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From: **Karen Perry** <karenthompsonperry@gmail.com>
Date: 5 November 2014 at 11:37
Subject: Attn: Head of Planning, from Layer Marney Parish
To: planning.services@colchester.gov.uk
Cc: Andrew Ellis <andrew@birchandwinstree.com>, Elsie Chapman <e.m.chapman@btinternet.com>, peter bentley <bentleypj39@gmail.com>

Dear Sir/Madam,

We note from the recent call to identify sites for potential development, the Borough Council is in the process of developing a new Local Plan for the Borough. Mindful that the Council is under pressure to provide more homes in the Borough, we have canvassed the views of our residents on how they would wish to see Layer Marney develop in the future. We wish to bring these views to your attention at this early stage of the Local Plan development process.

Layer Marney does not currently have a single 'centre'; it has two main areas of residential settlement, one at Smythes Green, the other, a cluster of homes close to Layer Marney Tower. Our resident's are generally in favour of some limited infill residential development to both swell our numbers and to build the sense of community, without substantially changing the rural character of the parish.

At Smythe's Green, there are existing planning approvals for 9 residential properties. Some of these approvals are long standing, having been renewed several times. It is disappointing these approvals have not yet turned into homes. Notwithstanding, at Smythe's Green there are two 'brown field' (previously developed) sites which are considered potentially suitable for more substantial residential development, these are as follows:-

1. Layer Marney Nursery – This former horticultural nursery could provide space for a modest number of additional homes. The nursery owner submitted a plan to redevelop the site in 1997 and the Parish was then, and still remains, supportive in principle of such redevelopment provided that a range of property sizes were to be made available.
2. Grassreasons & Layer Wood Poultry Farms - These two farm sites have existing planning approval for redevelopment as a single combined large scale poultry unit. The Parish strongly opposed these applications for industrial scale poultry farming very close to the existing residential settlement at Smythe's Green and adjacent to our local wildlife site. The Parish would therefore be more supportive of these two farms being developed to provide homes, subject to the same caveats of providing a range of property sizes.

Smythe's Green is on the B1022 and benefits from access to the Maldon to Colchester bus route affording easy access to the existing infrastructure of schools and medical facilities at Birch, Messing and Tiptree and to shopping

facilities at Tiptree ,Colchester and Maldon. Easy access is also available to Kelvedon Railway station.

At Layer Marney "proper" there is the possibility of a small number of additional residential developments. However, the village envelope does not acknowledge the existing dwellings as being in anyway related to Smythes Green, and they have been wholly excluded. This appears to have been decided historically, long prior to current guidelines and without full consultation. We would favour a review of the envelope, and its implications on a "two centre" village.

We trust you will take these views into consideration and we would like the opportunity to discuss the matter further with you at the appropriate point.

Yours sincerely,

Karen Perry - Secretary to the Parish Meeting

cc: LM Chairman

cc: LM Planning officer

cc Andrew Ellis