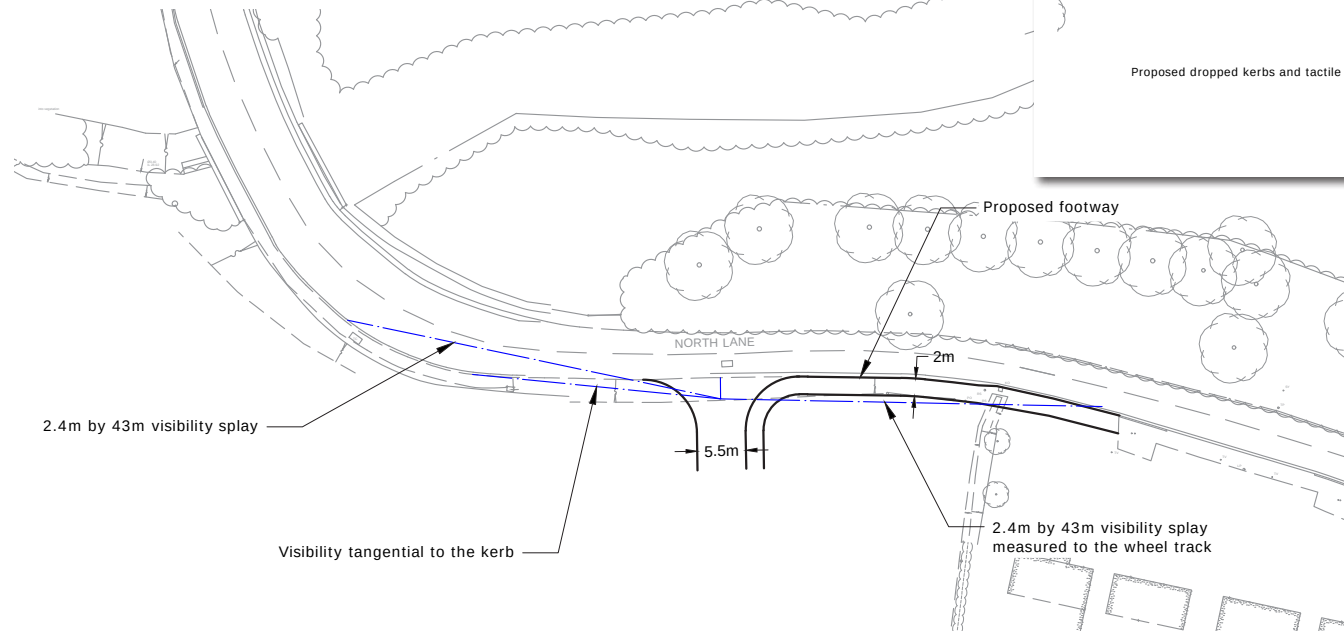


Figure 3.17; Proposed Access Arrangements

DRAINAGE



A Flood Risk and Drainage Appraisal has been prepared by Motion.

The appraisal identifies that the Site is located within Flood Zone 1, 2 and 3 and therefore a Flood Risk Assessment (FRA) is required. It is recommended that the proposed residential units should be located within the area of site located in Flood Zone 1.

The EA surface water flood maps show that, for the 1 in 30-year pluvial flood event the site is not at risk

of surface water flooding except at the location of the Roman River. For the 1 in 100-year pluvial flood event the site is not at risk of surface water flooding except at the location of the Roman River and its tributaries. There are also some isolated areas of flooding on the eastern parcel close to the drainage ditch with water depths ranging from 0.0m to 0.3m. For the 1 in 1,000-year pluvial flood event the site is not at risk of surface water flooding except at the location and surrounding area of the Roman River and its tributaries with water depths ranging from

0.0m to 1m. It is recommended that the proposed residential units are not located within an area of surface water flood risk.

Alongside this it is recommended that a '*combination of attenuation ponds which should be located outside of Flood Zone 3, swales permeable paving are recommended SUDS features for this site*' designed to deal with the increased volume of surface water runoff. The location of the below SuDS features has been reflected in the masterplanning development.

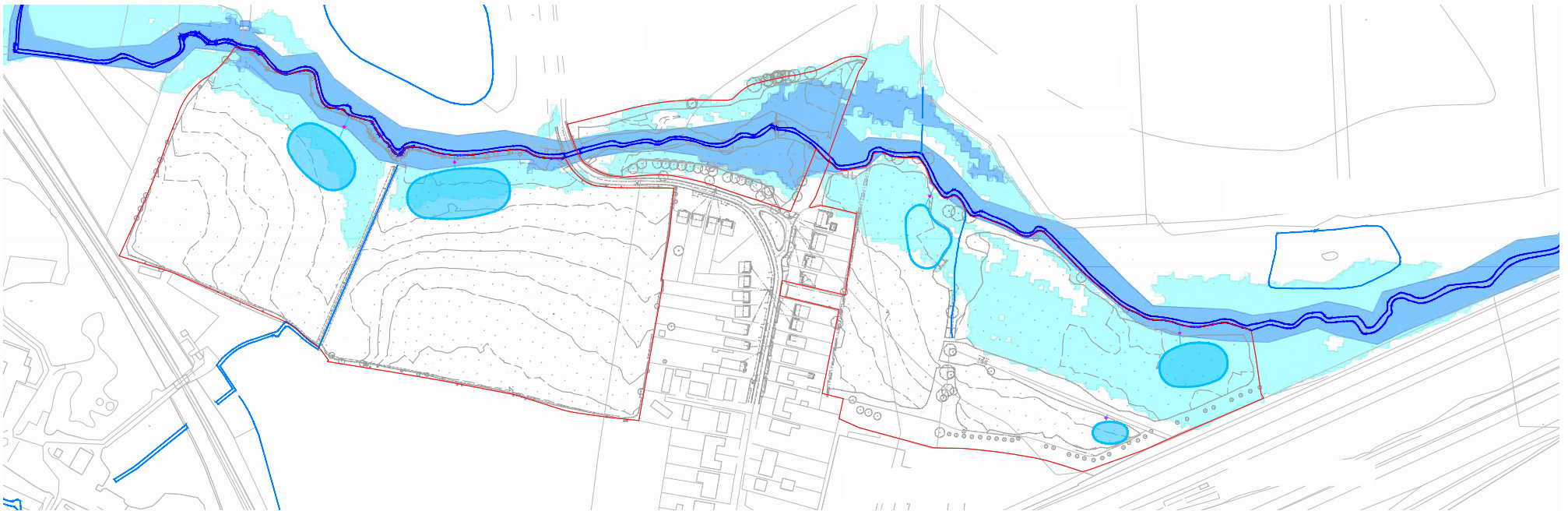


Figure 3.18; Indicative SuDS Layout

ECOLOGY



Essential Ecology (ESEC) provided ecological services for the Site, carrying out a site walkover and appraisal alongside a desk study of freely available resources, in order to assess likely constraints and opportunities associated with the proposed development of the site.

This 'Constraints and Opportunities' considers;

- **Ecological Designations**

- Essex Coastal Sites
- Chalkney Wood Site of Special Scientific Interest (Ecological SSSI)
- Marks Tey Brickpit Site of Special Scientific Interest (Geological SSSI)
- Marks Tey Brickpit Local Wildlife Site

- **Habitats**

- Grassland
- Arable Land
- Scrub
- Tress and Woodland
- Native Hedgerows
- Watercourses and Wet Ditches

- **Protected Species**

- Roosting Bats
- Foraging and Commuting Bats
- Badger
- Dormouse
- Water Vole and Otter
- Birds
- Reptiles
- Great Crested Newts
- Invertebrates

- **Consideration of Biodiversity Net Gain**

- Habitats
- Hedge Features
- Watercourse Features

The Site is largely dominated by areas of limited ecological value, including arable land and agricultural grassland, with habitats of elevated ecological value at the Site boundaries. The opportunity has therefore been taken to sensitively design the proposed development ensuring that the development footprint is primarily located within areas of lower ecological value. The Site has also been designed to retain the majority of habitats of elevated value, such as hedgerows, mature trees, woodland and the Roman River, as part of the greenspace strategy which will allow the opportunity to provide significant habitat enhancements, whilst also maintaining and improving ecological connectivity through the Site and as part of the wider landscape.

The Site also provides opportunities for a range of protected species with the majority of opportunities afforded by the field boundary features. The presence of protected species will be determined as part of survey work undertaken to inform the planning process. As well as benefits associated with proposed habitat enhancement and ecologically-led habitat management, the proposals bring forward the opportunity to provide significant enhancements specifically for the benefit of wildlife. Wildlife enhancements will be informed by the results of the further protected species survey work in order to maximise benefits to the wildlife populations present. The majority of enhancements would be focussed within the areas of proposed greenspace

and would likely include features such as bat and bird boxes, hibernacula for the benefit of invertebrates, reptiles and amphibians and hedgehog domes. The proposals would also bring forward the opportunity to provide significant enhancements within built areas of the development, through the inclusion of integrated bat, bird and bee bricks/units within the fabric of proposed buildings.

The planning process will involve consultation with Natural England and key consultees, such as Essex Place Services, to ensure appropriate consideration is given to offsite ecological designations. A key consideration in this regard will be minimising the risk of increased recreational use of ecological designations. The proposals have therefore been designed to include the creation of improved walking routes within areas of proposed greenspace, as well as including creation of areas tailored towards use by dogs, in order to provide attractive and functional recreational opportunities alongside biodiversity enhancements at the site for new and existing residents at the site itself.

Overall, it is considered that the Site is suitable for development, whilst the emerging proposals demonstrate how the proposals provide the opportunity to provide significant benefits to biodiversity which would not be brought forward in the absence of development.

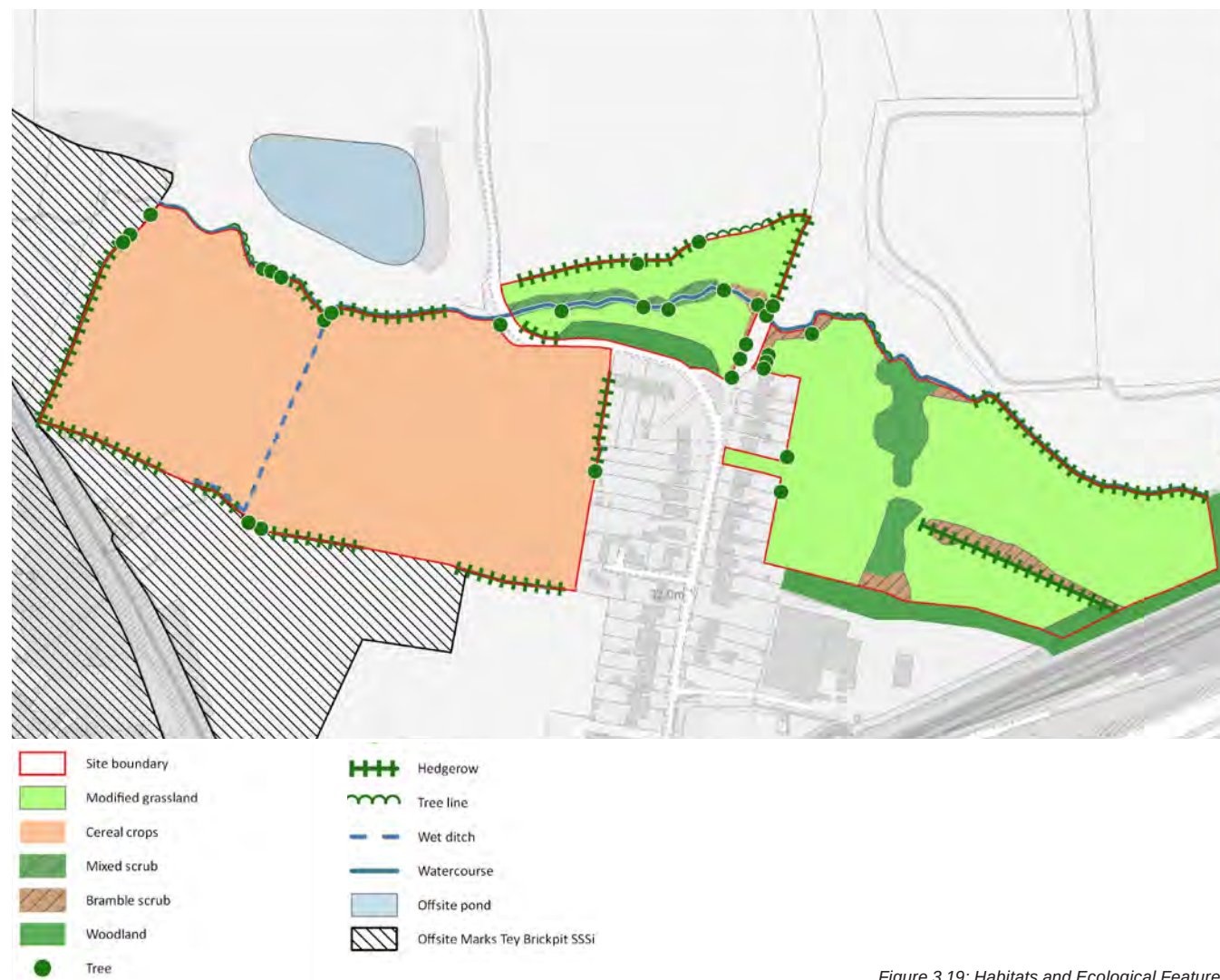


Figure 3.19; Habitats and Ecological Features

GEOTECHNICAL

An initial *Geodiversity Statement* has been prepared by Harrison Geotechnical.

The site abuts Marks Tey Brick Pit, a Site of Special Scientific Interest (SSSI). The nature conservation interest of the Marks Tey SSSI relates to its geological assets identified under the Geological Conservation Review.

An initial geodiversity assessment has been undertaken by Harrison Environmental Group to identify the potential impacts of any built development on key geodiversity assets within the study area.

It identifies that there is a significant outcrop of Middle Pleistocene lake beds at Marks Tey associated with a long history of scientific research. Fossil faunal and floral evidence has shown that the deposits span all the Hoxnian interglacial period and the early part of the following cold period. They occupy an east-west trending basin in the till landscape underlying the Roman River valley. The deepest part of the basin has been designated as a geological SSSI. The fringes of the basin are undesignated but are flagged up as areas of high Palaeolithic archaeological as well as Pleistocene geological and palaeontological potential.

This study assesses that the proposed development will have no direct or indirect impact on active or disused pit or quarry lacustrine deposits lying within

the SSSI boundary. However, there is likely to be direct or indirect impact on Finite Buried category lake deposits and Palaeolithic archaeology in the areas outside the SSSI boundary, amounting to some 7.5 hectares.



Figure 3.20; Boundaries of SSSI, proposed development area and areas of outcrop and subcrop of the Marks Tey Lake Beds

ARCHAEOLOGY



An initial *Archaeological Assessment* has been prepared by Andrew Joseph Associates.

The desk-based assessment has identified one Scheduled Ancient Monument within 1km of the Site (brick kilns), and an archaeological site probably within the proposed development area – Roman pottery, tile (including tessera - that is a piece of stone or glass used in mosaics) and a quern were found in the western field before 1999. This suggests that a Roman building of high status is located close-by, although not necessarily within the proposed development area. The finds were located “within Field 217 of the Marks Tey tithe map” and whilst the western part of the proposed development area lies within that field, a further 3ha lies outside the site, to the east of the railway line and south of the Roman river.

The Assessment identifies that the wider landscape is quite rich in archaeology, in particular of Roman date, including the routes of two Roman roads within 1km and Roman coins, with a brooch and pottery also found within 1km.

Based upon this, the overall potential for buried archaeology within the Site is considered to be moderate. Intensive ploughing across the proposed

development area will however have truncated that which is present, so preservation is likely to be of low-moderate quality.

Field-based evaluation would be required in advance of a planning application.



Aerial Photography by Harrison Group Environmental

Figure 3.21; Scheduled Ancient Monument

GEOARCHAEOLOGY

Professor Martin Bates carried out desk-based and field-based evaluation. The locality is well-known for its Palaeoenvironmental and Palaeolithic archaeological potential.

The desk-based study concluded that two basins existed in the local area through much of the Hoxnian and that lake sequences accumulated within the Site at that time. These two basins were linked by a fluvial system draining from the Marks Tey basin into the Copford Basin and that human activity in the vicinity of these lakes are attested to by the presence of handaxes and flakes. Professor Bates recommended that, even at this early stage in the planning process, some fieldwork would be beneficial to refine the edge of the lake and identify constraints and opportunities.

Fieldwork was undertaken between 20th and 22nd January 2025 and twenty-two boreholes were drilled.

The objectives of the fieldwork were to ascertain whether the mapping by the British Geological Survey (BGS) is accurate, to identify the nature of Pleistocene sediments in the area of proposed development, to begin to understand the likely contexts, distribution and depth of burial of any sediments that might contain Palaeolithic archaeological material, to understand the likely nature, distribution and depth of burial of any palaeoenvironmental and/or dating material and to

identify appropriate strategies for dealing with the potential buried Palaeolithic archaeological resource in the future and its scientific significance.

The auger survey identified that sedimentary sequences associated with the lake are present within the Site. Furthermore, these sequences have been shown to thin out against the rising till surface in places that matches the BGS mapping but in other places appears to contradict the nature of sequences predicted from the mapping. Sequences have been shown to contain visible biological material in places and the presence of charcoal in at least one borehole (BH 4) could indicate possible human presence within Site or equally a product of a natural fire.

The potential of the Site is considerable in terms of its ability to tell stories of both the climate history of the Hoxnian period as well as that of Palaeolithic peoples (who might have left their mark through the presence of stone artefacts, charcoal from burning vegetation and possibly butchered bone). The development offers the potential to document changing climate/vegetation and fire record history through the drilling of a number of boreholes at key points in the Site and the analysis of the contained biological material. The site also offers the potential to find and recover evidence for direct human activity at the site (perhaps in association with some of the fluvial/river sediments hinted at in the coring). These strands of evidence could be illustrated by interpretation boards along guided footpaths, pamphlets/website, short

audiovisual reconstructions of the past and inform, perhaps, the nature of the vegetation and/or animals encouraged around the proposed ponds at the site. The identified key area of the Site (** see image**) could be preserved in situ within the Site and lends itself to a circular, educational walk.

Such geowalks and activities based on Essex Geology are clearly signposted in the GeoEssex website (<http://www.geoessex.org.uk/>) demonstrating a vibrant community for consumption of these stories. The proposed development can feed into this narrative due to the rich archive of deposits within its boundaries.

On current evidence there are no over-riding constraints to the promotion of the Site for development. There are significant opportunities to increase our knowledge of the Hoxnian period as well as that of Palaeolithic peoples – a research priority in English archaeology – whilst preserving the most sensitive locations on the edge of the former Marks Tey Lake in situ and provide educational opportunities within the proposed development.

Further field-based evaluation would be required in advance of a planning application.

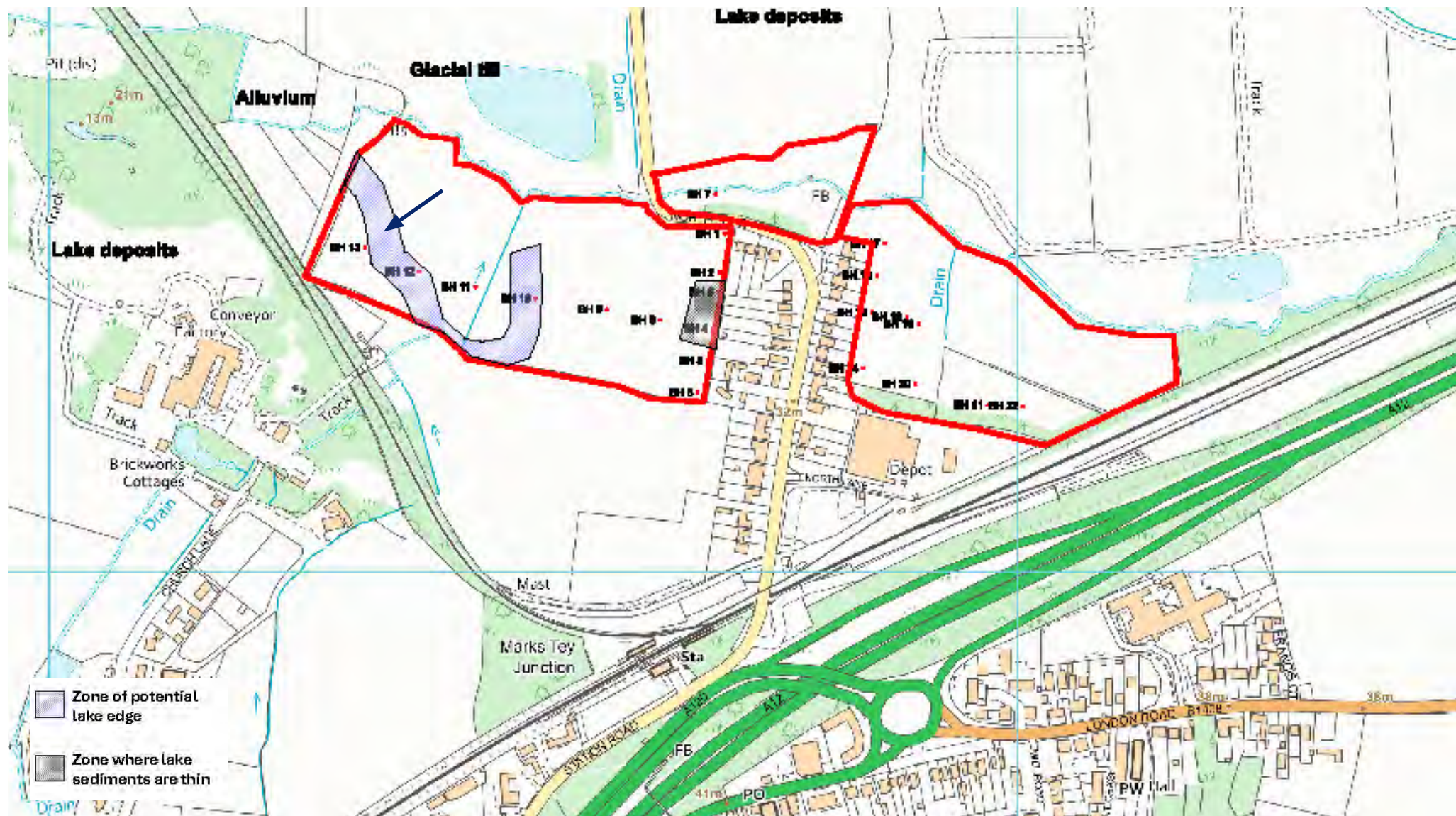


Figure 3.22; Approximate edge of lake where highest potential exists for palaeolithic archaeology (shaded blue, arrowed) that could be preserved in situ and included within the development as a circular geoarchaeological walk

04. OPPORTUNITIES & CONSTRAINTS

Through a process of baseline investigation, site visits and engagement with project team, a number of Opportunities and Constraints have been identified which provide a framework within which the proposed development will be brought forward.

LAND USES

- Currently the western fields on Site are used as arable farmland, whereas the north and eastern fields are grassland. There is **opportunity** to enhance and benefit from the attractive rural setting that the Site sits within, using considerate built form and appropriate green edges to compliment the backdrop of gentle rolling agricultural land framed by a series of consistent mature hedgerows and tree belts.
- There is an **opportunity** to ease the pressure on land surrounding Colchester. Developing this location would ensure that development is directed away from more sensitive landscape areas in the City, such as the Dedham Vale, allowing for considerate and appropriate additional growth without impact the physical gap between settlements.

VEGETATION

- Existing field boundaries are made up of a mixture of existing trees, hedgerow and scrub. Historically these have stayed consistent, providing familiar structure and form to the landscape. There will be a key **opportunity** to preserve and strengthen these

boundaries, allowing them to continue to serve as key historical and ecological corridors.

- Alongside this there will be the **opportunity** to preserve and enhance the existing vegetation and character of the Roman River, strengthening its ecological credentials whilst also making the river front and accessible space for recreation and enjoyment for current and future residents.

SITE BOUNDARIES

- The northern, western and southern boundaries meet an agricultural landscape. To the north there are isolated dwellings and the hamlet of Aldham. The northern boundary of the Site follows the flow of the Roman River, with this being a key **opportunity** area to introduce interaction and recreation between the existing natural qualities and the built form of the Site.
- The central boundaries are made up of low fences, which are consistent across the back gardens of the existing dwellings in the area. There is a need to respond to the **constraint** of overlooking properties, with frontage location and planted buffers alleviating this.
- The western boundary of the western parcel is in close proximity to the minerals and waste safeguarding zone around the historic brickworks, which is designated as a Site of Special Scientific Interest (SSSI). This **constraint** will need careful management and consideration as part of the wider proposed development.
- The southern boundary of the eastern parcel is shared with an area of land that is currently

in progress with a planning application for an additional residential scheme. There is an **opportunity** to consider access and pedestrian links with this proposed site, further increasing permeability and activity across Marks Tey.

GREEN INFRASTRUCTURE

- The Site's proximity to Local Wildlife Sites, the SSSI and the diverse natural character of Roman River results in the **opportunity** to provide appropriate open space that will have a strong ecological function. This would aim to create an extensive green corridor and series of additional 'stepping stones' for local wildlife to move into and through. Immediate small-scale considerations will ensure the promotion of spaces that connect to existing green assets in the surrounding landscape, improving grassland, woodland and introducing wetlands.

ECOLOGY

- The proposals present an **opportunity** to retain and enhance higher-value habitats as part of ecologically valuable green spaces which will enhance the existing wildlife corridor associated with the Roman River. This will form a key part of the Biodiversity Net Gain (BNG) strategy for the site and, subject to sensitive site design, there is an opportunity to achieve and exceed the 10% BNG requirement for habitats and hedgerow features. The planning application will also be progressed in consultation with Natural England and other key consultees (such as Essex Place Services) to ensure appropriate consideration is given to offsite ecological designations in the local area.

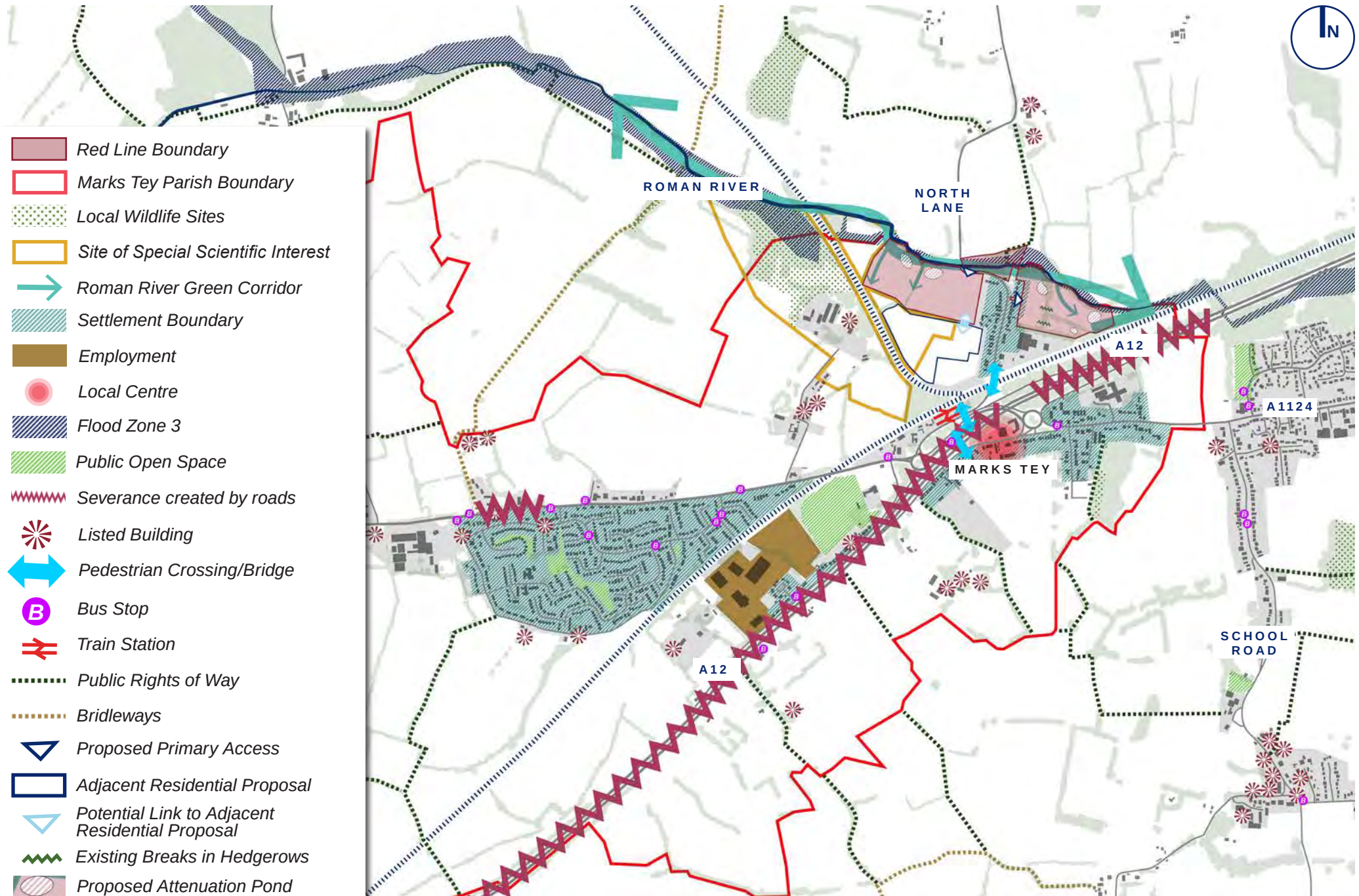


Figure 4.1; Opportunities and Constraints Plan - Wider Context

- There are existing **opportunities** to implement BNG on site exists; subject to ecology input and detailed scheme designs.
- This approach will also be supported by the **opportunity** to implement a wide variety of enhancements specifically for the benefit of wildlife, such as bat and bird boxes and brash piles for the benefit of invertebrates, reptiles and amphibians. The inclusion of such features would support the locally identified and important flora and fauna

CLIMATE CHANGE

- The Site has the **opportunity** to aid in the delivery of Colchester City Council's response to the Climate Emergency, by making biodiversity net gains through development whilst safeguarding the City's most important landscapes, ensuring that the pressure to accommodate growth in the most sensitive locations is reduced.

VIEWS

- The presence of established hedgerows, field boundaries and mature woodland ensures that there are limited long range views to consider. There is the **opportunity** to further emphasise and celebrate this verdant and tranquil character in key areas of the Site.
- Within Marks Tey there are occasional short range view corridors to consider, particularly surrounding heritage features whose visible presence have a key influence over the wider identity and character of the village. Although these do not impact the site directly, there is **opportunity** to create future view corridors through the built form.

FLOOD RISK & DRAINAGE

- Flood Risk Zones extend from the Roman River, which present a natural **constraint**. Much of the Site's northern boundaries are within the flood zone. This area extends slightly in the western parcel, along the existing drainage ditch within the field. Any development in the Site will be required to deliver SuDS to manage the risk from surface water management, with these SuDS being multifunctional and having the opportunity to be a key contributor to wider ecological support.
- The topography of Marks Tey, and the Site, is moderately gentle, sloping towards the fluvial channel of the Roman River. This presents the **opportunity** for SuDS locations to be dictated by the landform, creating natural and sympathetic appearances which align with the Roman River's character.
- The **opportunity** will be taken to ensure the design of SuDS features is informed by ecological principles to maximise biodiversity benefits and contribute to the BNG strategy, whilst also ensuring features remain appropriate for their primary drainage function'

PEDESTRIAN AND CYCLE LINKS

- There is an **opportunity** to link to the wider rural landscape, with a PROW aligning through the centre of the northern parcel, which provides access to a wider network of footpaths and bridleways. This can be used to encourage and kickstart active and recreational lifestyles for

current and future residents, ensuring the Site is accessible and multifunctional.

- The Site is within easy walking distance of Marks Tey, with even with the initial **constraint** of limited footpath provision along North Lane. Further afield, there are limited links to bus stops, and a pedestrian footbridge provides access to the local centre. Also the footpaths continue towards the south along the A120 towards Little Tey.
- There is **opportunity**, and potential, to allow pedestrian and cycle links to a potential residential site to the south. This would enable excellent active routes directly to Marks Tey railway station, and further emphasise the Site's strategic location alongside a sustainable travel link.

PUBLIC TRANSPORT AND VEHICLE ACCESS

- The Site is in close proximity to the train station and a number of bus stops. There is an **opportunity** to improve this access, improving footpaths and cycleways, and promote their ability to connect the Sites with the wider urban area. This will ensure that public and sustainable transport is a viable choice for future residents of the development.

PALAEOLITHIC & GEOARCHAEOLOGY

- There is a significant **opportunity** to increase our knowledge of the Hoxnian period as well as that of Palaeolithic peoples – a research priority in English archaeology – whilst preserving the most sensitive locations on the edge of the former Marks Tey Lake in situ and provide educational opportunities within the proposed development

SUMMARY OF OPPORTUNITIES

The proposed development looks to extend the existing community of Marks Tey, providing a mix of residential housing to match local demand. The Site has the opportunity to create a key green corridor, for public access, and recreational route along the Roman River. This will unify the Site with the wider landscape and drawing in existing residents with a potential ecologically and historically rich open space with dedicated footpath routes. This will allow the Site to contribute to Marks Tey's rich character and allow the site to become not just a place to live but also a destination for recreation within Marks Tey.

Existing vegetation will be retained as much as possible and carefully enhanced and bolstered to boost its ecological benefit and create a significant opportunity to deliver Biodiversity Net Gain uplift.

Emphasis on connecting the Site with both Marks Tey and the wider countryside is key. Existing movement routes will be enhanced, diversifying local connections to ensure the Site forms part of this existing, and potential future, sustainable transport network.

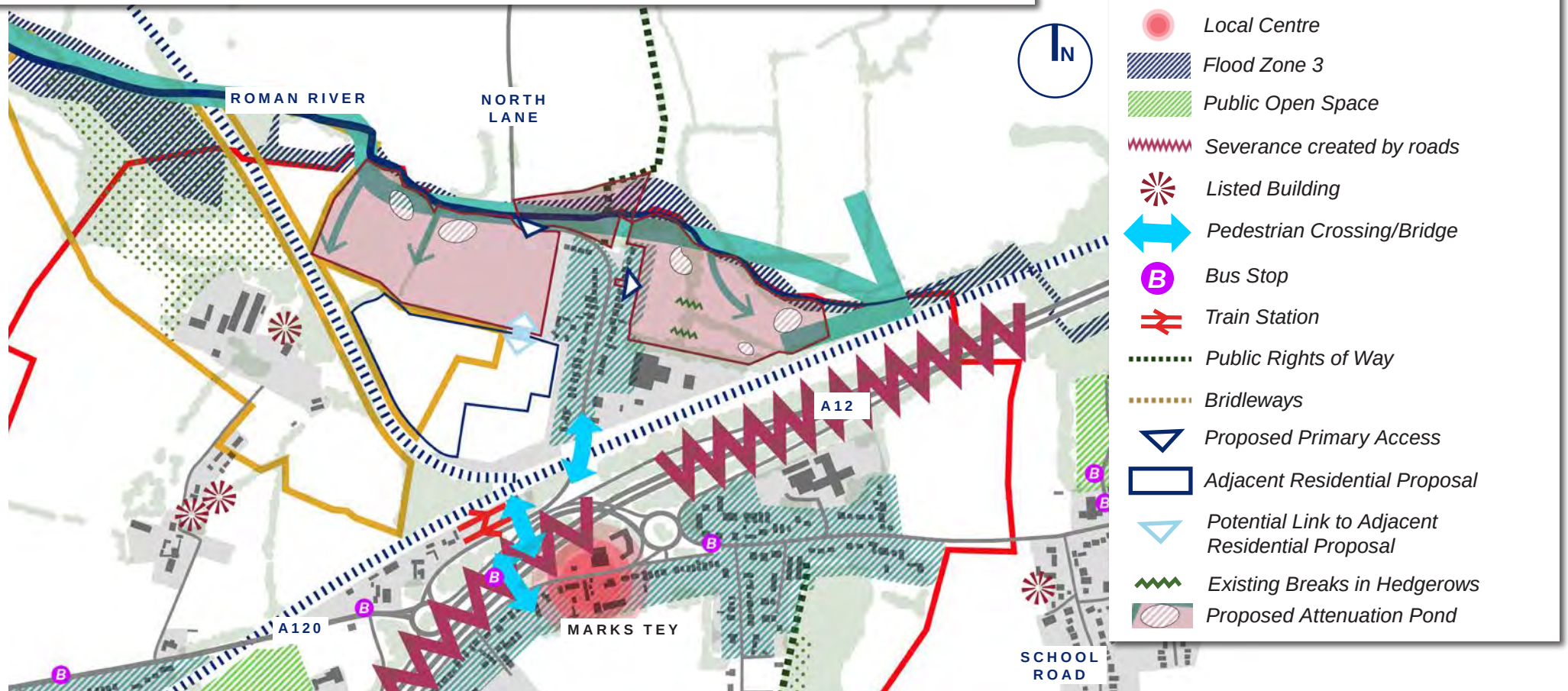


Figure 4.2; Opportunities and Constraints Plan - Site Focus

05. VISION STATEMENT

COHESIVE & CONSIDERED DEVELOPMENT



Land at North Lane will be a sustainable residential scheme which positively integrates within Marks Tey's existing built form and character.

The development at Land at North Lane will seek to deliver high-quality housing, building on the existing rich character and strong connection to green space to further foster a feeling of community. The masterplan will provide places to meet and enjoy, with excellent connectivity to existing recreation spaces and footpaths, opening up links to the neighbouring Roman River.

- The built form will adopt a considered layout, that is informed by the local vernacular, with this appropriate approach ensuring it is a place with which people will be proud to be associated.
- Binding the objectives of the wider vision is the need to promote high quality design across the Site. The vision will look to apply high quality design considerations to elements of the built and natural form, alongside active travel routes, surface finishes and street furniture, informed by Marks Tey's Neighbourhood Plan and Character Assessments.

SUSTAINABILITY

The Site will consider the core components of a sustainable approach to masterplanning, promoting active travel, utilising renewable energy and designing in space for biodiversity. This will ensure that the proposed framework development is holistic and forward thinking, being an active and positive space for the community to grow.



ACCESS

The Site will have the opportunity to integrate with, and promote, key sustainable pedestrian, cycle and public transport links.

This will encourage healthy active travel choices for future residents, ensuring that homes are connected to key recreational and open spaces. This will aid in the mitigation of Marks Tey's recognised linear nature.



ROMAN RIVER

The Site will be a landscape-led development, seamlessly integrating the built and natural environment, with the aim of supporting and enhancing local ecology, with an immediate focus on the Roman River and adjoining SSSI. This will include strategic, multifunctional and interconnected open space and SuDS which responds to Marks Tey's wider natural landscape.



HOUSING

The Site will be a sustainably constructed and connected scheme which provides housing for the community, where people will want to live, of which they can feel proud, where the needs of population demographics are considered.

06. DEVELOPMENT PRINCIPLES

The Site offers the opportunity to deliver a residential-led scheme which enhances Marks Tey's distinctive natural and built environment and heritage, delivering a range of housing types and tenures, complimented by a green infrastructure strategy that prioitsies the Roman River corridor to encourage activity, engagement, and wider ecological support.

The Site's existing landscape features will be a key component of our landscape-led design concept. Running the extent of the Site will be the Roman River corridor, a key access spine that will be populated with diverse native planting, seasonally inundated meadows and wetlands alongside recreational opportunities. This will establish a green visual link across the Site, diffusing the development parcels into the rural landscape beyond.

Sustainable transport links are a key driver of the master plan. Clear routes have been designed for both pedestrians and cyclists to access the Site and the wider landscape, with a particular focus on ensuring that access to Marks Tey Train Station is clear, safe and a priority connection. These sustainable travel links will ensure strong connections between the Site and Marks Tey, seamlessly integrating with the existing access network and helping to alleviate wider concerns about the linear characteristics of the village.

Within the Site, circular internal recreational paths will be created, integrating with the Roman River Corridor and wider PRowWs. This will provide high permeability

and opportunities for active transport. These connectivity layers and the promotion of pedestrian and cyclist routes will enable future residents to make sustainable trips into Marks Tey, taking advantage of the position of the train station.

By providing the Roman River with new recreational value, to compliment it's existing community and historical status, the development will seek to encourage and interact with the existing community. This approach will attract residents into the Site to enjoy the considered green spaces and footpath links, with the addition of a dog exercising area further emphasising this development as a space for the whole community. The design of these spaces aims to foster a sense of safety, security, and connection among future residents, both with each other and with the broader Marks Tey's community.

A proposed broad range of types and tenures may include an element of homes specifically designed for retirement or the elderly. This will allow the Site to respond to the demographic profile of Marks Tey, ensuring residents can age in place, within the village.

The development is designed to be a seamless extension of Marks Tey's built and community landscape, drawing inspiration from the existing village character. It will incorporate surrounding architectural styles, materials, and key features of Marks Tey through sensitive design choices, ensuring the Site is both appropriate and seasonally adaptive. The development aims to create a sense of longevity by addressing climate change challenges through sustainable design and construction practices.



Figure 6.1; Initial Sketch Plan



Figure 6.2; Framework Masterplan



The development will be informed by 'The Future Homes and Buildings Standards' when that becomes implemented, with considerations given to its content throughout the masterplanning process.



Figure 6.3; Sustainable Construction Precedents

DEVELOPMENT BRIEF

The resulting illustrative master plan has been broken down into its development components. This ensures the areas work within the open space context, responding to the existing landscape, environment and settlement patterns.

LAND AT NORTH LANE MARKS TEY DEVELOPMENT BRIEF				
Client: Richard Hines				
Total Site Area (ha)	13.95			
DEVELOPMENT TYPE	Total Area (Hectares)	Total Area (SQM)	No. of Dwellings @ Minimum Density	No. of Dwellings @ Maximum Density
Gross Developable Area Inc. Roads	4.65	33.40%	136	160
Public & Semi-Natural Open Space	9.30	66.60%		
Total (Hectares)	13.95	100.00%		
OPEN SPACE POLICY REQUIREMENT	No. OF HECTARES REQUIRED PER 1000			
Colchester City Council Open Space SPD 2006	Colchester City Council Open Space SPD 2006	Number of People (158x2.4)	Open Space (Ha)	
			Requirement (ha)	Provided
Open Space	1.63	384	0.63	9.3
LEAP	1	384	0.38	
NEAP & 11+	0.56	384	0.22	
Sports & Recreation	1.2	384	0.46	
Allotments	0.2	384	0.08	
0	0	0	0.00	
Total Open Space Provision (Hectares)			1.76	9.3

Figure 6.4; Development Framework Table



CHARACTER AREAS

The Site's built form will be informed by the identified character areas and Mark Tey's wider identity and sense of place. The development will reflect key architectural and vernacular details and materials, whilst also aligning with existing densities and the Site's aspirational position as a sustainable transport hub.

Pollen Lane will be lower density (between 20-25dph), with a mix of bungalows, semi- and detached properties.

- Lower storey heights, planted boundaries and set backs will feature along the boundary shared with the SSSI, responding to its sensitivity and diffusing the Site within the landscape. The use of overlapping tree belts and hedgerows will further the natural character.
- Frontages will overlook open space and the river corridor, interweaving with play space to encourage activity and bridge the divide between open space and built form.



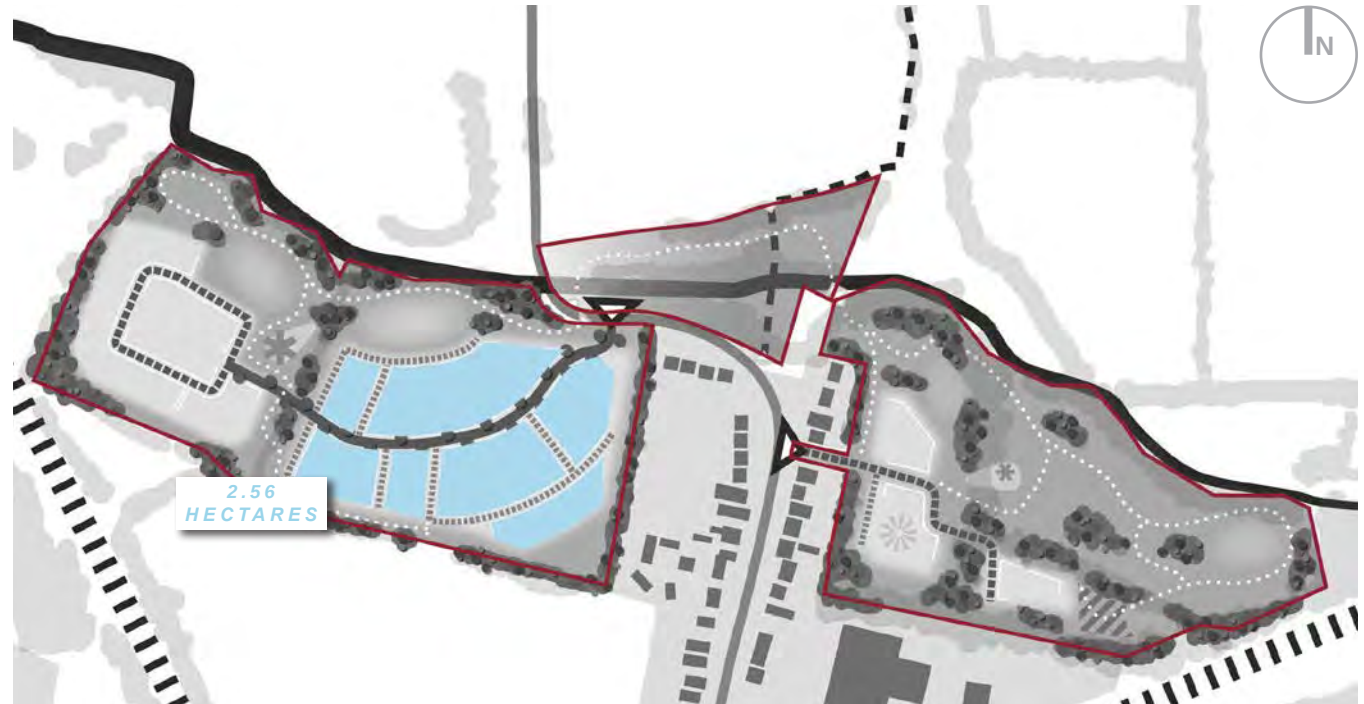
Suggested Density Range	Dwelling Number
20 (Lower Range)	28
25 (Upper Range)	35

Figure 6.5; Pollen Lane Character Area and Precedent Palette



Quarry Close will be higher density (between 35-40dph), responding to the proximity to Mark Tey's Train Station and creating a central hub of connectivity, with the layout promoting permeability.

- Opportunity for terraced housing, alongside semi- and detached properties. A large planted eastern boundary will appropriately screen the shared residential edge, with key frontages focusing movement along the Roman River corridor.



Suggested Density Range	Dwelling Number
35 (Lower Range)	90
40 (Upper Range)	103

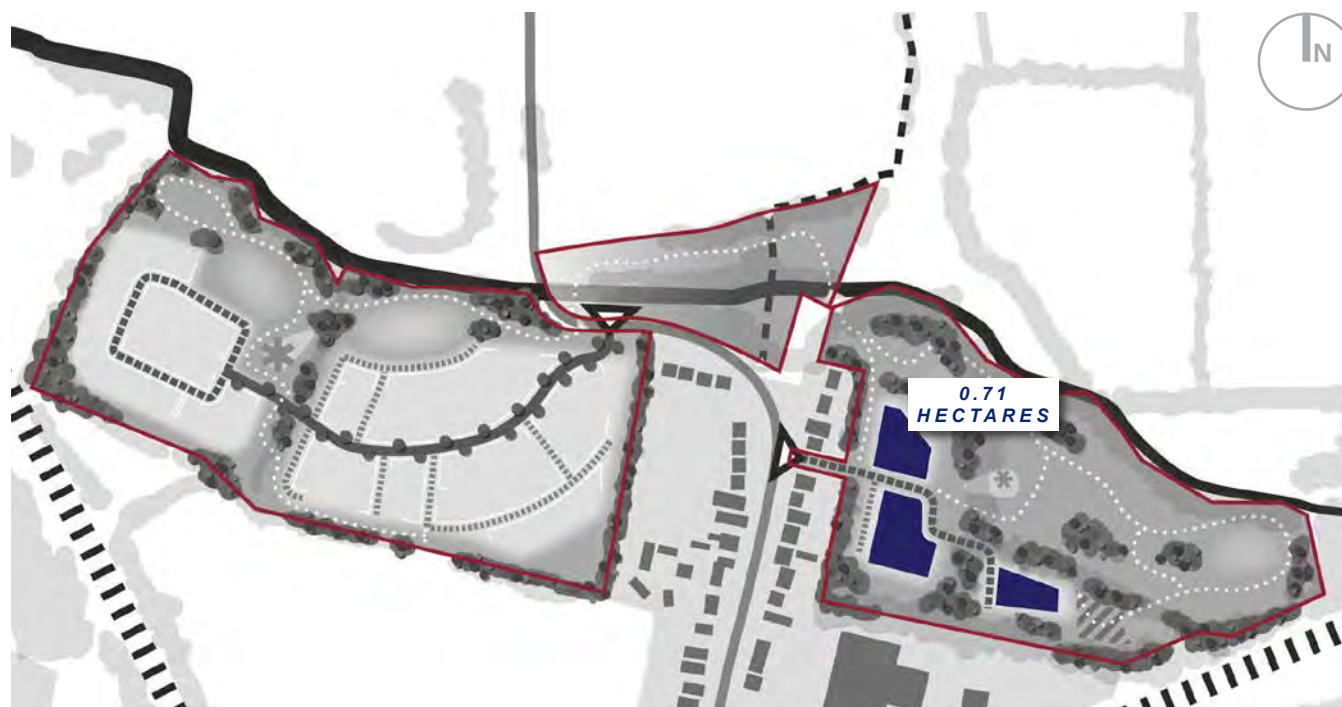


Figure 6.6; Quarry Close Character Area and Precedent Palette



Roman Grove will be informed by the historical context and prevalence of farmsteads with a density between 25-30dph.

- The use of barn style built form and apartments will create perimeter blocks overlooking public space and the extended Roman River corridor. This positive interaction with existing vegetation will help to maintain historical field boundaries and secure the development within its natural context. Bungalows will be appropriate adjacent public open space.



Suggested Density Range	Dwelling Number
25 (Lower Range)	18
30 (Upper Range)	22

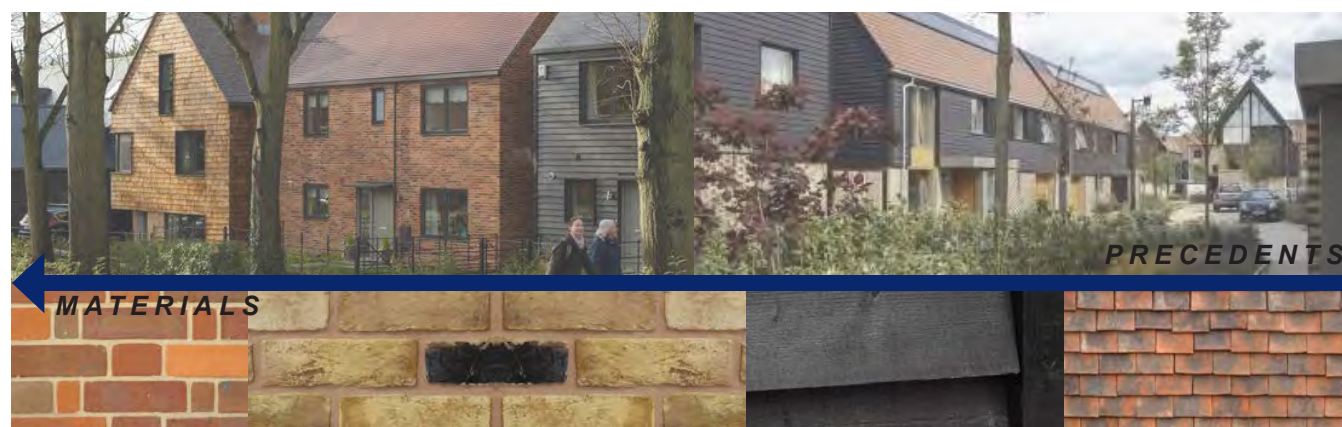


Figure 6.7; Roman Grove Character Area and Precedent Palette



ACCESS & CONNECTIVITY

Sport England has developed ten principles to underpin health and wellbeing through sport and physical activity, which can be used to underpin the design and layout to enable active lifestyles for all.

These principles of active design include:

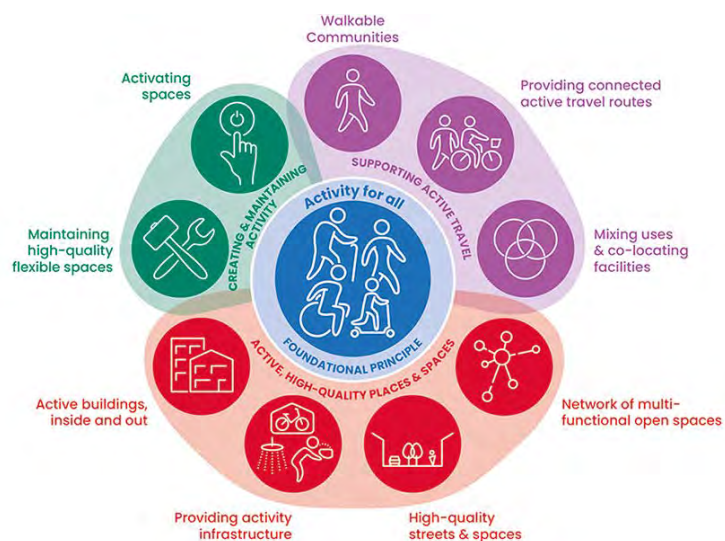


Figure 6.8; The Ten Principles of Active Design, Sports England

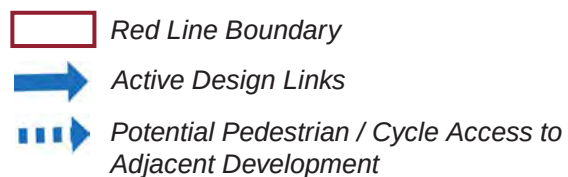


Figure 6.9; Site Wide Interactions with Active Design



- The Site is located 0.5 miles from Marks Tey Train Station, and a further 0.7 miles from the village's local centre. The proposal seeks to enhance connectivity to the train station, and wider village, by providing a series of high quality pedestrian and cycle routes across the extents of the Site, with the opportunity to improve existing routes along North Lane.
- The proposed development will provide a number of recreational spaces that are accessible to the whole community, in walking distance of current and future residents, with the green corridor alongside the Roman River opening up a key walkable route.
- Multifunctional open space is proposed, providing a mix of formal and informal play space, natural open space, SuDS as well as existing and proposed planting to create an enjoyable livable space.
- The primary street, along with areas of shared surface and private drives are designed to front onto areas of open space, green corridors and soft landscape buffers with a focus on connectivity to nature. These are made up of existing mature vegetation, alongside appropriate native planting in key areas, creating high quality green boundaries around the Site which help to diffuse the development into the surrounding rural landscape.
- The development will provide the facilities and well-designed routes to encourage active travel for future residents. This will promote sustainable transport, whilst also contributing to the resident wellbeing and local biodiversity.

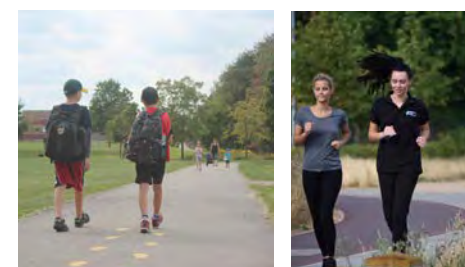
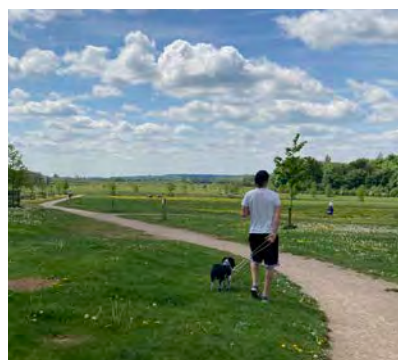


Figure 6.10; Active Travel Precedents



OPEN SPACE & GREEN INFRASTRUCTURE

The proposals include areas of open space and Green Infrastructure which provide a strong network within which the proposed residential areas will sit. This proximity provides opportunities for recreational activities, informal play and ecological enhancements.

Open space across the Site will be multifunctional, providing structural landscaping that integrates, and is informed by the Roman River corridor and existing vegetation. The establishment of this key Green Infrastructure spine, which will run the extent of the Site's northern boundary, will increase access to the Roman River as a recreational and ecological asset. The retained footpath running north towards Aldham will be supported by new informal footpaths running alongside the Roman River and through the Site, providing a connected network of routes. Plots will front open space to promote equitable access, promoting healthy lifestyles.

The Site's Roman River corridor will be fundamental to the wider green infrastructure approach, creating opportunities to provide connected, circular and biodiverse routes through the development, with careful consideration of existing and proposed habitat typologies. This includes the additional green corridors along existing hedgerows, which will further encourage the movement of biodiversity across the Site, alongside the introduction of seasonally inundated meadows and wetlands. The proposed planting will look to compliment the existing maturity of the vegetation, enhancing surrounding boundaries to soften the proposed residential development into its context, and provide appropriate screening along shared boundaries.



Figure 6.11; Site Wide Green Infrastructure & Open Space



Running off this key GI spine will be pockets of functional natural infrastructure and play. Opportunities for play will be accessible, safe and balance recreational uses alongside community value. These spaces will encourage children and young people to engage in physical and social activities, furthering the connection to the Roman River through areas of water and wet play such as paddling pools and sluice gates. Access to these active and natural spaces will also allow for residents to partake in the wellbeing and health benefits associated with nature and public open space. These should be designed to promote playful experiences rather than relying on the use of fixed play elements.

Integrated Sustainable Drainage System (SuDS) will compliment this corridor, making the landscape multifunctional by combining recreation, practicality, and character. The Site-wide use of native and climate-resilient plant species will not only create an attractive natural landscape but also promote local ecology, helping to achieve Biodiversity Net Gain (BNG). This will ensure that the Site has adequate drainage attenuation and swales, alongside habitat creation and recreation, functioning as part of the wider landscape, developed to support the local biodiversity as well as being attractive features which enhance the sense of place of the development.

The potential of the Site is considerable in terms of its ability to tell stories of both the climate history of the Hoxnian period as well as that of Palaeolithic peoples. This can be illustrated by interpretation boards along guided footpaths, pamphlets/website, short audiovisual reconstructions of the past and inform, perhaps, the nature of the vegetation and/or animals encouraged around the proposed ponds at the site. The identified key area of the Site could be preserved in situ within the Site and lends itself to a circular, educational ge archaeological walk.



Figure 6.12; Green Infrastructure & Open Space Precedents



Figure 6.13; Framework Masterplan

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