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Sent: 26 February 2015 14:48
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Subject: West Tey Development Objection

Dear Sir/Madam,

I would like to register some of my issues and concerns arising from the proposed development of West Tey. Issues.

Firstly, I would like to make it clear that I total object to any expansion to rural villages outside of Colchester. Green belt land should remain sacrosanct. In an ever growing population, Green belt land will be the most precious commodity for the security of our food supply and all future growth should be contained within Current town and city envelopes and development must be upwards and not the continuous urban creep.

A120

The A120 is not wide enough at Marks Tey to support further traffic flow or to support the expansion of West Tey. The A120 already divides Marks Tey both as a village and as a community. No Support should be given without a guarantee of a pre funded bypass.

A12 junction to Marks Tey.

This area, both North and South bound are already overburdened with traffic and certainly cannot support the expansion of West Tey. Although I believe there is funding for A12 improvements, what's currently on the table does not allow for the unknown development of West Tey and its surrounding build out in the future. An A12 upgrade must not go ahead and waste public money ahead of the unknown traffic issues that will arise from the West Tey development.

Train Station.

Although this is a network Rail issue it must be highlighted now! The new station, which was built recently, cannot cope with its current passenger through put. Public money was used to build a station that is woefully inadequate for any expansion. The planning for Marks Tey station was so limited that they did not put in ticket barriers, presumably because there is not enough space. If it was due to an oversight then my faith in Council and Network rail planning is ruined for the future of a West Tey development. Trains do not run regularly enough and Arbellio, the current rail franchisee has not committed money to new trains, longer trains or even cleaning the existing fleet which are disgusting. Getting a seat now is hard enough but if Colchester builds more houses even before thinking about a West Tey development then there will be absolutely no chance of getting a seat at Marks Tey, Kelvedon, Witham, Hatfield Peveral or Chelmsford.

Parking at Marks Tey Station is awful. There is not enough space for everyone now with many people parking at nearby houses in private arrangements and also at the Marks Tey Hotel. The car park has been sub contracted out and is extortionately expensive. Plans for another car park are needed now that will create competition to the existing car park and to stop the currently monopoly from the extortionate charges that always exceed inflation and have no controls in place.

A prefunded guarantee from Network rail and Arbellio or any future train franchisee, must be in place, to run more train carriages, more frequently and an upgrade to the fleet of trains to cater for an increased population. A commitment to better and cheaper parking is also necessary.

Schools.

Marks Tey primary school is underfunded and over populated and certainly cannot sustain the growth of West Tey. A prefunded guaranteed commitment to both Primary and secondary schools is a minimum that is needed to support any West Tey development.

Doctors and Hospitals.

Colchester hospital is already working at saturation point. New doctors surgeries and a new hospital are a “must have” to alleviate the current problems and West Tey must not be allowed to go ahead without these key missing parts of our current infrastructure.

Communications.

Currently Marks Tey’s communications are supplied by the Copford exchange. The maximum distance broadband can reach from the exchange is 6 miles after the signal has been amplified to extend a weakened signal. This means that parts of Marks Tey and all of Great Tey and many other small local rural communities do not get Broadband signals.

Smaller rural communities will never get broadband as the costs to dig the road for new fibre exceed the possible revenues due to the lack of density in the population.

Commitments need to be in place to make sure that a new exchange will be built that will support high speed internet in any new development. High speed internet is essential for any new business that may potentially look at the area.

Jobs.

Building so many homes without a clear economic development plan to attract business and create jobs is madness. Why is there a plan to build homes to accommodate approximately 40000 people without a proposal to create single job. We do not have enough quality jobs now. We have anaemic growth now. Without an economic support plan in place now to attract and create future jobs, West Tey will be a ghost town of low paid workers or families on income support. If you are to build so many homes, Jobs must be created in advance to have a tax revenue that will support the infrastructure spend which will be desperately needed for such a large population increase.

This development must not be allowed to go forward without full Government support of a fully developed economic plan that creates quality jobs.

Pollution.

The A12/Marks Tey junction is already one of the most “traffic” polluted areas in Essex and is already well documented. Any plans submitted must be cognisant of this and have a fully laid out infrastructure that can support clean energy usage. Homes with charging points for cars and solar and wind installed as part of a sustainable energy supply mix to encourage socially responsible energy use. We must set a standard for all future developments. It is simply not good enough to build homes to minimum standards or affordable homes that do not foresee a future that needs a reliable mixed energy use and the ability to run the clean energy vehicles of the future that charge from the home.

Character.

Many people who live in the wider community have bought houses and paid a premium to live in quaint, small villages which have views and a character which makes them desirable. Any new development needs to be built with this in mind. The push back from local village communities must be listened to, as these people have a social mind-set that are not the same as people who have made the decision to live in an urban concrete jungle. A cast iron guarantee must be in place that stops any further development outside other small village envelopes and anything inside a village envelope must be given extremely tough scrutiny. Little Tey, Great Tey, Birch, Feering, West Bergholt, Fordam, Eight Ash Green, Aldham, Stanway, Copford, Chappel, Geat Horksley, Little

Horksley, Langham, Boxted, Layer de la Haye are all at risk of becoming a continuous concrete extension of Colchester.

Any development that is given the go ahead should be done in such a way that encourages the rural community life. Not rows of houses all the same, but sympathetic in design to the beautiful villages we currently live in.

Kind Regards,

Andrew Youngs

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