



MARKS TEY CHARACTER ASSESSMENT 2019

Marks Tey Neighbourhood Plan

Character Assessment

Contents	Page
1. Introduction	1
2. History of Marks Tey Parish	3
3. Location of Character Areas	19
4. Character Area Assessments	
Area 1 - Little Tey	21
Area 2 - a) Long Green	37
b) Potts Green	63
Area 3 - a) Roman River	82
b) The Village	105
Appendix A Characteristics of Dwellings & Features	132
Appendix B Granger's Lane – History & Survey	139
Appendix C Wildlife surveys 2016 & 2017 results	158
Appendix D Roads - History and Development	165
Appendix E Railways - History and Development	186
Appendix F Farming and Seed Production	195
Appendix G Landscapes - Character Views and Settings	207
Appendix H Listed Buildings	217
References	259
Acknowledgements	265



1. INTRODUCTION



1. Introduction

What is a Neighbourhood Plan?

While a Neighbourhood Plan cannot decide the size of any development it does give the local community an opportunity to develop a shared vision for the future. It can influence where new homes, shops and employment are situated, and where and how to protect green spaces for all to enjoy. It can also suggest how new buildings should look to blend in, or improve, the existing area.

What is a Character Assessment?

A Character Assessment is a document which gathers together and records the distinctive physical features both built and natural that define the unique character of a particular area. It also considers wider influences that have helped shape the current day physical environment such as local heritage, culture and the landscape setting

This Character Assessment supports the design and character policies progressed within the Marks Tey Neighbourhood Plan. It is intended to be used by developers, architects, designers, planners and the local community to help ensure that all future development and change is not only of high design quality, but is also appropriate and complimentary to the distinct character of the local area, and records with the shared 'vision' for the future of the rural villages of Marks Tey and Little Tey

What was the Process?

For the purpose of a more detailed assessment of the individual areas which comprise the Parish this study divides the Parish into a number of distinct Character Areas. After attending seminars and training given by the Rural Community Council of Essex (RCCE) three main character areas were defined by careful study of old and new maps. Area 1, Little Tey on the west side, Area 3, Roman River and The Village on the east side, and sandwiched in between is Area 2, Long Green and Potts Green. The railway line creates a division between the north and south in both areas 2 and 3 dividing these areas into sections 'a' and 'b'. This is shown on the map as a dotted line. Originally Little Tey, Long Green, Potts Green and Marks Tey were separate communities. This exercise was followed by 'walking' the entire area of Marks Tey Parish documenting the unique features and characteristics in both text and photographs.

Most character assessments do not include sections on roads and railways but both forms of transport have shaped the village as seen today and therefore could not be ignored. A short section has been included in each of the Character Areas but for additional information describing how they have evolved over time, and what has been both lost and gained in the process please see '**Appendix D**' for Roads, and '**Appendix E**' for Railways.

Information gathered from the main questionnaire gave a strong indication that residents wished to protect their cherished views and rural environment therefore **Appendix G** has been included to demonstrate the views they most enjoy especially of the surrounding farmland and green areas.

Local knowledge was gathered at open meetings held at the Parish Hall, and from many one to one interviews. This was supplemented with written transcripts of oral histories held by Essex Records Office (ERO) Chelmsford, and Colchester & Ipswich Museums.

The assessment work was carried out by members of the local community who are not paid professionals, but it has been reviewed by Modicum Planning Consultants who provide neighbourhood planning support for communities.

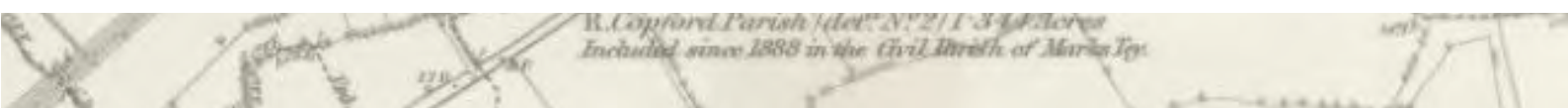
The following sections provide an overview of the qualities and locally distinctive contextual features of the Parish. Negative features worthy of enhancement are also identified. A written overview of the key characteristics of each Character Area is provided, and photographs and mapping are also included to help communicate the distinct local character.

Whilst the principal characteristics for all areas have been summarised it has not been possible to illustrate each individual feature and consequently the absence of a specific feature or building from this document does not necessarily mean that it is unimportant to the character of the local area.

Patricia Beech BA (Hons)
August 2019



2. HISTORY



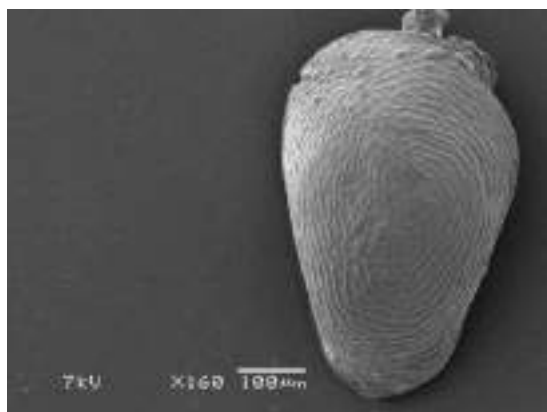
2. History of Marks Tey Parish

500 Million Years ago

There is evidence of life forms in Marks Tey Parish stretching back 500 million years from fossil Ostracods found at the brickworks in Church Lane Marks Tey, and not many parishes can trace their history back that far.

Ostracods, which are tiny Crustacea are mostly between 0.5 and 1.5 millimetres in size and had evolved by the Cambrian or Ordovician period about 500 million years ago. During 2018, Professor of Micropalaeontology David J. Horne of Queen Mary University, London conducted an excavation at Marks Tey brickworks, and below is an extract from an earlier article of his in the Journal of Crustacean Biology, Volume 36, Issue 6, 1 November 2016, Pages 841-848.

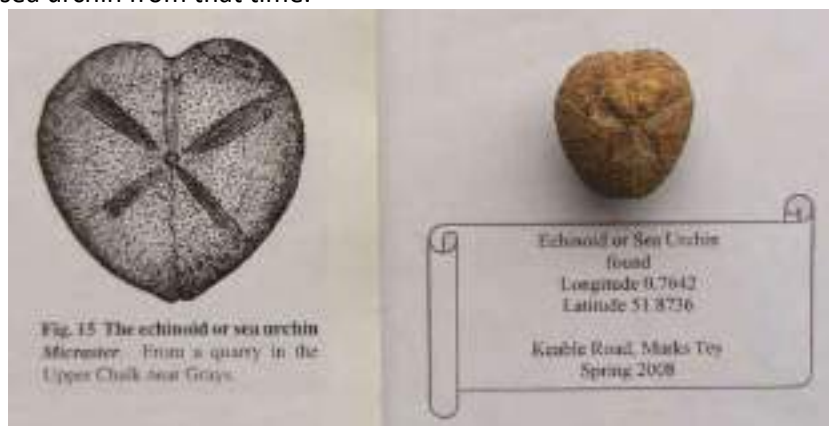
Ostracods are by far the most abundant fossil arthropods. They are collected for many purposes and applications, such as palaeoenvironmental and palaeoecological analysis, dating and correlation of rock sequences, reconstructing past geographies, and for taxonomic and evolutionary studies. By virtue of their small size and calcified bivalve carapaces which are readily preserved, ostracods have an excellent fossil record. Their valves can be recovered in large quantities from samples of sediments and sedimentary rocks. The group occurs in marine environments from at least the Ordovician period and in non-marine settings since the Carboniferous if not earlier, and is ecologically diverse today.



Thank you to Professor Horne for providing the photographs of the Ostracods discovered at the Marks Tey brickworks.

80 Million years ago

All those years ago this area was under water, and some of the 'finds' in Marks Tey have been fossil sponges and a sea urchin from that time.



400,000 years ago

Jumping forward several million years the Site of Special Scientific Interest (SSSI) located at the brick works in Church Lane, Marks Tey details the history of the area in the Hoxnian interglacial stage a mere 400,000 years ago. This was the last but one of the warm periods that ensued between successive advances of the glaciers during the last ice age. During this warmer Hoxnian stage a lake formed in a deep trough created by the retreating glacier, and very gradually this lake became filled with clay sediments. The layers of clay, more than 100ft. deep create a complete stratigraphical record of the Hoxnian interglacial stage with parts of glaciations that preceded and followed it. This provides the history of the earth over a 200,000 year time span. Trapped within the annual layers of sediments are pollen grains blown from the surrounding vegetation on to the surface of the lake and sank to the bottom with the rest of the sediment. By analysing the mixture of pollen in each layer it has been possible to build up a picture of the changing patterns of vegetation. Several studies have been carried out over the years and in the late 1960s a group from Cambridge University in their effort to discover what was deeper under the pit they had already dug found water gushing up their bore hole at great pressure. A pump was fitted to the borehole and 3,000 gallons an hour was pumped day and night until dry cement was poured down the borehole to cap the flow. This is the only site in Britain to contain the complete evidence for the development of the earth during the Hoxnian interglacial stage. It was also during this Hoxnian stage the first evidence of human life in Essex has been recorded



300,000 years ago

Fossil Trout - *Salmo trutta*

A 300,000 year old fossil from Hoxnian Interglacial lake deposits. Marks Tey brickpit.

On display at the Natural History Museum, High Street, Colchester.

Extract from 1969 newspaper article

"...it was from Marks Tey that the museum secured a fossil – a pre-historic fish – unique in this country."



100,000 years ago

Leaping forward again this time to only 100,000 years ago mammoths walked the landscape and evidence for this has been unearthed at both the brick yard and during excavations taking place for the extension of the A12 dual carriageway in 1969. W.H. Colliers, brick makers, carefully recorded finding part of a mammoth tusk discovered only 'ten feet down' and a report from the Essex County Standard newspaper, August 1969, states *'A portion of tooth weighing 10lb – believed to be at least 100,000 years old – has been grubbed up by a bulldozer working on the Marks Tey end of the new bypass road.'*



Mr Tony Bonner with the mammoth tusk fragment from Marks Tey

Retired farmer Mr. Tony Bonner, had this piece of mammoth tusk on display in his living room for over 30 years before taking it to Colchester Archaeological Society to have the find recorded in 2003. It had been found sometime before 1971 and had been given to him by a friend, Jim Collier, whose family owned the brick pit.

Ancient tracks and Puddingstones

Ancient tracks are thought by some to have been marked by Puddingstones, and these giant boulders can be found across Essex, some hidden in grass verges or churchyards. The late Dr. Ernest Rudge thought so and he spent many years researching what he called a "Lost Highway" from Grimes Graves, Norfolk to Stonehenge, Wiltshire. Dr. Rudge located many puddingstone boulders along the way one of which is to be found at the base of the tower of St. Andrews Church, Marks Tey.



Left: is the stone as seen by Dr. Rudge during his research.

Right::the lower part of the church tower which features several types of stones, flints, Roman bricks and tiles in the construction and an interesting style of brick laying especially above the window.



In addition the nearby ancient track is at least Iron Age according to the acknowledge authority on the countryside and its history Dr. Oliver Rackham, and why the road is listed as a monument. Although today it is better known to locals as the Coggeshall Road, (A120) the Roman name for it was Stane Street, and In order to improve the speed at which the Roman army could travel they possibly gave this track its first up-grade!

Romans

Evidence for the area being occupied by the Romans has come from discovered artefacts including coins, bracelets, brooches, rings, a female demi-figure and a grey ware cremation urn. Recycled Roman bricks can be found in the structure of St. Andrews Church, and at least one field is still a Stadia (185m) square which is a standard Roman measurement. The lost Roman town of Canonivm is believed by experts to be located at Kelvedon judged by the distance of eight miles from Colchester, plus the location being on the road to London and excavations carried out. The excavations at Kelvedon do prove that there was an Iron aged settlement with later Roman occupation, but what if Canonivm was actually at Long Green? Long Green is situated on two major Roman roads with two access points onto Stane Street and until the railways were invented two access points onto the London Road. Also Long Green is eight miles from the site of the Roman Circus found at Colchester Garrison, so it all depends on where the mileage calculations start and finish.

In recent years several significant Roman finds have been made not far from the old settlement of Long Green. These include well preserved coins and building materials such as fragments from flue-tiles as used in hypocaust (central heating) systems, tesserae which a mosaic or tessellated floor is composed, and samian pottery. Also personal items of brooches, beads and pins have been uncovered. Even though the British Archaeological Site Database has over a thousand sites within 10km of Marks Tey further investigation is still required in this area because it is not just Roman artefacts which are now coming to light.



Finds Marks Tey 2018

Left: Roman Coins
and Fibula brooch

Right: coins from
the reign of Queen
Elizabeth I



Anglo Saxons

Towards the end of the Roman occupation of Britain there is evidence that Anglo-Saxons were federate troops of the Roman army. Excavations of Anglo-Saxon burials in Roman cemeteries such as Colchester have uncovered them wearing military equipment as issued to the Roman forces. Therefore, early Anglo-Saxon settlements and place names can be found in close proximity to Roman settlements and roads. Little Tey, Long Green and Potts Green are most likely to be Anglo-Saxon settlements as they preferred to build their communities a short distance from the main road. During this period when Old English (OE) was spoken and according to Professor Eilert Ekwall the word 'tiege' or the variant 'teag' referred to an enclosure. This word has reached us today as 'Tey' having gone through various changes along the way. The area was also known as 'Tey at the Elms' because of the many large Elm trees that grew in the area especially those which lined the main road to Coggeshall. Once the Romans had left these shores the Anglo Saxons did little to keep the legacy of the Romans alive, and by the ninth century the country was divided into four kingdoms one of which was East Anglia. What is now Marks Tey Parish was ruled by a man called Wulfric. (Wolf Ruler)

Mandeville Family

After the Norman Conquest in 1066 the land was divided into many estates and given to the noblemen who had assisted William the Conqueror. Along with many other estates 'Tey' was given to Geoffrey de Mandeville who became the Lord Paramount. He is thought to have been born in Magna Villa, in the Duchy of Normandy. This is why the area became known as 'Tey Mandeville.' Geoffrey also held the office of Constable of the Tower of London, and became one of the 10 richest men in Britain.

The Domesday Book was compiled 20 years after the invasion and it records not only what was present in 1066, but also the changes made over the intervening period.

LAND OF GEOFFREY DE MANDEVILLE

Geoffrey holds (Marks) Tey in lordship, which Wulfric held before
1066 as a manor, for 1½ hides and 20 acres.

Then 11 smallholders, now 15. Always 4 slaves; 2 ploughs in
lordship. Then among the men 3 ploughs, now 2½.

Woodland, 100 pigs; meadow, 20 acres. Then Geoffrey acquired
250 sheep, 8 cattle, 6 calves, 2 cobs and 21 pigs.

In the same (Tey) 20 Freemen held 1½ hides and 31 acres.

Now 30 Freemen hold that land. They could not withdraw from
that manor. They have always had 3 ploughs
Meadow, 6 acres.

Value then and when acquired £7; now £10

It was Geoffrey's grandson, also called Geoffrey de Mandeville, who had a very colourful life, and became the first Earl of Essex between 1140-1144.



Effigy of Geoffrey de
Mandeville
First Earl of Essex
1140-1144
Temple Church London

Prior to bomb damage during
World War II

The Lord Paramount title was passed from the Mandeville to the Bohun family who were also Earls of Essex, Hereford and Northampton. Mary de Bohun, co-heiress of the last Humphrey Bohun conveyed it, in marriage, to her husband Henry Bolingbroke, Earl of Derby, Hereford & Lancaster and was later to become King Henry IV of England, and therefore the manor became part of the duchy of Lancaster.

The Merks and Teye Families

Lord of the Manor was a family named de Merk/Merks who had many other possessions throughout the county, and at the time of the death of Henry de Merk/Merks soon after the Conquest the estate was known as manor of Tey at Elms, For the next few years the manor passed to several Merk/Merks family members until Ada, daughter of Geoffrey Dinant took possession. Her heir Andrew took the surname Tey. The Merk and Tey families were no strangers to each other because on 14th November 1302, at Westminster the signatures of Walter de Teye and John de Merk appear next to each other as witnesses to a Royal letters patent for a grant in recognition of good service to

the King and his predecessors. Also the marriage took place c1310 of Sir William Tey and Alice de Merks, she obtained in her own right this whole manor, and possibly this marriage established the name Marks Tey.



The Arms of Tey
Left: West window, St. Michael & All Saints,
Copford
Right: a water colour of the arms.
The crescent in the middle denotes a
second son.



The Arms of Alicia de Merks

Marks Tey Hall

It is known that a house stood on the site of the present Marks Tey Hall as far back as 1307 surrounded by a moat, and part of the moat still survives.



Marks Tey Hall c1929



Marks Tey Hall and moat 2016

In addition to Marks Tey Hall there are several old buildings two of which are also listed. The Grade II* south barn was built c1400



Marks Tey
Hall
South Barn
Grade II*

Left: 2012

Right: 2017



In 1592 William Tey conveyed this manor to Queen Elizabeth, and she granted it to Charles Cornwallis who held court here in 1596.

It was then sold to a succession of London Merchants until c1727 when ownership was alienated (transferred) to Robert Marsh Esq of Basington Street, London, a Blackwell Hall Factor. *In the 17th century manufactured woollen cloth was the primary commodity traded in England, much of this passed through Blackwell Hall for the London markets and for export. Blackwell Hall Factors were introduced mid 17th century as agents who charged a fee to handle the trade. (Wikipedia reference)*



The Timber Gill by Sir Alfred Munnings

This painting completed in 1902 depicts a typical sight at Marks Tey Hall and other farms in the parish as the large oak and elm trees, once so common in the area, were felled.

St. Andrew's Church

Originally St. Andrews Church was part of the Mandeville Estate, but at some point they passed it to the Priory of St. Botolph, Colchester and it was confirmed to them by King Richard I on 4th December 1189. St. Botolph continued to be the patrons until their dissolution by King Henry VIII in 1536 when he passed possession to Sir Thomas Audeley. It then went through several changes of ownership until 1668 when Peter Olger of London, merchant, granted The Vicarage to Francis Nicholson Esq., who at that time held Marks Tey Manor. For nearly 170 years The Vicarage was so poor it had not been worth anyone taking on the responsibility, but then Bishop Compton purchased the Parsonage-house, with the church land of about 35 acres and the tithes of all the estates in the parish except those of the Lord of the Manor, and he made this a very comfortable living.



Henry Compton
Bishop of London
1632 – 1713

His heraldic arms as shown in
the west window of
St. Andrew's Church,
Marks Tey



The generous Bishop Compton, who was so liberal a benefactor to this parish had a career of ups and downs falling in and out of favour with different monarchs because of his strongly held religious beliefs. He showed a liberality most unusual at the time to Protestant dissenters whom he wished to reunite with the established church. He was entrusted with the education of Mary and Anne the two princesses of James II of England (VII of Scotland) and at St. James Palace on 4th November 1677 he officiated at the marriage of Mary to William of Orange. 1688 saw the 'Glorious Revolution' in which Bishop Compton was one of the 'immortal seven' who encouraged William of Orange to come to England and depose James. The following year on 11th August 1689 in Westminster Abbey he crowned William and Mary as King and Queen of England.

The Reverend William Bree became vicar at St. Andrew's in 1722 and he built a very good Parsonage House with extensive gardens. It still stands alongside the Coggeshall Road, but the gardens and orchards have been lost to the encroachment of railways and roads.



The Old Parsonage
date unknown



The Old Parsonage
Photographed 17th March 2016

The Parsonage was advertised for sale in the Ipswich Journal on Saturday 23rd January 1762 with the following description: *"To be LETT, at Marks Tey in the County of Essex, for three Years, and Entered upon immediately. The Parsonage, being a very good Dwelling-House, fit for a Gentleman's Family; containing of three Parlours, Kitchen and Offices, six Chambers, and 2 Garrets, all conveniently furnished, two Coach-Houses, and Stabling for eight Horses, with Orchard and Gardens well planted with Espaliers and Wall-Fruit, and as much Land adjoining to the House as shall be required, with good Dove-House."*

William Bree's first marriage was to Elizabeth Puppeltt in the parish church of St. Michael, Mile End on 29th August 1727. She died 23rd February 1740. His second marriage was to Miss Hester Rawstorn on 11th June 1742 at St. Leonards, Lexden. The Ipswich journal records their marriage on 17th July 1742 as follows – *"...the Rev. Mr Bree, rector of Marks Tey in Essex, was married to Miss Royston of Lexden in the said county, a young lady of £15,000 fortune."* She was the sister of Thomas Rawstorn who was Lord of the Manor of Lexden. William Bree died 1753 and along with his two wives is buried in Marks Tey Church. His tomb stone translated reads –

Holy to God
And in Memory of William Bree A.M.
Born the fourth child
of Robert Bree of co. Warwick M.D.
A Man living honestly and affectionately
And of this Church for 30 years
Faithful Rector
He died 7th April 1753
In the 61st Year of his Age.

However at least one person was not too happy with him because on Saturday 1st November 1729 William Bree placed an advertisement in the Ipswich Journal which read as follows

Marks Tey October 29th 1729

Whereas Henry Miller, aged about 15 years, with lank brown Hair, and freckled Complexion, and of low Stature, a Covenanted Servant to the Rev. Mr. William Bree, Rector of Mark's Tey, did run away from his Service on the 25th Day of last September; all Persons are hereby forbid to entertain the said Henry Miller; and whoever shall apprehend the said Henry Miller, and bring him to his Master at Mark's Tey near Colchester, shall receive a suitable Reward from me. WILLIAM BREE



St. Andrew's Church
Note the large barn and
cottage to the left of the
church.
Image from the British Library
on-line gallery

The First Ordnance Survey map published in 1805



Although this is the first OS map it was also one of the last to record the landscape with no railways. It does give some indication of how sparsely populated this area was with only scattered farm houses, but the detail probably does not show the cottages of the agricultural workers who were so necessary at that time for successful farm production. The names mentioned that are known to have been farms were Little Tey House, Knaves Farm, Godbolts Farm, Ivy House Farm, Long Green Farm, Brooms Farm, Potts Green Farms, Motts Farm, Marks Tey Hall Farm, but this is not necessarily a complete list as Godmans Farm also existed at this time, but does not get shown on the map. By 1821 Marks Tey contained three hundred and fifty-one inhabitants and by 1831 three hundred and sixty-three. Little Tey in 1821 contained forty-nine inhabitants and by 1831 this had increased to fifty-eight.

Railways

Recorded in The Bury and Norwich post dated 23rd November 1825 there appeared the following notice.

NORFOLK, SUFFOLK, AND ESSEX

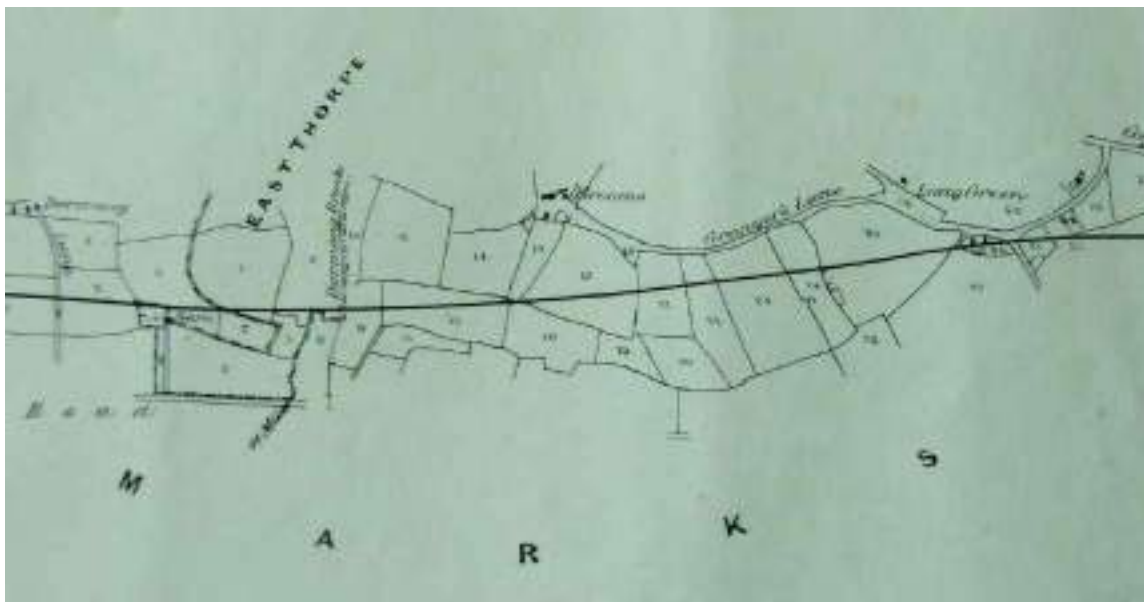
Railway Company

Notice is hereby given, That Application is intended to be made to Parliament in the next ensuing Session for leave to bring in a Bill for making and maintaining a Railway or Tram Road, commencing at or near a Piece or Parcel of vacant Ground near Dog Row, Whitechapel Road ... and terminating at the Southern Extremity of the Town of Ipswich ... is intended to pass, from, through, and into the several Parishes and Places ... Marks Tey... all in the Counties of Middlesex, Essex and Suffolk.

Dated this 1st day of November 1825

Henry Charles Verbeke, Solicitor, New Broad Street, London

Several surveys had already been carried out and published during 1825, one taking the line right through Aldham and Fordham, but the one shown below is the nearest to the line of the present day track, and the site of the crossing at Long Green. The maps can be view at Essex Records Office, (ERO) Chelmsford.



With any major development there will be problems, and in this instance those most affected were the people who had their farms and their livelihood disrupted by the severance of the fields. Compensation was paid to landowners, but this did not extend to tenant farmers.

Employment - Victorian Era

The 1841 census return gives an insight to the working lives of the parishioners and at that time jobs were dominated by the land with farmers and agricultural workers. Other jobs provided the support for farming such as blacksmiths, wheelwrights, carpenters, shoemakers, broom makers and a vermin destroyer. Along with those were brick-makers and bricklayers, brewer, publican, servants, housekeepers and one school mistress plus of course Rev. Theobald. In fact a self contained community providing for its own needs.

With the opening of the railway in 1843 that all changed and by the time of the 1851 census there was a new employer on the scene. Apart from all the jobs mentioned above there was now living in the parish Carmen, Switchmen (signalman) railway labourers and night inspectors (night watchmen)

to keep guard over the railway property. The importance of the horse to the local economy is still recorded with ostlers and grooms mentioned. The occupations of the women were also recorded on this census and there are several Tambour Workers who were home workers for Coggeshall Lace making. Crape weavers, and dress makers added to the family income along with domestic servants, house maids and nurse maids.

Although over the following two census returns in 1861 and 1871 the land is still the most important form of employment there is a diversification as Corn Merchants, Maltsters and Cattle Dealers are now recorded. However, the different jobs provided by the railway also increases with a station master, clerks, porters, shunters, gas man (the station produced its own gas supply) a horse driver for Eastern Railways, and even a waitress in the refreshment room. 1871 also records the first Sergeant of Police, Joseph Newman, living in the Parish with his wife Hannah, two sons and four daughters.

Brickmaking

Although there were brick-makers recorded on the 1841 census in Marks Tey it was John Wagstaff in 1863 who is first recorded as making bricks on his farmland. Born in Little Bentley c1817 he married Sarah Ann Wagstaff (possibly a cousin from Stanway) in 1843. John died aged 62 in 1879 and is buried in St. Andrew's churchyard. Left on her own to manage both the farm and brick yard it is thought that Sarah Ann decided to let out the brick yard and an advert appeared in the Essex Standard on 3rd July 1880, although as no name or exact location is given there is room for doubt.



However, by the time of the next census in 1881 a boarder staying with Sarah Ann Wagstaff at Church Farm is William Homan Collier, brickmaker, from Reading. He expanded production which provided local people with yet another alternative form of employment from farming or railways. In 1884 he returned to Reading briefly to marry his girlfriend Jessie Davies and together they returned to Marks Tey where they became active members of the Baptist community. They joined with the Wesleyan Methodists in establishing the old chapel at Marks Tey, and later in building the Methodist Church in London Road – most likely with his own Primrose Collier bricks. He took a useful part in public services especially education doing much for the school, and was also a representative for Marks Tey on the Lexden & Winstree Guardians and Rural Council. He qualified as a J.P. for Essex in 1906.



William Homan
Collier
8.12.1845 – 2.5.1934

Right: Marks Tey
Methodist Church Yard
– grave of W.H. Collier
Photographed
5.5.2018





The front part of this house, as photographed in March 2016, was built on to the front of the original Church Farm and has been dated as 1867 from a date found on the roof timbers. When W.H. Collier took over the occupation he renamed it Coley after his family home in Reading.

Some years after his death the house became the vicarage of St. Andrews and remained so until a new vicarage was built at the rear in 2012.

The land remained in the Wagstaff family for some time and certainly the 1910 tax records show the landowner as Thomas Wagstaff of Judds Farm, Stanway, and the occupier is W.H. Collier. It was not until the 1940's when two grandsons of W.H. Collier married two Wagstaff sisters that the families united.

Schools

During the Victorian era with a growing population the need for a school building was becoming very important and in 1860 Mr. Robert Chaplin, Lord of Marks Tey Manor, gave the piece of land known as 'Marks Tey Green' and located at the junction of Coggeshall and London Road, in order that such a school could be built. It was situated next to the public water well and pump. After some delays it was eventually reported in the Essex County Standard newspaper on 16th October 1863 that it had been opened.

"A handsome and commodious school-house for the poor children of Marks Tey and the adjoining parish of Little Tey has just been erected on the green at the junction of the London and Coggeshall Roads, It is intended to accommodate 60 children."

The builder was John Turner of Rice's Cottages, London Road, Marks Tey who had been born in the village. He married Jane Rule on 17th March 1840 in St. Andrew's Church, and they had a daughter and two sons. Unfortunately, shortly after the school opened he died aged 53 and was buried at St. Andrew's on 23rd December 1863. The school building stood for 100 years until in the 1960's demolition was necessary to extend the A12 dual carriageway.

Marks Tey School
Opened 1863
At the junction of the London
and Coggeshall Roads



Seed Production

During the very early nineteen hundreds the Scottish seed firm Dobbie & Co, now owned by William Cuthbertson, arrived turning what had been know as Green Lane into Dobbies Lane. They moved here not only because the area has the perfect type of soil for seed production, many other areas in Britain can also claim that, but when combined with our low rainfall it means the seeds do not rot and have time to form correctly. Dobbie & Co are still a very prestigious firm in Scotland having been granted a royal warrant in 1894, and they presented awards for many years at the Royal Horticultural Society (RHS) Great Spring Show which became the Chelsea Flower Show from 1913.



A Silver Guilt Medal

Presented by Dobbie & Co
1911
Royal Seed Growers and
Florists

In September 1932 an advertisement in The Times announced that Dobbie & Co Ltd would be exhibiting at the RHS show on 6th September and they particularly mention a group of marigolds, the best ever exhibited. Some of these may have escaped as not far from Marigold Cottage in Long Green, and by the footpath through to Keable Road these marigolds were photographed growing wild in August 2017.



There have been many other seed producers in Marks Tey over the years and in 1942 The Hurst Crop Research and Development Unit bought Great Domsey Farm, and in 1948 added Broom's Farm, Marks Tey which then became known as "The Domsey Complex." By 1978 their entire Seeds Division was centred here on approximately 400 hectares of land. This complex housed six plant breeders and their supporting staff plus an administrative block which included laboratories, conference room, library and a barn in which to thrash, dry, clean, prepare and store seeds. Extensive greenhouses covered 1,900 square metres with lighting, heating and irrigation. No wonder the title of 'Seed Producing Capital of the World' was applied to this area. It is also of note that in 1982, to help repair the war damage in the Falklands, Hurst's re-stocked these islands with seeds, free of charge.

Frank Folkard, seed merchant had started his business in Copford but expanded into the disused maltings in Marks Tey. However in 1967 when plans for the A12 Marks Tey extension by-passing Stanway showed this new road would bisect the old maltings the firm chose to go into voluntary liquidation, and yet another seed producer was lost.

World Wars

Marks Tey did not escape the effects of two world wars, and a war memorial was erected and unveiled on 23rd January 1921 by Brigadier General F.M. Towsey CMG. CBE. DSO. to honour those lost during the conflict. The original location of the memorial was alongside the London Road, and as can be seen from the c1921 map below it was surrounded by open fields.



Today the actual spot can be found just to the left of Trident Tyre & Vehicle Services on the London Road, and the memorial has been relocated to St. Andrew's Churchyard. The shops and businesses found there today were built shortly after 1921.



During WW1 an air ship (the faint mark just right of centre) was photographed over Marks Tey by local photographer Fred Fitch. The location is possibly from the rear of his shop (now Marks Tey Radio) on London Road and looking over the fields and railway line towards Aldham

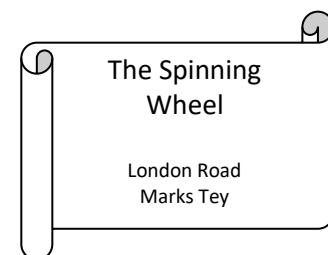
Also, during WWI Marks Tey received one of the first bombs to be dropped from an aircraft in February 1915. Fortunately, there were no human casualties, and only slight damage to property.

The National Farm Survey WWII

The National Farm Survey of England and Wales 1941-3 was carried out because Britain was faced with dire food shortages with imports of fertilizers and food drastically cut. The land under cultivation needed to be increased significantly and quickly. Marks Tey along with every other farming community rose to the challenge and did their bit to '*Dig for Britain*' as indicated by the records held at the National Archives, Kew, Surrey. One item recorded in the survey was regarding any infestations found on the farms, and here in Marks Tey there was an infestation of Linnets recorded, a bird which now appears on the RSPB red endangered list.

Other war efforts which came from this parish were the manufacture of air screws, propellers for air craft. These were being made on the site of the timber yard which had been opened just after World War I, on London Road, by Wilfred Arnold Moore. In 1936 he married the girl next door, Annie Allan, daughter of Donald Allan the manager at Dobbie Seeds.

Doodle-bugs also fell on Marks Tey demolishing a house in Jays Lane. Whether they were trying to hit the railway line or the airscrew factory is not known, but they did make a family homeless. Another property which is thought to have been lost to incendiary bombs in September 1944 was the Spinning Wheel cafe on the London Road. Having a thatched roof by the time National Fire Service reached Marks Tey from Colchester and Witham it was completely burnt out.



Post WWII

Britain needed rebuilding after World War II and once again Marks Tey played a part with the timber yard now being owned by Bartrev. With timber in short supply and demand increasing alternative building materials were required and it was the Bartrev Press which offered a solution. This machine made possible for the first time the continuous production of board at low cost and of uniform quality. The raw material was waste from forests, mills and factories and turned it into a versatile building material. The first Bartrev Press in Britain was installed in Marks Tey in 1953, and it was hailed in the newspapers as a *“Revolutionary Development in the Timber Industry.”*

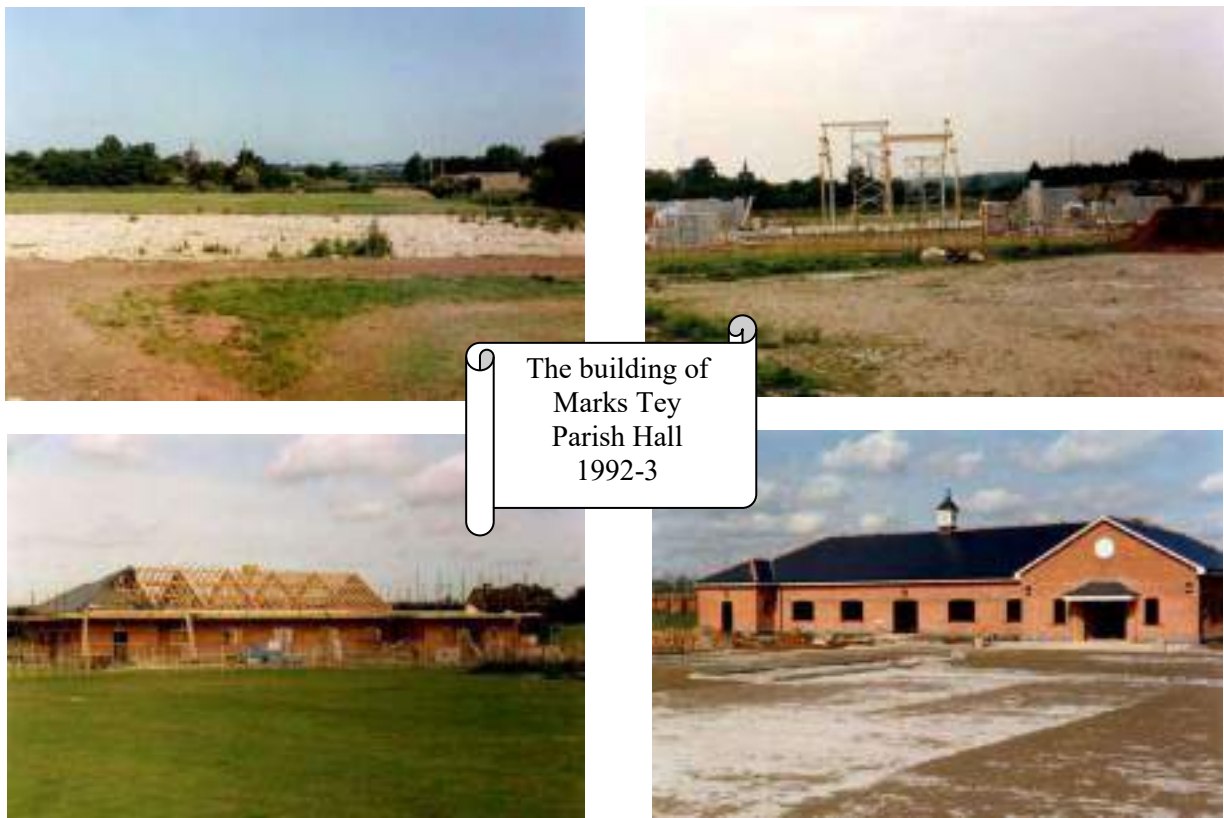


In 1970 C.F. Anderson's timber merchants of London decided to move out of the city and relocated to Marks Tey. They felt that this was an ideal choice for them as the eleven and a half acres site offered them the storage they required and being situated on the A12 was in an ideal position to receive shipments through Felixstowe and other east-coast ports. The business was expanded over the years with new products to keep pace with changes demanded by increased fire-resistant regulations and to keep up with customer demands, but unfortunately in May 2015 the company closed

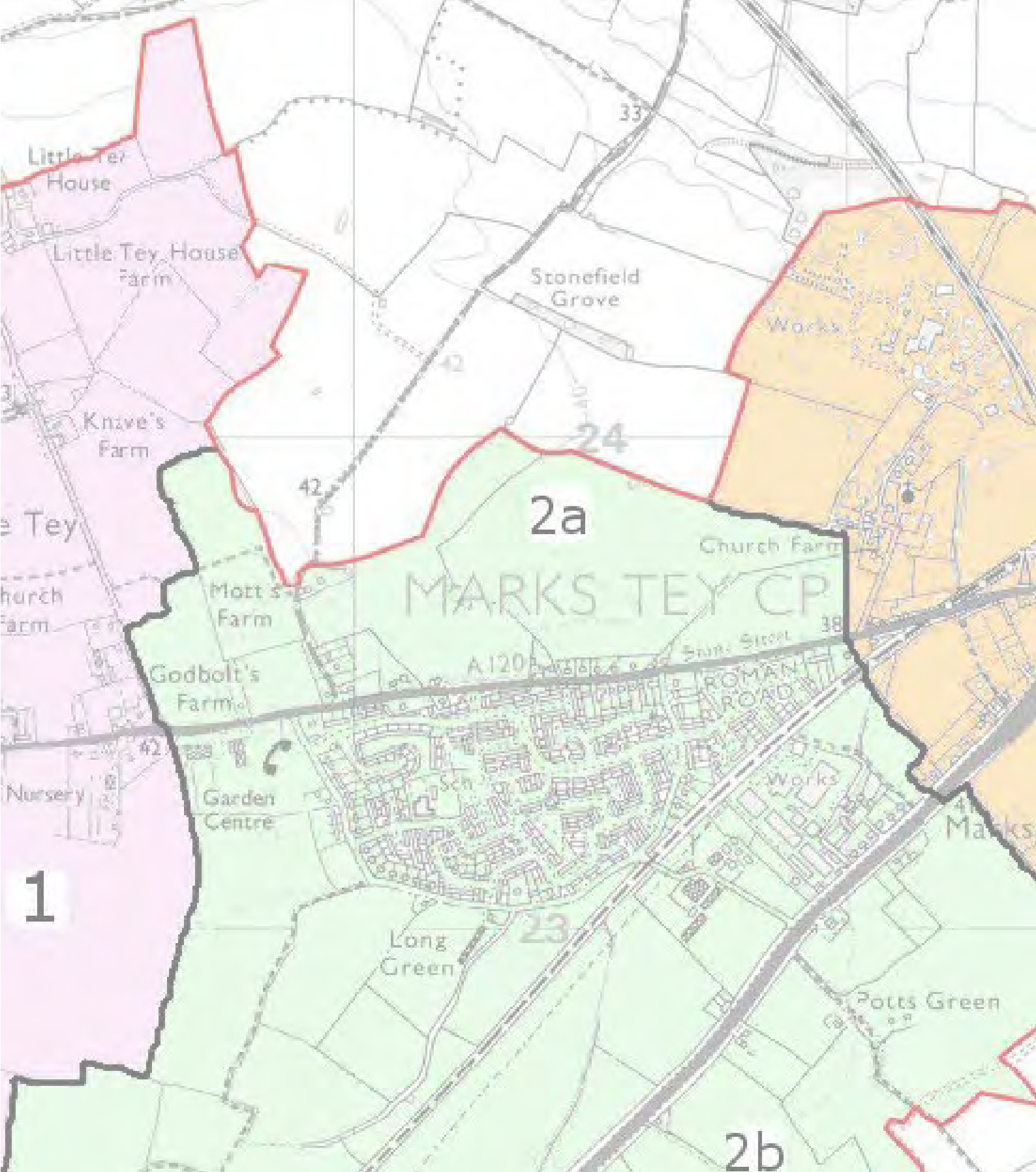
1960s & 1970s Demolition and Expansion

In a newspaper article dated 2nd October 1964 it was revealed that the school, village hall and playing field would be lost when future improvements, including the construction of the A12 extension through the village were carried out in Marks Tey. It was suggested this would destroy the nucleus of the village. However, this was not the first time Marks Tey had lost homes and businesses to the expansion of the A12, the same thing had happened previously in the 1930s when the road was made a dual carriageway up to Marks Tey. Demolition did not start until May 1968 in preparation for the extension of the A12, but once it did the buildings listed above disappeared along with more cottages, the post office and general stores plus the main entrance to the railway station. They all came tumbling down. Plans were discussed to re-establish the main village area at Long Green, but all that has ever been built at Long Green are domestic dwellings and a primary school. Two shops were planned, but one never opened and the second struggled to survive and was eventually converted to a domestic dwelling. The housing expansion has increased the population from 800 in 1964 to 2551 at the time of the last census in 2011. Further details of the range of housing now located in the village can be found from pages 21 to 131 and Appendix H.

The new Parish Hall was eventually opened in 1993 after a culmination of almost 20 years of discussions and a lot of hard work on the part of the Parish Council, especially the chairman, Eric James.



This brief history of the present area defined as Marks Tey Parish has many omissions such as Marks Tey was once the corner of a huge triangular forest covering most of Essex. The other two corners being located at Hatfield Forest and Epping Forest. Another omission is the son of the Reverend Morgan-Jones who recalled in his letter to The Times in January 1938 of stubbing his toe on a cannon ball while playing in a ditch on one of the glebe fields some fifty years earlier. Could this be a reminder of the activity of Lord Fairfax and his army during the summer of 1648? However, it is hoped that it provides an introduction to the people, places and events that have shaped the Parish we know today.

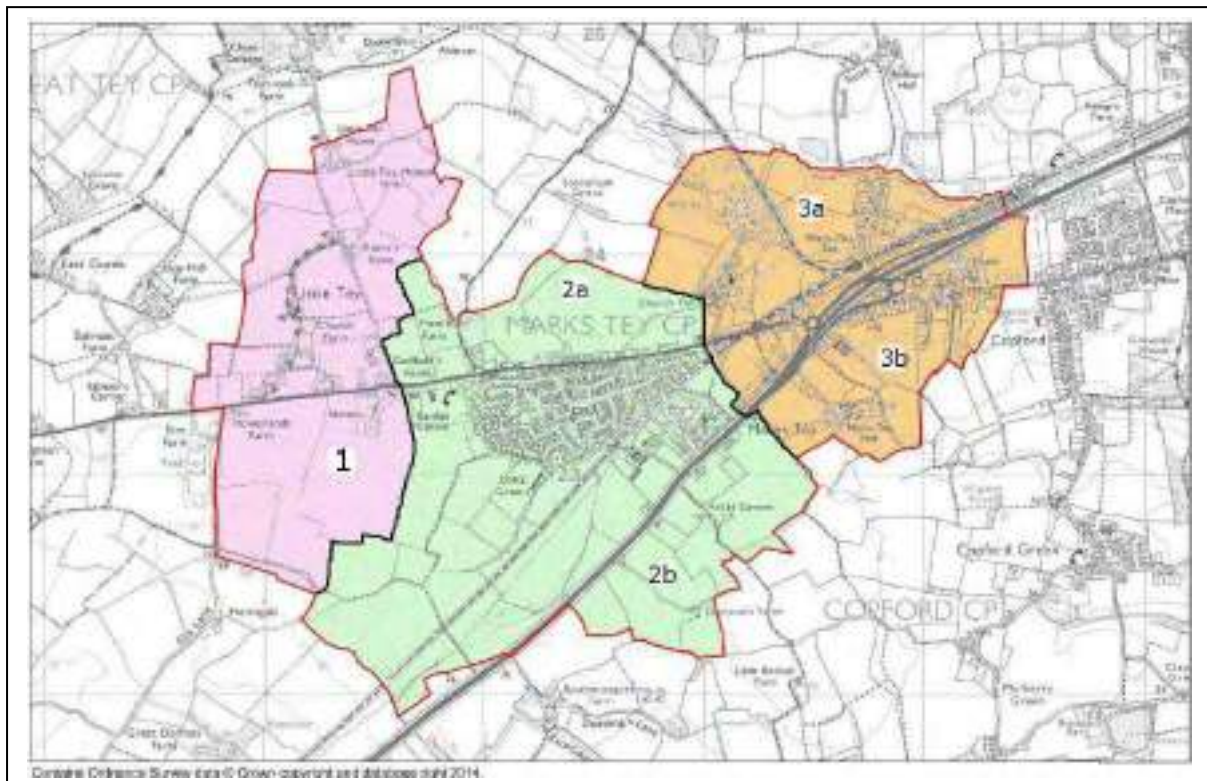


3. LOCATION OF CHARACTER AREAS AND SURROUNDING PARISHES



3. Location of Character Areas and surrounding parishes

Marks Tey Parish – Character Areas Plan



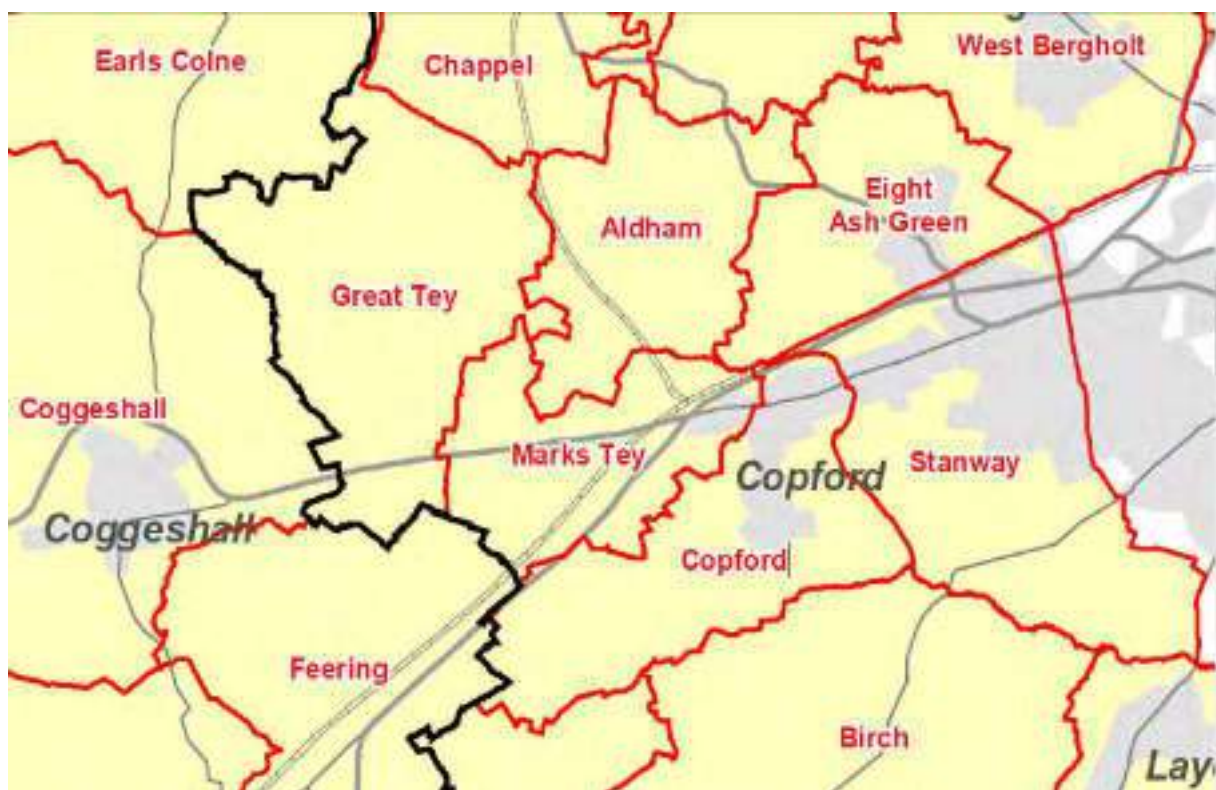
In order to carry out this Character Assessment the Parish was divided into three geographical areas as shown on the map above. Areas 2 and 3 were subdivided into areas 'a' and 'b' because the railway line forms a permanent barrier between them with few crossing points. The names selected for each area was taken from the name of the original settlements, Little Tey, Long Green, and Potts Green or from a natural feature such as the Roman River which forms the northern boundary of the parish at that point. 'The Village' was chosen because that is where all the main village services are located and therefore the hub of activity.

Area 1 - Little Tey

Area 2 - a) Long Green
b) Potts Green

Area 3 - a) Roman River
b) The Village

Map – Parishes surrounding Marks Tey - 2019





4. CHARACTER AREA ASSESSMENTS

AREA 1: LITTLE TEY

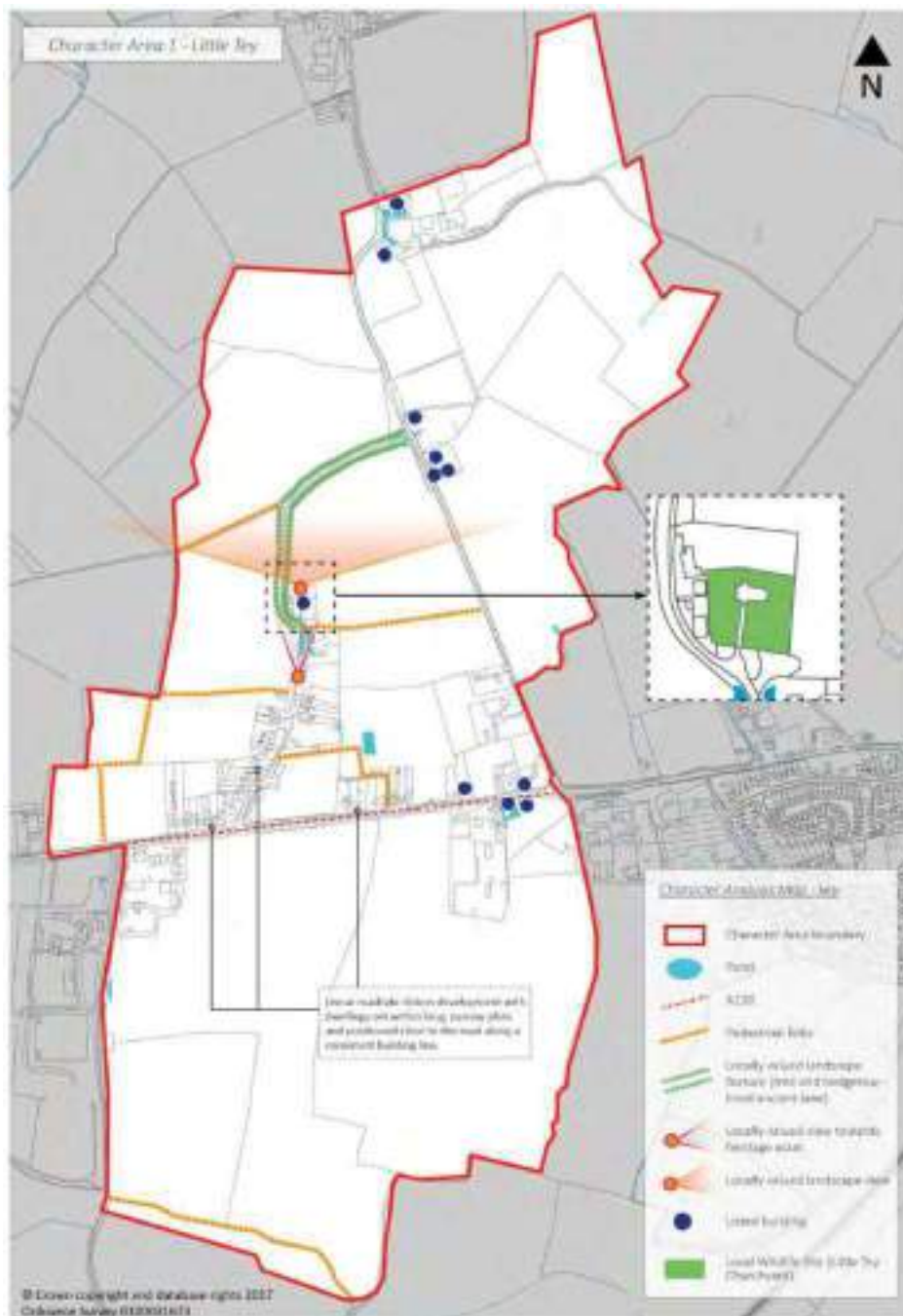
4. Character Area Assessments

Area 1 – “Little Tey”

Please see the map below for the area 1 named “Little Tey” which is part of the Parish of Marks Tey.

Little Tey is to the west of the character area Long Green and the ‘Location of Character Areas Map’ on page 19 shows the relationship to the other areas.

Other Parishes which have borders with Little Tey are Aldham to the east. Great Tey is to the north and west, and Feering to the south.



Layout

This is a very small community with a linear layout where all houses are built as 'ribbon' development along the main vehicular routes. There are no housing estates and therefore that type of future housing development would be inappropriate. The Coggeshall Road is the main A120 trunk road which runs east/west through the village and from the A120 two roads run northwards, Church Lane and Great Tey Road, and one runs southwards, Elm Lane.

From aerial views it can be seen that most plots are long, but the width of the plots varies considerably with many also being wide. However the overall size of most plots is much larger than those allotted to houses found on modern developments. Buildings are positioned towards the front of the plots along a consistent building line, but there is still space for a front garden and parking space which along the Coggeshall Road is essential as there is no roadside parking allowed.



Coggeshall Road, Little Tey

Example of plot size and layout – all low level buildings built to a consistent building line set back from the road



Church Lane, Little Tey

Example of plot sizes – all low level buildings built to a consistent building line set back from the road

The oldest houses are the farm houses and barns some which have been converted into homes. These can be found along all roads in Little Tey, and further details are provided within the 'Buildings and Details' section.

Changing Land Usage

In recent years there have been three pockets of changes in the usage of the land from farming to industrial or storage facilities. These can be found at

1. Honeyland Farm – junction of A120 & Elm Lane
2. Little Tey Nurseries (site of) junction A120 & Church Lane
3. Godbolts Nursery A120

There are three companies recorded at Honeyland Farm which provide (a) Elevator services (b) supply and erect scaffolding and (c) a metal fabricator. All these firms require a large area in which to successfully operate as can be seen from the following aerial photograph.



Honeylands Farm,
Elm Lane, Little Tey

Tey Gardens Ltd. is now home to Global Stone a natural stone and porcelain paving suppliers and the change of land use is obvious by comparing the aerial photos below.



Global Stone, Little Tey - 2017

The land that once produced fruit and flowers is now covered in concrete for ease of movement for delivery lorries and forklift trucks plus providing solid storage space. The A120 entrance to Church Lane was widened to accommodate the large lorries and the ancient hedgerow that was removed was replanted to screen the industrial site from public view.

Tey Gardens Ltd
Little Tey
Photograph taken
before 2007 when
the nurseries closed

The roofs of
green houses
dominated the
site alongside the
growing fields





Above left shows tulips inside the greenhouses of Little Tey Gardens, and on the right the staff are planting out tulip bulbs in the fields.

The Reclamation Centre was housed in the greenhouses of what was Godbolts Nursery, but farming reference were visible from the old threshing machine positioned at the entrance to the Centre. The Reclamation Centre has ceased trading and LSG Godbolts Nursery & Landscaping Centre has opened recently returning the land usage to a garden centre.



Godbolts Nurseries - 2012



Reclamation Centre – 2017 (closed 2018)



Farming - Threshing machine
which stood at entrance to
Reclamation Centre

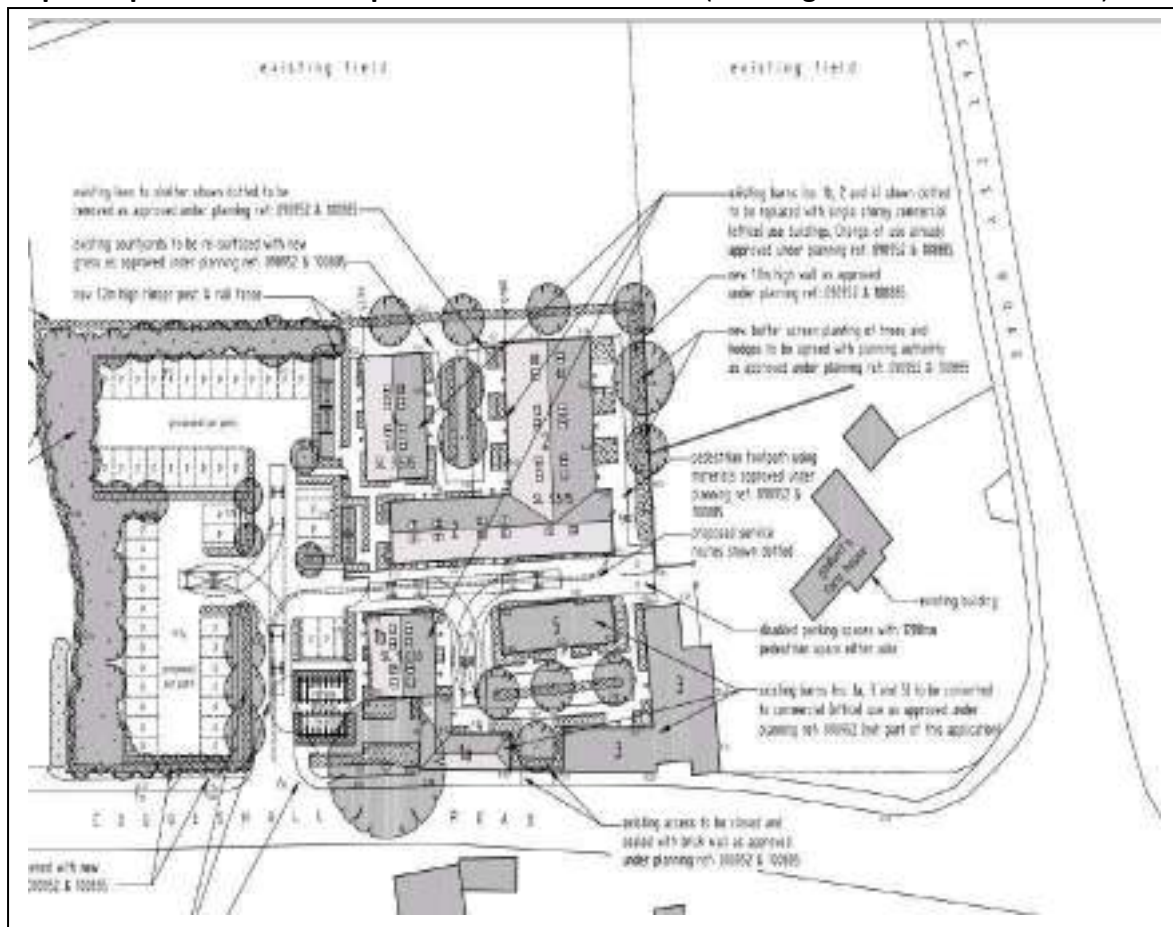
A **new development** is also underway at the site of the old farmyard of Godbolts Farm alongside the A120. This cluster of agricultural buildings, albeit in somewhat of a dilapidated state, have been described as handsome and full of character. They will be a significant loss to the village landscape. It is hoped that the business units which have been submitted to the planning department will propose a strategy of retention, sensitive renovation and reuse.

The Old Farm Yard, Goldbolts Farm
Old buildings now demolished - photographed March 2016



In the 1930's farmer Frank Warren bred championship Suffolk Punch Horses, at this farm and he exported several to Illinois, America to help increase their breeding stock. The horses frequently had their first name as Godbolts followed by Ann, Mable, Violet or Briton etc

Proposed plans for redevelopment at Godbolts Farm (building has now commenced)



Topography

The area is generally flat with some minor undulations. Predominantly a farming area there are hedges, ditches and ponds scattered throughout which provides water management.

Spaces

In **Appendix G – Landscape character views and settings page 207** of this Character Assessment there is a map indicating the spaces and views most appreciated by residence plus photographs with text giving further details. The well used footpaths all interconnect with major roads and other footpaths in neighbouring parishes giving an accessible network for the benefit of residents and visitors alike. All the classified footpaths and the Byway are Public Rights of Way (PROW) and are surrounded by farmland giving splendid views at every turn to enjoy the natural beauty. The paths are also recorded on the map found at the commencement of this chapter about Little Tey.

Looking towards Knaves Farm and
Barns, Great Tey Road.

Photograph taken 21st July 2017 from
St. James the Less Church, car park
looking eastward



Beside St. James the Less Church there is an attractive pond with a seat on which to contemplate and relax. Church Farm also has a pretty pond surrounded by flowers in Spring and a rustic fence to enhance the rural character



The pond by the church
with quiet seating area is a
landmark feature within
Little Tey and a key public
space.

The bench is dedicated to
Mr & Mrs Eric and Amy Cowan
She could remember happy childhood
days catching fish in the pond.

Photographed March 2016

The pond at Church
Farm photographed
in Springtime

Photographed March 2016





St. James the Less Churchyard is the most important space within Little Tey. A serene and tranquil space. It provides a beautiful setting to the church, and is also managed to encourage the wild flora and fauna.

Photographed March 2016

An Ancient Green Lane leads from the church to the old rectory situated on the Great Tey Road. This lane which is classified as a Byway is edged by dense tree and hedgerow planting giving it a particularly enclosed and secluded rural character

Photographed July 2017



This is the point where the Byway joins the Great Tey Road

Also shown is the thatched barn of the Old Rectory.

Photographed March 2016

The A120 which crosses Little Tey from east to west is a major trunk road managed by Highways England. It has a very heavy volume of traffic with daily travel delays especially at peak periods. During 2017 Highways England carried out essential maintenance work to improve the road surface, road markings, excavations, drainage, lighting renewals and improve the footpath which in Little Tey is only on the north side of the road. However now this work has been complete it is still a two way working, narrow carriageway road. Although the contractors took a year to complete their work, and severe disruption was caused during the process the road surface now resembles a patchwork quilt. There is flooding where there was none before and some signs are positioned behind lamp posts making them impossible to read. For additional information on how the roads have been changed and proposed future developments in the parish please see **Appendix D, page 165**.

The three roads which lead from the A120 are Church Lane, Great Tey Road and Elm Lane. The Great Tey Road is the main road to Great Tey and shown in the picture below. From excavation carried out it is known to have been used by the Romans to reach a villa built there. It is a very narrow road, and overtaking is not recommended. There are very limited road markings with some at the junction with the A120 and a faint broken white line down the centre. There is no street lighting. There are no raised curbs as there is no pedestrian provision, and the field hedges and ditches are close to the carriageway.



Great Tey Road
Heading north
towards Great Tey

Photographed
September 2016

Church Lane and Elm Lane roads are typical of the more minor vehicular routes that lead from the A120 which tend to have a more informal and rural character. This is achieved by the retention of grass verges along the roadside rather than raised kerbs which is something of a rarity in Britain today. There is minimal road signage or road markings. In places the roads are very narrow and even cars need to pull in and wait while oncoming traffic passes. The roads are not suitable for heavy large vehicles at various points – although some try and get stuck resulting in damage to hedges and trees



A network of Public Footpath routes can be found running off from Church Lane and provide links to the Great Tey Road, and Coggeshall Road. They are also linked to footpaths in neighbouring parishes. Across the southern most section of Little Tey there is also a public footpath from the Long Green Character Area to Elm Lane. More details can be found in **Appendix G – Landscapes character views and settings page 207**

Green & Natural Features

Grade 2 farmland is a key feature surrounding Little Tey. This means the land is classified among the top three categories for versatility and suitability for growing crops. Therefore, it is referred to as *'Best and Most Versatile'* land and should enjoy significant protection from development. The area has numerous ancient hedges which have three main practical uses as barriers, boundaries and screens. However, hedges also have an important and often overlooked purpose that fulfils a variety of functions within the landscape. They not only act as a barrier to wind, rain and snow but also act as a barrier to pollution. They prevent soil erosion, regulate water supply to their surroundings and act as an important corridor for wildlife dispersal. They also provide more species per square kilometre than almost any other habitat. Hedges act as porous bodies which influence local dispersion of pollution and aid the deposition and removal of airborne pollutants, making the air cleaner. Every study carried out worldwide has shown the benefit to the health of the population who have access to green open spaces.

The Governments **Biodiversity 2020** first published in 2011 is a national strategy for England's wildlife and ecosystem services. An up-date published in July 2013 by the Department for Environment, Food and Rural Affairs states *"It sets out the Governments ambition to halt overall loss of England's biodiversity by 2020, support healthy well function ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people."*

For all the reasons given above the residents of Little Tey appreciate and enjoy the countryside by which they are surrounded, and they see it as a positive benefit to their way of life and their health. Whether they are walking along the footpaths edged with ancient hedges or quietly sitting by the pond next to St. James the Less Church watching the wildlife in the churchyard these are open and unspoilt landscapes, greatly valued as beautiful features, reflecting the true rural character of Little Tey. For additional information regarding the two wildlife surveys carried out in 2016 and 2017 throughout the parish please see **Appendix C, page 158.**

By the pond at St James the Less Church

This seat was placed here by Martin Cowan in 2000 in memory of his parents Eric Arthur Cowan and Amy Kathleen Cowan (nee Raven), because his mother spent many happy childhood days fishing in the pond. It is for the benefit of the whole community as a place to relax and contemplate.

Photographed July 2017
By Frank Clark



Landmarks - Natural

Apart from the ponds found in Church Lane and the many footpaths which lead off Church Lane the tree lined ancient byway linking the church to the 'Old Rectory' is worthy of note in its own right. It has witness many rectors walking the route back to their home on the Great Tey Road going as far back as 1321 when Gilbert de Northbroke is recorded as rector. However, as the chancel and nave of the church were built c1130 the byway could go back even further. Church records also record several important memorial trees which were planted on and around the green area opposite the 'Old Rectory,' plus a pond, however it is difficult to discover if they all still survive.

Currently there is no designated 'Local Green Space.' These spaces need to be special to the community it serves and therefore in close proximity for easy walking access. From information gathered at open meetings and responses to questionnaires there is clear evidence that in Character Area 1 – Little Tey the ancient green Lane from St. James the Less Church to the Great Tey road could form a focal point for such a 'Local Green Space.' This would help to connect the scattered community with the church yard which is managed for the benefit of flora and fauna, and provides a tranquil oasis.



Green Lane (PROW 144_21)

This is the entrance from Church Lane, Little Tey, to the ancient Green Lane leading to the Old Rectory on the Great Tey Road.

It has been measured as 495 metres in length and is planted with an ancient hedge, including mature trees, on either side making this an extremely valuable habitat for wildlife

The entrance has a maintained green verge which is in keeping with others found in Church Lane.

Photographed 21-7-2017

Buildings & Details – Grade I & II Listed

St. James the Less is Grade I listed by English Heritage. For many years it was reported there was little of interest in this small 12th century church, but the discovery of 13th & 14th medieval wall paintings shortly after WWII have lifted it to being of national importance.

There are ten Grade II listed buildings:-

- Honeypot Cottage – previously known as Pyescroft or Pyes
- Godbolts Farm
- Godbolts Barn - South side of A120
- Godbolts Barn - North side of A120
- Knaves Farmhouse
- Knaves Barn circa 1800 - south of Knaves Farmhouse
- Knaves Barn circa 1400 – south from the above barn
- The Old Rectory
- Little Tey Farmhouse
- Little Tey Barn

For a more comprehensive description and details of the above buildings please see **Appendix H – Listed Buildings page 217.**

Buildings & Details – Non Listed

Church Lane

All the buildings in this lane are low level with only one or two stories and are built to a consistent building line with good size front gardens. All have tiled or slate roofs, but as they were built at different times, and by a variety of builders there are many differing types of construction materials used. The older buildings have been brought up to present day standards with extensions, new doors and windows and in some cases a new roof.



The same dwelling photographed during the 1930s and again in March 2016



Highfields Dairy was built during the 1930s as the home of the milkman and is typical of the period the lower half being brick built, and the upper half covered in pebbledash. It has a semi-circular porch set into the wall, and a slate roof.



Founded by J.F. Richer this business provided a doorstep dairy delivery service right up until March 2019 when the business was transferred to Colchester Dairies. Originally the milk came from local farms and was bottled in a purpose built dairy on site, but although Colchester Dairies source their milk from East Anglia farms it is sent to London for bottling and when it returns the tops are marked Tewkesbury or Wells Farm Stafford. The bottle shown marked J.F. Richer Dairyman, Marks Tey, is now a collectable item,

The pair of two storey cottages have been substantially modernised over the years, but still keep their country cottage feel by the use of weatherboarding, once a common sight in Essex. They have tiled roofs and traditional sash windows. Each cottage has a brick built chimney stack with four chimney pots on each stack.



Traditional Essex
Weatherboard
Cottages,

Church Lane
Little Tey
Photographed March
2017

The most recently built house in the lane has used Tudor Revival Architecture. Cross gabled steeply pitched roof, and decorative half timbering with herringbone brick infill are some of the features of this house.



Only built in the early 2000s the decorative timber patterns and brickwork look back to the Tudor era for inspiration.

Coggeshall Road

This is the main A120 trunk road and all housing has been ribbon development along a consistent building line. The houses have good size front gardens which is an important feature as roadside parking is unavailable. The buildings are all low level houses (ground floor and 1st floor only), cottages or bungalows. Most of them have been built in the last hundred years with the exception of Godbolts Farm House and Honeypot Cottage previously known as Pyes. Once again there is a range of building styles using a variety of building materials in construction e.g. brick, plaster, wooden cladding with tile or slate roofs. This mixture has been carefully blended through paying attention to architectural details such as all having ridged or hipped roofs.

At the centre of this house, shown below, is a bungalow. Extensive renovations and extensions have concealed the original building successfully turning this into a family home whilst still retaining a feel of an older style of building. The overhanging first floor along with smaller sized cottage windows glazed to look like small paned glass and the upper part covered in Essex cladding all contribute to it blending well with other neighbouring buildings including the nearby listed buildings mentioned previously.

The semi detached houses adjacent have brick built lower walls, plastered upper storey and hipped roof, but these too have been significantly altered to meet modern day needs.



The cottages below can be found next to Godbolts Barn, south side of A120. The black and white photograph was taken in the 1950's and the other is a more recent street view showing the loss of the ditch and grass verge for a hard standing area suitable for vehicle access.



Streetscape Features

The pavement along the A120 is mainly restricted to the north side of the road, but has recently received maintenance from Highways England, however pedestrians are still in close proximity to the traffic. The street lighting has been updated to improve visibility, and there are new road signs. The road markings have also been improved.

The other roads found in Little Tey are in sharp contrast to the A120 with grassed verges, and a much lower volume of traffic especially Church Lane which ends at an ancient lane. This ancient lane can only be safely used by farm vehicles due to deep ruts. Street lighting is limited, and there are no road markings except at the entrance/exit from the A120. There are no road signs to clutter the scene.

Gardens have a mixture of low brick walls, wooden fences and hedges to define boundaries, below is an example in Church Lane showing a flowering hedge and grass verge



Church Lane

The residents here have a strong interest in military vehicles and this is represented in their choice of design for their front garden.





Church Lane Little Tey

On the left above is an example of an older development having retained the hedge, ditch and grassed verge while on the right the development has removed these features. This newer boundary treatment has diluted the character of the rural area.

Land Uses

The land use of this area is predominantly farming with houses being built as ribbon development. The industrial changes experienced recently have had some negative impact on the village, but an effort has been made to lessen this impact by replanting hedges. However, more could be done by planting trees and protecting those already growing as there are no tree preservation orders in force at present. Public footpaths give access to the countryside, but these also need to be maintained. There are no children's designated play areas, but most homes have large gardens for children, including visiting grandchildren to play in.

Occupying some of the village land is a private heritage collection, and by prior arrangement schools and social groups are welcome to come and browse the many artefacts of bygone eras. Visitors have their knowledge put to the test when it comes to guessing just what the many tools and various items were used for. The recreated shop has a reclaimed shop window from one that was to be demolished in the nearby village of Marks Tey.



Little Tey - Private Heritage Collection

Landscape Character Views and Settings

The views which surround Little Tey are of fields, trees and hedges, and provide an ever changing artist's palette of colours with the seasons. A map identifying those most appreciated by residents is to be found in **Appendix G – Landscapes character views and settings page 207**, along with photographs and descriptions.

Summary

The Key defining characteristic of this area is one of a rural landscape with a very small and well established community. There are some employment opportunities, but many of the employees travel from outside the village, and the local farms and nurseries which once were the main source of employment for local people have gone. Homes have been built from the 14th century to the present day and many have been modernised or converted to provide good up-to-date living space. With buildings receiving this individual treatment it has provided a mixture of styles, types and size of accommodation which blends well together, and provides accommodation for all ages. There is good space around the homes offering room to extend, park the family transport or just to sit and relax.

Summary Table for Area 1 ~ Little Tey

Characteristics	Character Area Details
Layout	Linear roads with ribbon residential development that is occasionally interrupted by expansive industrial and business sites.
Land Uses	Farming, residential, small and large industrial sites and business centres.
Building scale appearance	Low level detached and semi-detached houses and bungalows built with many different materials. Please see 'Buildings & Details' section plus Appendix H –listed buildings, page 217 for more information.
Green features	The village pond by the church. grass verges, trees and hedgerows are all important to the rural character of the village
Open Space	No parks or children's play areas, but the church yard is managed for the benefit of people, flora and fauna.
Landmarks	Grade 1 listed church. of St. James the Less Six, Grade 2 listed houses Four, Grade 2 listed barns



4. CHARACTER AREA ASSESSMENTS

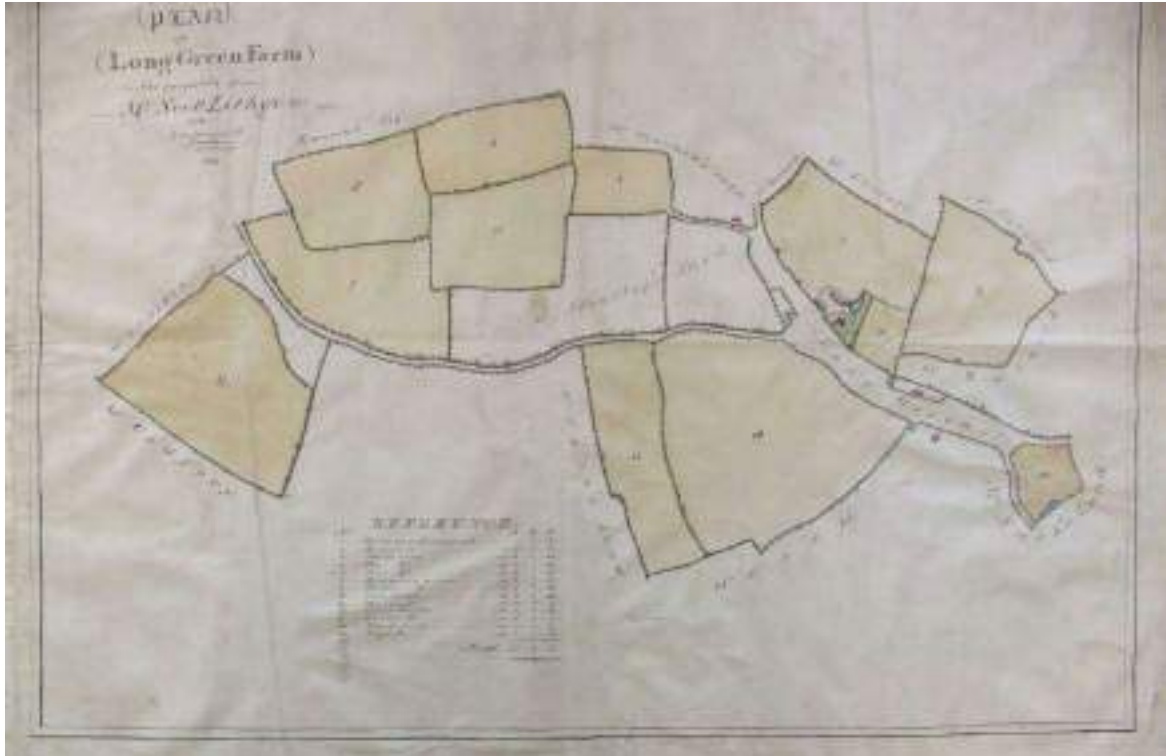
AREA 2A: LONG GREEN



4. Character Area Assessment

Area 2a – “Long Green”

Long Green is named after the long village green situated at this location and was a separate community from the village of Marks Tey. It is now part of the Parish of Marks Tey. The map below dated 1809 formed part of the sale documents for Long Green Farm, and it clearly identifies the village green.



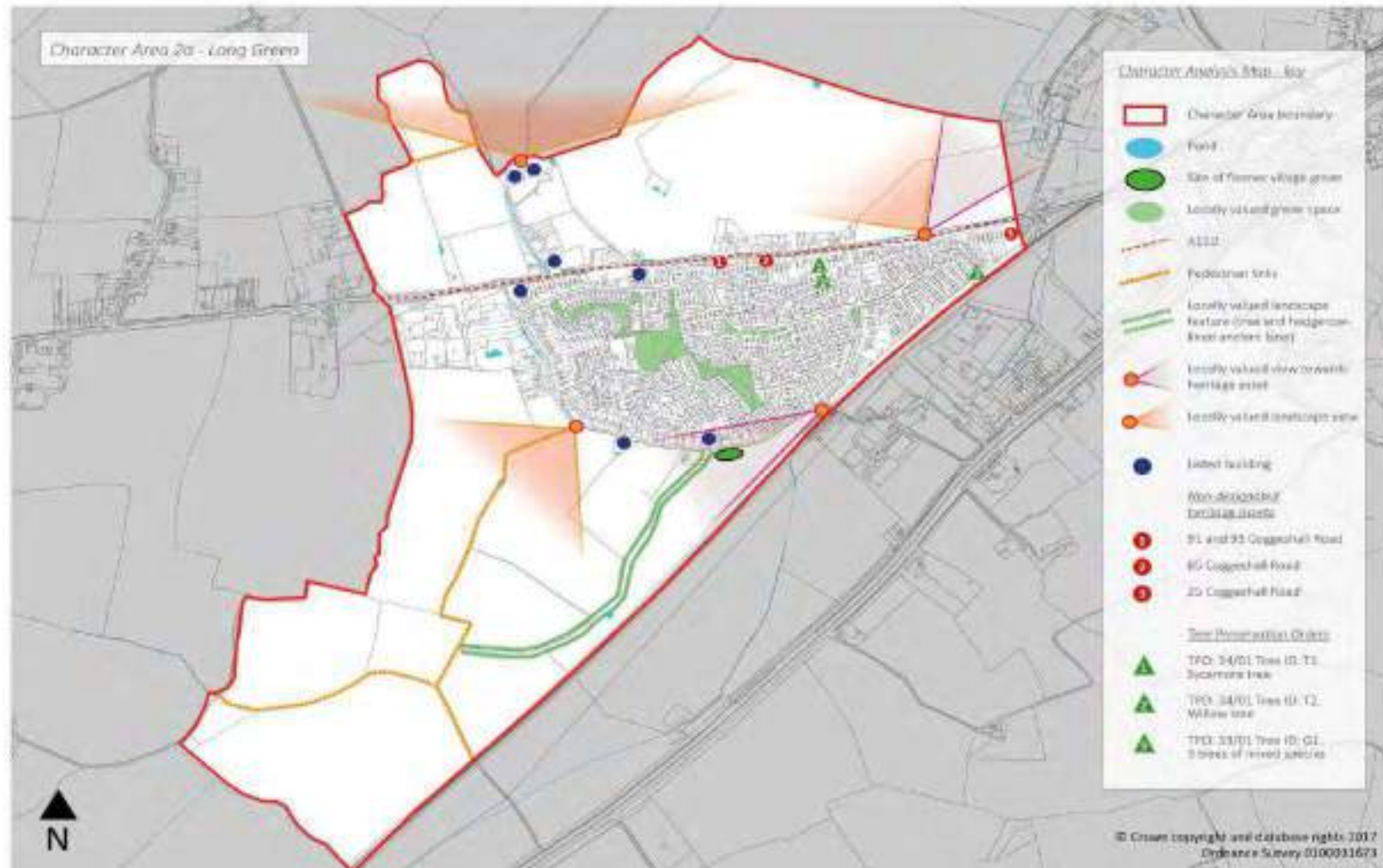
Area 2a - Long Green is located east of area 1 – Little Tey, and west of area 3a – Roman River. The southern boundary is the London to Norwich railway line. To the north is the Parish of Aldham, and to the south west it borders with Feering Parish. The 'Location of Character Areas Map' on page 19 shows the relationship to the other areas.



Long Green Housing Estates

Building started in the late 1960s
Photographed September 1996

Please see the map below for the area 2a named “Long Green” which is part of the parish of Marks Tey



Layout

This area is now the largest residential area in the parish, with houses built as ribbon development along Coggeshall Road, Motts Lane, Jays Lane, Wilsons Lane and Long Green. The houses are positioned towards the front of the plots along a consistent building line and the majority of the plots are longer than they are wide, but they offer a good overall size.



Coggeshall Road (A120)

As can be seen from this aerial photograph the houses on both sides of the road are positioned towards the front of the plot and on the south side along a consistent building line. The plots are long and the older buildings tend to have wider plots than the more recently build homes along this main trunk road. They do not exceed a ground floor and first floor elevation.

The two housing estates were proposed with building commencing in the late 1960s on greenfield sites at Long Green. The smaller estate Little Marks Estate, (Bury Close, Maybury Close, Danbury Close, Norbury Close and Ashbury Drive) was built by Walman Developments Ltd., and the larger Colne Park Estate contained within the area bounded by Jays Lane, Long Green and Wilsons was started by Metropolitan Country Estates, but completed by several other builders resulting in a variety of houses and bungalows. The individual plots vary in size but the density was set at only eight dwellings to the acre compared to the 15 per acre recommended today.

Colne Park Estate was originally envisaged to be developed on the Radburn planning principles with pedestrian and vehicle segregation, but house sales of the initial phase proved difficult and along with financial problems was eventually built to a typical layout of that period with three winding main roads Godmans Lane, Keable Road and Mandeville Road with cul-de-sacs running off on either side of the main roads. The houses are all low level and positioned towards the front of the plots. They were all designed to have front gardens, many of which have now been paved to provide extra parking space. They are built to a consistent building line, which has been adhered to even when front extensions and porches have been added.

Colne Park
Estate
October 2016



Little Marks Estate has one through road, Ashbury Drive, giving access to the four cul-de-sacs. This is accessed from a mini roundabout found on the Coggeshall Road (A120). The houses are all low level and are positioned towards the front of the plots which are mostly long and narrow. They are built along a consistent building line which cannot be exceeded when adding extensions or porches. Loft conversions cannot exceed the original height of the roof. They all had a garage some of which have been converted into living accommodation, and a front garden some of which have been paved to provide extra parking space.



Little Marks Estate
October 2016



Little Marks Estate – Site Layout
Developed by W.J. Ironman & W.G. Wall
Walman Developments Ltd
Berther Road, Hornchurch

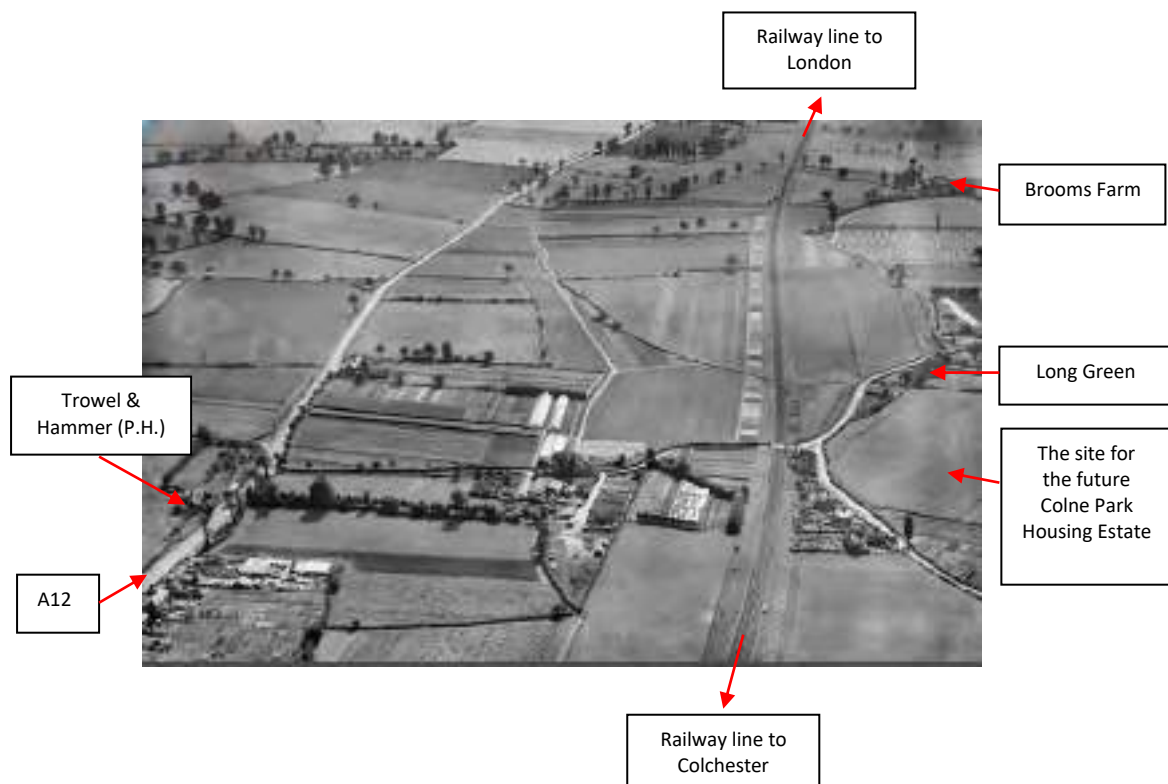
Change of Land Usage

The biggest change of land usage in this area came in the 1970s when agricultural land was used for housing development.



1925 Ordnance Survey Map

Most of the fields are marked as 'nursery.' They were owned by Dobbies Seeds and Alex Dickson & Son, Hawlmark Seeds among other seed merchants



The above aerial photograph was taken in 1933 a few years before the A12 became a dual carriageway. Reported in the Essex Newsman 11th September 1926 *"My friend says he always admires that piece of country between Witham and Marks Tey with the wonderful array of flowers of all colours..."* Some of the flower beds can be seen alongside the railway track in the above photograph.

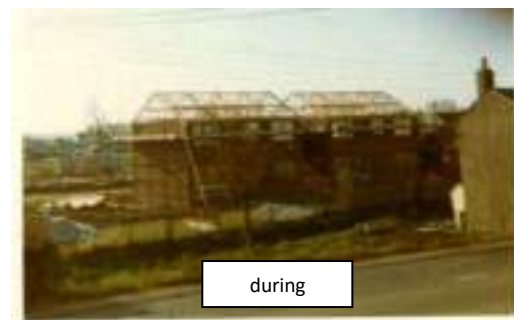


2015 Ordnance
Survey Map

Colne Park Estate
Photographed
c2000



before



during

These three photographs show the various stages of the development of Colne Park Estate.



after

Topography

The area is generally flat with some minor undulations making it a good terrain for farming which dominates the areas north and south of the housing estates. There are hedges ponds and ditches which help to provide water management but the clay soil can become water logged. For more information about the land classification please see **Appendix F, page 195.** on the topic of farming.

Spaces

Please see **Appendix G – Landscape character views and settings, page 207** of this Character Assessment for a map indicating the spaces and views most appreciated by residence plus photographs with a written description giving further details. The well used PROW footpaths are also recorded on the map found at the commencement of this section about Long Green. Not all the paths used are classified as Public Rights of Way, and some are being investigated to see if they can be added to the definitive map and improve the network giving residents more access to the countryside. The paths are surrounded by farmland and offer splendid views for all to enjoy.



The Fields alongside
Grangers Lane
Looking towards
Dobbies Lane

Photographed
31.10.2016



Public Right of Way - 144
Entrance to footpath number 12
From Wilson's Lane leading to Elm
Lane & No 11 leading to Brooms
Farm and Crossing
Photographed 1.9.2017



Public Right of Way – 144
Bridleway number 10
Connecting to Footpath number 3
Motts Lane
Photographed 11.8.2017

Colne Park Estate

There is an open green space adjacent to the school on the Colne Park Estate which provides a pleasant area for people to sit and relax while children play in safety.



Photographed 20th May 2018

There are several green areas found on the Colne Park Estate and Godmans Lane has a fine row of trees, which when the estate was built were protected elm trees. Unfortunately, these mature elm trees were lost due to Dutch Elm disease and new trees were planted. The trees and grassed area now provide a natural screen for the houses on this bus route.



Godmans Lane
Photographed 17th October 2016

Several of the footpaths linking the cul-de-sacs are grassed on either side. Public opinion is divided about these areas with some saying the short cut trimmed grass gives a tidy appearance and is relatively low cost to maintain. Others believe these areas could be improved by additional planting to encourage wildlife such as birds, butterflies and bees, and provide more interesting spaces for the public to enjoy. One of these spaces is shown below.



Open space
and footpaths
behind Keable
Road.
Photographed
28th July 2018

Little Marks Estate

At the time when plans were submitted (Reference LEX/376/62) it was a requirement of planning approval that a tree and shrub planting scheme should be submitted and carried out during the first planting season following the commencement of the development, and any tree dying within five years of planting should be replaced. The reasoning behind this stipulation was *"To enhance the appearance of the development and to create a pleasant environment."* However, after nearly 50 years the first tree or shrub still needs to be planted in public areas. Strips of land in the footpath along Ashbury Drive were left for the shrubs and trees but were only ever grassed over.

There is a TPO in place on three trees of mixed species in Bury Close. These trees pre-date the houses.



Bury Close

Three trees of mixed
species TPO 33/01
Tree ID:G1

Photographed
17-10-2016

Roads / Streets / Routes

The only vehicular entrance/exit to this area of Long Green is via the Coggeshall Road (A120) running east/west as there are no vehicular routes north or south. Motts Lane ends at a bridleway, and the railway crossing which once allowed access into Dobbies Lane has been closed at ground level for safety reasons. The gatekeeper's house and gatekeeper which were situated here are now removed.



Long Green/Dobbies Lane Crossing
Left:- photograph taken in 1989 shows the crossing gates and the gate keepers cottage, plus the footpath can still be found at ground level.

Long Green/ Dobbies Lane Crossing
Right:- photograph, taken 23rd June 2016, shows just part of the huge footbridge which in December 2013 replaced the ground level footpath crossing. There is now no vehicle access.



The loss of this access road would severely restrict movement should there be a need for an emergency evacuation of the area. In February 1979 a snow blizzard completely closed the A120 and for two days Long Green Crossing was the only route available for vehicles to leave the area.

A120 Coggeshall Road - A stretch of the A120 trunk road runs east – west through this area and is a single carriageway in each direction. It is acknowledged by Essex County Council that it is already over-capacity with traffic volumes set to increase further. There are mini roundabouts at the two entrances to the housing estates, and these were installed when it became nearly impossible to make a right turn safely at these junctions. Pedestrians have difficulty in crossing the A120 as the only pedestrian refuges are located either side of the mini roundabouts as shown in the photograph below.



A120 – Coggeshall Road – 2017

When the consent for Little Marks Estate was given on 24th October 1968 it was subject to the following conditions being met regarding the A120 – Ashbury Drive *“At its junction with the County Road shall be so formed as to include within its boundaries a 50’ x 700’ splay at each corner giving from the new street a clear and continuous view of traffic on the County Road within the limits of each splay.”*



Marks Tey Carnival 1975

This view of A120 shows the road from the junction with Ashbury Drive. The dotted white line marks the division between the main carriageway and the run off splay.

When the mini roundabouts were built the splays were lost due to the road realignment.

The A120 was completely closed in both directions for the duration of the parade.

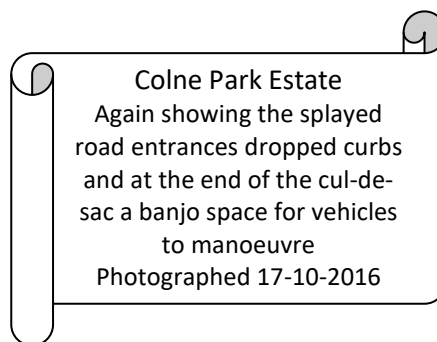
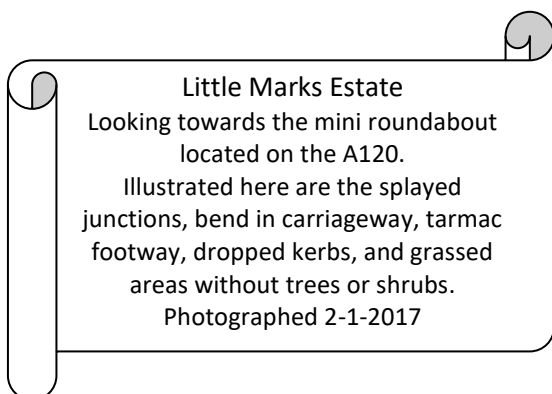
Motts Lane Junction -Vehicles trying to join the A120 from Motts Lane or those homes and business with direct access onto the A120 experience long delays and difficulty in carrying out the manoeuvre. Often this is only achieved by the consideration of motorist slowing down to let them turn in or out.



Motts Lane
The narrow entrance to
Motts Lane

The estates have 18’ carriageways widening to 20’ at the bends. Each junction of internal estate roads were formed to include within their boundaries a 30’ x 75’ splay at each corner giving a clear

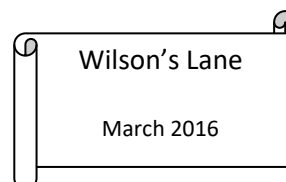
and continuous view of traffic on the other road forming the junction. Each property has a private driveway constructed at right angles to the rear of the tarmac footway and a dropped kerb for ease of access.



Jays Lane – Long Green – Wilson's Lane

These three lanes form a 'U' shape around the Colne Park Housing Estate. They did provide direct entrance/exit onto the A120, but these junctions were closed once the two estates were joined together by linking Ashbury Drive to Godmans Lane.

The three lanes were originally lined on both sides by a hedgerow but over the years sections have been removed until only shorter lengths remain especially on the side nearest to the estate reducing the rural character.



As these three lanes are ancient lanes there is no footpath except for a small section in Wilson's Lane. Long Green is listed as a monument due to it being the site of the village green at this location. The rural character of this area has been retained where grass verges, ditches and hedges, have not been removed and some of the houses which front onto these lanes have little bridges over what once was the ditch, and have maintained or replanted a hedge. Please see the photographs below.



Above Left: Jays Lane looking towards the A120 – this is looking towards the point where it once joined the Coggeshall Road. Photographed March 2009

Above Right: Jays Lane looking towards Long Green - photographed 17-10-2016

Bottom Left: The site of the village green at Long Green - photographed 31-10-2016

Bottom Right: Wilson's Lane – photographed March 2009



The carriageway is narrow and due to its 'U' shape has some blind spots typical of country roads. There are no road markings, footpaths or curbs, and the verges are grassed.

Footpath numbers 11 & 12

Public footpath number 12 is well used daily and the entrance can be found in Wilsons Lane. It leads across the fields to Elm Lane. It also links to footpath 11 which branches off to the site of the demolished Brooms Farm. From here the footpath then leads towards the railway line and crosses the line at Brooms Crossing before reaching the A12. However, this crossing has been closed by Network Rail although a closure notice has not been found. Recently they closed Great Domsey in Feering Parish which they numbered E22, and Long Green which they numbered E23, but between these two crossing points is situated Brooms Farm Crossing and a public footpath is still delineated

on the Interactive Essex Highways map at this point. However, the Statutory Definitive Map, held at County Hall, needs to be referred to in any matters relating to legal enquiries.

Up-date - a 'Temporary Prohibition of Use Order' has been published on 20th September 2018 for footpath number 11, Brooms Crossing. If this order is made permanent it will result in the loss of the last ground level crossing over the railway in the parish for ramblers because footpath no 15 was also recently officially closed. In the early 1970s footpath 15 followed Maybury Close until it reached the railway line, and an old fashioned style was to be found alongside the path linking Maybury and Bury closes. Continuing down some steps on the embankment across the track and up the other side to the footpath across the fields to reach the London Road. That too was closed before any application for closure was made.



Style

This is the same type of style that was once to be found between Maybury Close & Bury Close. This one is located on the footpath leading to Marks Tey Hall, and could have been erected by the same local carpenter.

Photographed
7th March 2017

Green & Natural Features

Farm Land - Grade 2 farm land is a key feature found to the north and south of Long Green. This means it is classified among the top three categories for versatility and suitability for growing crops. Therefore it is referred to as '*Best and Most Versatile*' land and should enjoy significant protection from development according to government strategies. For more detailed information please see **Appendix F, page 195** on the topic of farming in this Character Assessment.

Bridleway -The bridleway, which starts in Motts Lane is a facility, which is becoming increasingly scarce in England. It offers a safe place to ride a horse or walk free from motorised transport. Leading to Church House Farm in the neighbouring parish of Aldham it passes through Stonefield Grove on the way. This is a good area in which to observe wildlife with all types of sightings recorded from birds and bats overhead to tiny yellow neck mice, deer and badgers in gardens, fields, hedges and woodlands along the way. For more details regarding the footpaths and bridleways found in the Long Green area please see the map found on **page 38**, and for wildlife details please see **Appendix C, page 158**.

Domsey Brook

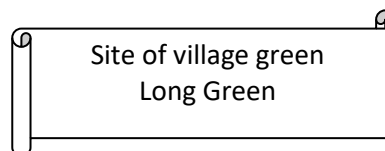
Old maps mark the source of Domsey Brook in the fields between Wilson's Lane & Elm Lane although surface evidence is now difficult to trace. It flowed across the London Road into Easthorpe Parish and was big enough to require the building of Domsey Road Bridge as shown on the 1896 OS map,



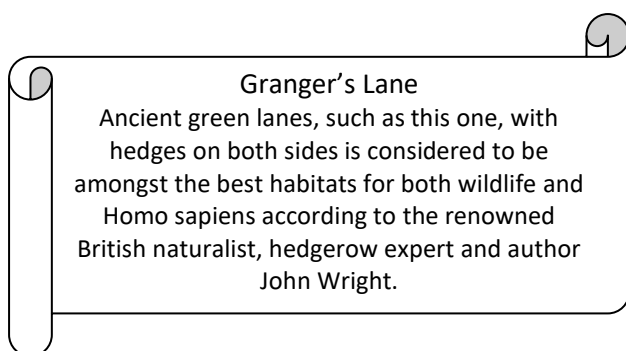
Rural Lifestyle -The respondents to all the questionnaires and consultations that have taken place over the last three years have repeatedly stated that they either stayed here or moved here because they wanted to live in a rural community, not a town, and the surrounding fields and hedges provide the rural lifestyle they want. These green and natural features are enjoyed daily by many residents and are beneficial to health and general well being as many studies have proved worldwide. The footpaths which edge many of the fields and are not all recorded as public rights of way, offer opportunities to enjoy the diverse flora and fauna found here, and has been recorded in two wildlife survey carried out. Please see **Appendix C** for more details about the surveys and what has been observed locally.

Landmarks - Natural

The Village Green – The site of the village green at Long Green is well recorded on maps including the 1805 First Ordnance Survey map – 1825 Railway Surveyors map - 1841 Tithe map – and several maps that accompany farm sales documents. It is now listed as a monument.



Granger's Lane can be found running off south from the site of the old village green. This area is well used every day by people out walking – with or without a dog. There is evidence it was once classed as a highway or trackway along with the surrounding roads of Jays Lane, Long Green and Wilson's Lane. Currently there is no designated "Local Green Space" in character area 2a – Long Green, and the site of the old village green along with Granger's Lane could form the focal point for such a designated space. Designated spaces need to be special to the community it serves and easily accessible by foot, and because of information gathered at open meetings and questionnaires this area would fulfil the criteria. For more details about the history behind this ancient lane, including why it was known as Granger's Lane, hedgerow survey, maps and photographs please see **Appendix B. page 139.**



Buildings and Details – Listed

All the listed buildings in the Long Green area are Grade II listed by Historic England and all have connections to farming. For centuries life in the parish was focused around farming, which provided a living, home and social life, and therefore today the surviving farm houses and farm buildings form a fundamental part of the character and heritage of the village. For further information and details please see **Appendix H, Listed Buildings, page 225.**



1896 OS map
The following buildings can be found on this map:-

The Green
Sansoms Farm
Godmans Farm
The Red Lion Inn
Motts Farm & Barn
Ivy House Farm

Also the 'Old Thatched Cottage' and the white weatherboard cottages shown below are recorded but not individually named.

Buildings and Details – non-listed

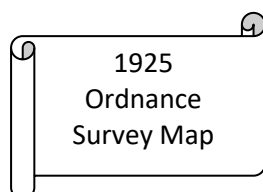
Coggeshall Road



The above buildings were built very close to the road at a time when passing traffic was only horse drawn, and at a much lower volume than today. They are now lower than the road surface because of the numerous resurfacing projects that have taken place. The Old Thatched Cottage has parts dating back to the 1570s, and the traditional Essex white weather-boarded cottages were farm workers cottages and formed part of the 16th century (or earlier) Ivy Farm.

c1900

Some of the houses built late 19th and very early 20th century along the south side of the Coggeshall Road and starting at Jays Lane were occupied by farmers, seed merchants, nurserymen and brickmakers. By the time of the 1925 OS map only nine of these houses had been completed.



The house found on the corner of Coggeshall Road and Jays Lane was originally named Carrington House, the name coming from the Wilson family. Charles Carrington Wilson was buried at St. Andrews Church, Marks Tey, on 25th February 1868 and his son Thomas Carrington Wilson lived at Godmans Farm until his death in 1893. Thomas Carrington Wilson had three sons and one daughter, and the sons also became farmers and seed merchants in the village. Their surname is perpetuated by Wilson's Lane.



Original name - Carrington House
Photographed 13th March 2016

This symmetrical facade is typical of the late Victorian / early Edwardian period. The ground floor windows are angled bays with wooden sash frames. The centrally placed door has a semi-circular fanlight, and the shape is repeated in the central window immediately above the door. The roof is hipped and slate covered.

1930s

In 1932 the "all-brick cottage" shown below was designed to reduce to a minimum all materials that have less enduring qualities than brick. The Marks Tey born architect and surveyor, Edward Fincham A.R.I.B.A., stipulated W.H. Collier hand-made bricks be used in the construction.



Photographed
17-1-2013

Extract from The Brickbuilder Magazine– January 1933

“The facing bricks throughout are multi-coloured brindles, supplied by Messrs W. H. Collier of Marks Tey, except the interior of the entrance hall, where the same firm’s 2” Essex Primrose were used of a similar description to those recently supplied to Jesus College, Cambridge, the Seamen’s Hospital Greenwich etc.

The roof covering is with Messrs W. H. Collier’s hand-made sand-faced roofing tiles, a large proportion of which are made by blind workmen, who have been employed for several years past under the auspices of the London Association for the Blind.

The tiles and brindles together produce a restful harmony with plenty of variety yet without violent contrasts. Interest is introduced in the brickwork by “Kneelers” and “Soldiers” in the gables and the Flemish bond also displays the relief by the headers.”



Above left: photograph from the Brickbuilder Magazine January 1933 to illustrate the rear loggia.

Above Right: Photograph taken from the Coggeshall Road 17th March 2016

2018 - The latest house to be built along the south side of the Coggeshall Road is situated in the rear garden of a plot found on Little Marks Estate, although the estate agents description states *“the property benefits from being in a non-estate location.”* Access will be gained over an area of highway verge. Built on an irregular shaped plot it is a three bedroom chalet style house, and constructed close to the rear of the plot boundary to provide a turning space for a vehicle at the front. There are no windows to the rear of the property in order to maintain the privacy of the original houses found on the estate, and permission was only granted with the condition that it should be no higher than a single storey, with accommodation in the roof space so that it did not dominate the street scene. There is only a small garden border for greenery at the front, but as the house has yet to be occupied it is difficult to know how it will develop.



Colne Park Estate

Construction on this estate was first proposed in the mid 1960s by The Metropolitan Railway Country Estates Ltd, a leading national housing development company, chairman Sir Bernard Docker.



Advertisement
The Times
21st April 1966

This advert overlooks the fact that Marks Tey was not new but had been in existence for thousands of years, and the estate was not in Marks Tey, but in an area which at that time was referred to as Long Green.

It was planned to be built along 'Radburn' garden city principals, but sales of the first phase proved difficult due to buyers looking for 4 bedroom houses. Therefore, the plans for the three bedroom houses were resubmitted and changed to provide the extra space, but were still built on the same size plots. This resulted in the buildings being placed closer together than originally intended.



Front of Stanefield
Photographed 15th March 2017



Rear of Stanefield
Photographed 17th April 2017

Externally the houses are a combination of light coloured bricks, and either white or black weatherboards. They have large windows popular at the time of building. The tiled roofs are ridged and have a brick chimney stack. The front of the houses are built to a regular building line around an open green space which creates a tranquil central area. Here groups of children can play in safety away from vehicles but behind this scene there is a problem with lack of parking space, a difficulty which is exacerbated at holiday times with visiting family and friends. With no vehicle access to the front the houses this area cannot be used for additional parking space. Residents here like this communal area for which they pay a perpetual maintenance charge, but it can also lead to a sense of the loss of privacy unless bushes or hedges are planted in their small front gardens. When this area was first developed there was a gate at the rear of the primary/junior school for easy access, but with a shortage of school staff to monitor this gate, and for security reasons this was first closed then removed altogether. Two shops were built within walking distance at Domsey Bank for the residents, but only one ever opened. It had several owners over the next few years, but it struggled to be a profitable business, and that also closed and was converted to a residential property. There are no longer any shops on the estate.

The Metropolitan Railway Country Estates Ltd had been struggling for several years and in the chairman's yearly report in October 1970 it states *"We have continued to reduce our holdings or long-term land and have also disposed of some ripe building land where the area held would have been too extensive for our programme because of unduly protracted turnover."* By the following May (1971) Guardian Royal Exchange Assurance were putting in bids for MRCE, and a few months later a new management board has been appointed. The land at Marks Tey appears to have changed hands more than once before house builders Richard Costain of Nottingham bought the site.

Richard Costain Homes Ltd submitted new plans for Colne Park, with the layout we see today, abandoning the Garden City Principals, and an example of Costain's marketing in October 1971 is shown below.



Not only were these houses designed to accommodate families by providing good internal proportions, but the plots were also large enough to accommodate future extension plans matching the needs of growing families. The three houses shown on the left were all built to the same basic design, but over the following years individual additions and improvements have been made. Photographed 17-10-2016.

All the houses on both the housing estates are low level and brick built featuring either weatherboard or vertical tile cladding. The ridged tiled roofs have gabled ends and originally the bargeboards were all wooden, however many of these have been replaced with uPVC or treated wood depending on the residents choice. The windows are large, and many have been replaced with either hardwood or uPVC frames while being double glazed at the same time. Front doors have also been replaced to suit the style required by the occupant. The garages, built both separately and integral, had flat felted roofs, but many of these have been changed to a tiled sloping roof due to a tendency for the flat roof to leak. The first phase of houses were built with brick chimney stacks, but later phases saw the fireplaces omitted and therefore no need for a chimney stack.

By the end of 1974 residents were urging Costain to complete the building of the estate, but times were difficult, with the three day working week and scheduled power cuts, making houses difficult to sell. Costain offered the land for sale to the council, but after protracted discussion the council declined to buy. Parcels of land were then sold to smaller builders who continued to construct a variety of houses and bungalows, but it was stipulated that the elevation and density was not to change from the original Costain plans.

Abbey Homesteads were one of these new builders to Colne Park Estate, and below is an advert from the Evening Gazette, 28th January 1977, for houses they were offering for sale in Keable Road.

E-G-28.1.77

Type Da - a smart three-bedroom semi with garage. Price £10,000.

Type Aa - for £10,250 this is a bungalow with three bedrooms and a garage.

A life in Marks Tey

WITHIN one mile of the station and village of Marks Tey, with its 13th century church and old village cottages, Abbey Homesteads have developed an estate of 15 houses comprising five-bedroom semi and detached houses, and bungalows and detached two-bedroom houses, all with gas warm air heating and garage. (Some two-bedroom houses with double garage).

Care and attention has been paid to the layout and design of Colne Park Estate, in Keable Road, in order that both an attractive home and environment can be offered at a competitive price.

Coloured bathroom suites and tiled front gardens are just two of the standard features to be included.

Travelling to London from Marks Tey takes under the hour to Liverpool Street Station and there are fast and frequent train services.

Prices start at £10,750 for the Type Aa semi-detached bungalow with garage, and rise to £13,400 for the Type Ed four-bedroom detached house with single garage. Cheapest of the semi-detached houses is Type Da, with three bedrooms and attached garage.

NHBC ten year guarantee, all will have fitted kitchens, including double drainer sink, and there is a choice of internal decoration and bathroom suite colours.

Agents for Colne Park Estate are Warnock of Trinity Street, Colchester. Or the on-site sales office is open from 10 am to 5.30 pm at weekends and 10.30 am to 5 pm on Monday, Thursday and Friday. Mr J. Skrat is site representative and Colchester 221477.

All properties are, if shown, covered by the

Although there were several builders involved, they all share a similarity in design being low level, built with light yellow or red coloured bricks, wooden or tiled vertical cladding, ridged roofs, and large windows, all features popular during that era.

One of the exceptions to the professional builders was Roxborough Close. This was the first scheme in the country to try a self-build scheme undertaken by families or partnerships each of which included at least one member with a physical disability. While this is a fine concept a multitude of difficulties soon became apparent once the scheme was underway, and a detailed report by Stephen Thorpe was published in "Access by Design" issue 73. Stephen Thorpe was architect to Scope (the Spastics Society) from 1966 to 1982 and specialised in inclusive design. He is an author of many publications on housing access, and he set up Threshold Architects, in Sudbury Suffolk.



Self Build Homes
Architects: Architype Design Co-operative

Chisel Housing Association
Shaftesbury Housing Association
Roxborough Housing Association

Occupational Therapist: Essex County Council
Social Services
Land donated by Colchester Borough Council

Photographed 27-10-2016

Had consultation taken place between architect, housing associations, therapist, planners and users from the outset many problems could have been avoided, but effective interaction was lacking. It was three years from the initiation of the scheme before the self-builder's group was assembled in 1994, by which time the architect had already been appointed, plans drawn and designs approved. The criteria for the scheme were that one member of the family must be disabled, and the able-bodied member of the family had to commit to a minimum of 21 hours per week. Volunteers were to carry out the rest of the work. Unfortunately, the volunteer labour was soon withdrawn and the 21 hours increased to 80 hours per week. The whole scheme was planned to take 15 months, but due to many complex problems it took four able-bodied men and a project manager two and a half years. The first house was occupied in October 1996 and the last house in June 1997.

The five single story houses are on a tight, irregular site, and the original concept of a terrace layout across the frontage was changed to a more socially interesting grouping after two large surface water sewers were located along two sides of the plot. The foundations are conventional and the timber framed walls, which sit on a brick plinth, were hand built rather than being prefabricated. Roof construction allowed for tracked hoist installation and initially two homes had these fitted. The inset roof lights, to the internal passage, were described as *"a planner-inspired complication"* of the architects simpler concept, and one which contributed to the many problems for the self builders. A carport was provided to each house and they were designed to be free standing, the connecting roofs to the house entrance were added by the self builders. They incorporate external wheelchair storage with charging facilities which are normally located within the house, and is generally preferred, may have proved in time to be inconvenient for fully independent users.

Internal fittings such as taps and shower tray, window hinges, light switches and sockets etc. all needed more consideration for the person using them, but with the forming of the Roxborough Housing Association by the self-builders problems were eventually overcome. To quote one of the first residents *"If projects like this are to be followed there are many lessons to be learnt and perhaps the 'professionals' will be the first to listen. There should be greater evaluation, better budgeting, and much more communication between parties. Above all the 'professional' must learn to work with us and not for us."*

As 20 years have passed since this ground braking project took place many lessons have been learnt and implemented with regard to accessible design, but it is not known if any other 'self-build' projects have been carried out.

The Changing Character of the Estate

Below is an example of how different the same house can look on the estate. Opinions range from modern & stylish to hard, bland, battleship grey. If replicated across the estate it would result in changing the visual character as originally envisaged for this area. The character has certainly changed from a warm brick frontage and green landscaping ethos to a total covering of grey weatherboarding and grey rendering plus hard landscaping. Planning permission was given to provide two hard standing parking spaces to *"encourage the use of off-street parking and ensure adequate space for parking off the highway is provided in the interest of highway safety."*



Wilson's Lane – Jays Lane – Motts Lane

These lanes have a variety of individual houses and bungalows, all of which are a maximum of one or two storeys in height and set back from the roadway along a constant building line. The varied shaped plot sizes are considered large by modern day standards. There is a mixture of ridged or hipped tiled roofs. The windows are smaller in the older buildings, and some have dormer windows. Where buildings have open fires they have brick chimney stacks. Many of them are built using red coloured bricks or the facing is rendered. Please see the photographs below for examples of buildings found in these country lanes.



Streetscape Features



The street name signs have black writing on a white background and give the added information of being a cul-de-sac if necessary. The low wooden fences are to prevent vehicles using pedestrian areas. The bus stop on the Coggeshall Road has a red brick built shelter, bus stop sign and black waste bin. the same type as found in Colchester High Street. The village sign is a larger version of the street signs.

Photographs taken during 2018

Land Uses

School



St. Andrew's C of E School
Marks Tey

The present school opened in 1966 to serve the existing village plus the 2 new housing estates to the west of the village. It was also necessary because the old school needed to be demolished for the extension of the A12 dual carriageway. The top picture was taken at the time of the opening in 1966. The school has been refurbished several times over the last 50+ years as can be seen in the lower picture taken on 3rd July 2018.



There were 189 pupils on the register in January 2017 over 7 classes ranging from Reception to Year 6.

The building contains an office block, seven classrooms with their cloakroom and toilet facilities, a computer suite, a large assembly hall equipped for physical education and a fully fitted kitchen for school meals. There is an adjacent playing field and playground and two re-locatable rooms. One is a music room and the other a resource base.

Retail

The longest established retail business in this character area of Long Green is Poplar Nurseries found on the Coggeshall Road. It has celebrating its 80th birthday having started trading in 1938, on a site alongside the Great Tey Road, and it is now managed in the capable hands of a third generation of the Cowan family. During WWII it was commissioned to grow vegetables for the barracks in Colchester and the prisoner of war camp based at Earls Colne. After the war seed production commenced and with a desire to expand the business, a further 13 acres of land was purchased which is where the nurseries is now situated and the name Poplar was taken because of the poplar trees behind the glass houses which were built at that time. Today the business is still expanding with a restaurant, farm shop, mini railway, gift and Christmas departments, garden furniture and equipment and of course a wonderful colourful selection of plants, trees and shrubs for sale.



Poplar Nurseries
Coggeshall Road
Marks Tey
Photographed 3-7-2018



Poplar Nurseries

The aerial photograph on the left, was taken in 2000 and depicts the extensive nursery located along the south side of the Coggeshall Road.

The photograph on the right of Poplar Nurseries was taken during the 1960's and shows a vast array of colours found in the fields of sweetpeas. The perfume was very strong and USAF personnel returning to their base stopped to view and smell the scent by standing on top of their Jeeps.



Among other retail businesses found along the Coggeshall Road are a petrol station, Red Lion Public House, pet food supplies, and an Indian restaurant but there are no large heavy industrial units in this area.



Landscape Character Views and Settings

The views found north and south of the residential area provide a scene of open countryside. A map identifying those most appreciated by the respondents to the main questionnaire can be found in **Appendix G – Landscape Character Views and Settings**, along with photographs and descriptions.

Summary

Summary Table for Area 2a ~ Long Green

Characteristics	Character Area Details
Layout	One linear through road (A120) with ribbon residential development and some retail outlets. The estates have winding main roads with cul-de-sacs running off typical of a 1970s building layout. The country lanes have grass verges and field hedges and ditches.
Land Uses	Farming, residential, educational, retail and restaurant businesses only.
Building scale appearance	All buildings are low level and do not exceed two floors in height. They are built with a variety of materials. Please see the Buildings & Details section plus Appendix H page 225 .
Green features	Ancient lanes, ponds, grass verges, hedges and mature trees are all important to the historic rural landscape.
Open Space	A children's play area and seating enhance the open space next to the school, and an avenue of mature trees help improve the environment on the Colne Park Estate. Some grassed areas traversed by tarmac footpaths have potential for improvement. Where they remain colourful front gardens enrich the whole area.
Landmarks	Six, Grade 2 listed residential houses One, Grade 2 listed public house A total of 7 Grade II listed buildings – please See Appendix H page 225 . Site of village green is recorded as a monument.



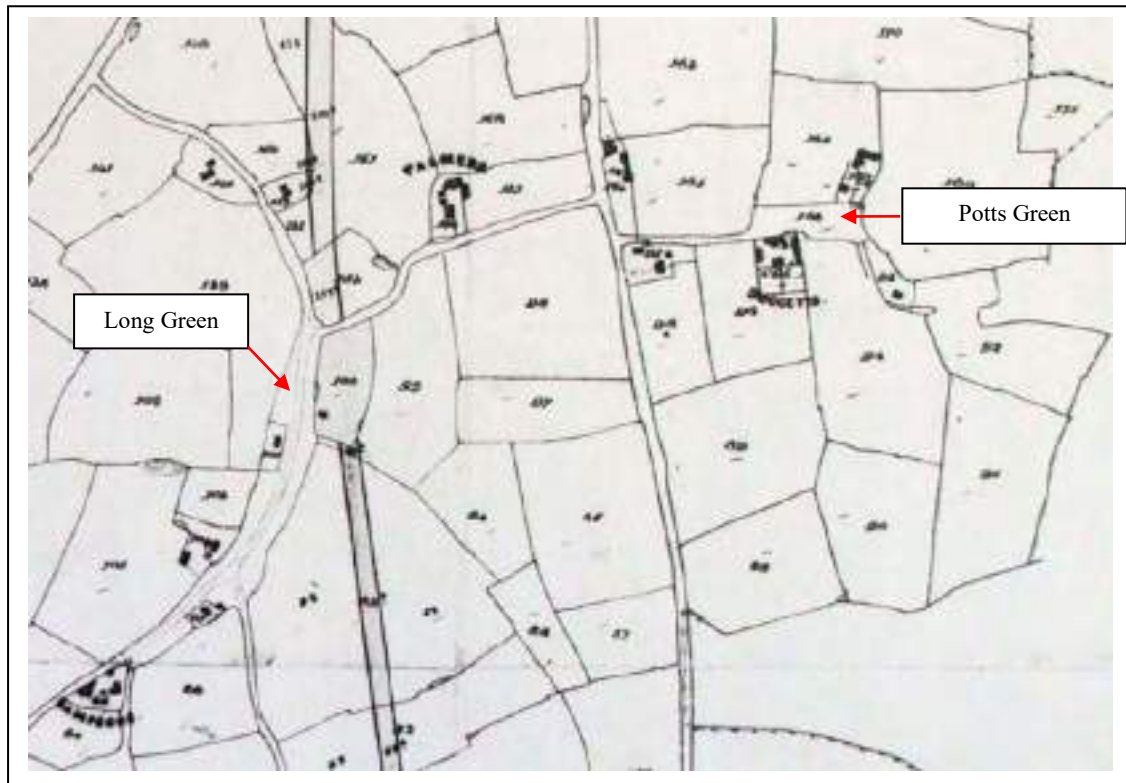
4. CHARACTER AREA ASSESSMENTS

AREA 2B: POTTS GREEN

4. Character Area Assessment

Area 2b – “Potts Green”

Potts Green character assessment area takes its name from the village green located in this area. This once separate community is now part of the parish of Marks Tey, and the village green is shown below on the 1843 tithe map.



Area 2b – Potts Green is located south of the railway line, and to the west of area 3b – The Village. To the south and east is the Parish of Copford. The ‘Location of Character Areas Map’ on **page 19** shows the relationship to the other areas.

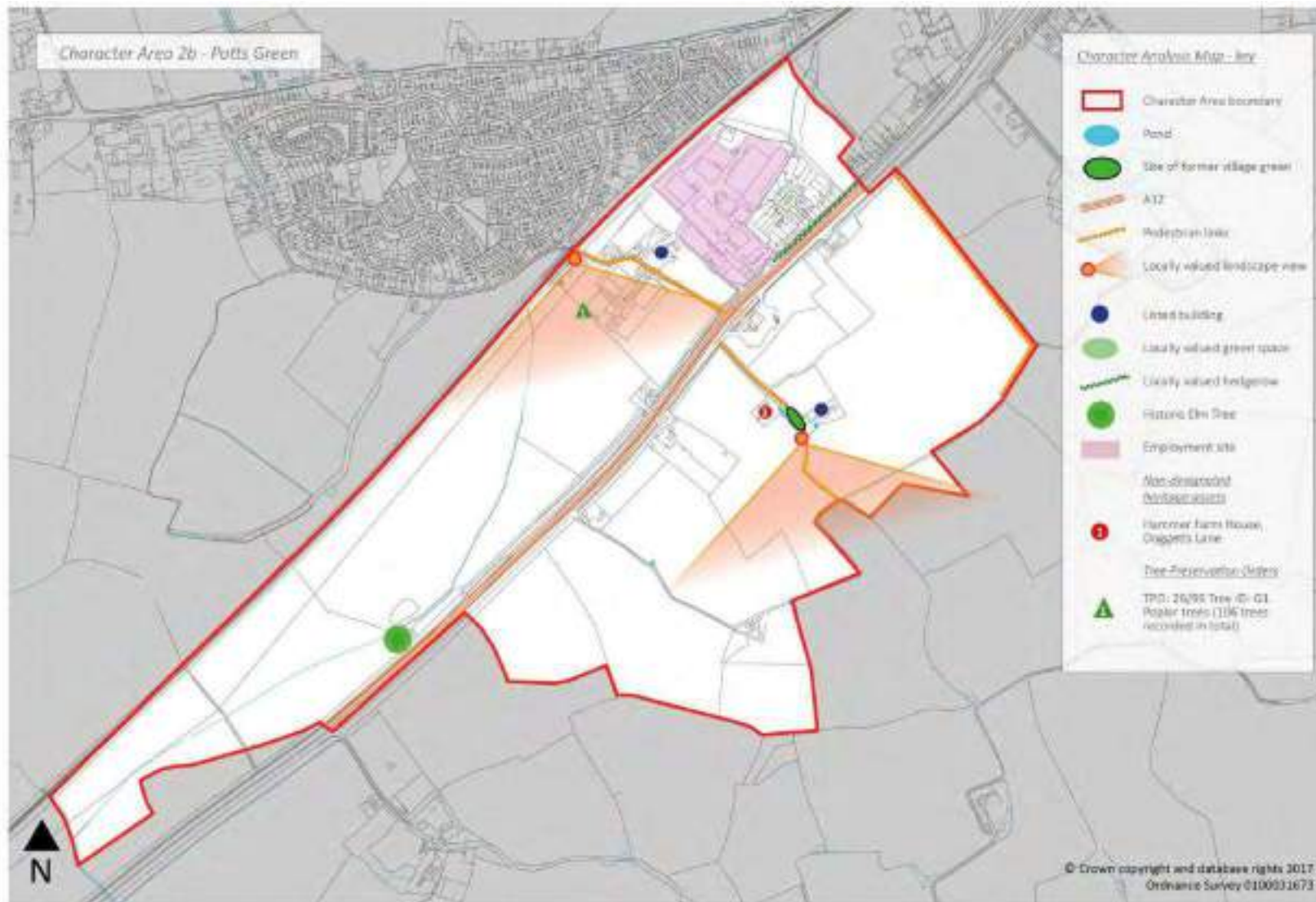


The village Green Potts Green

This is reached along
PROW footpath 18 where
it crosses the green
before going on towards
the village of Easthorpe.

Photographed 18th July 2017

Please see below the map for area 2b named “Potts Green” which is part of Marks Tey Parish



Layout

This area of Potts Green is sparsely populated with the majority of the land still being used for farming. It is split into two areas by the A12 trunk road and there are no crossing points for either vehicles or pedestrians. For safety reasons all gaps which were originally found along this stretch of the dual carriageway have been closed and a continuous barrier installed.

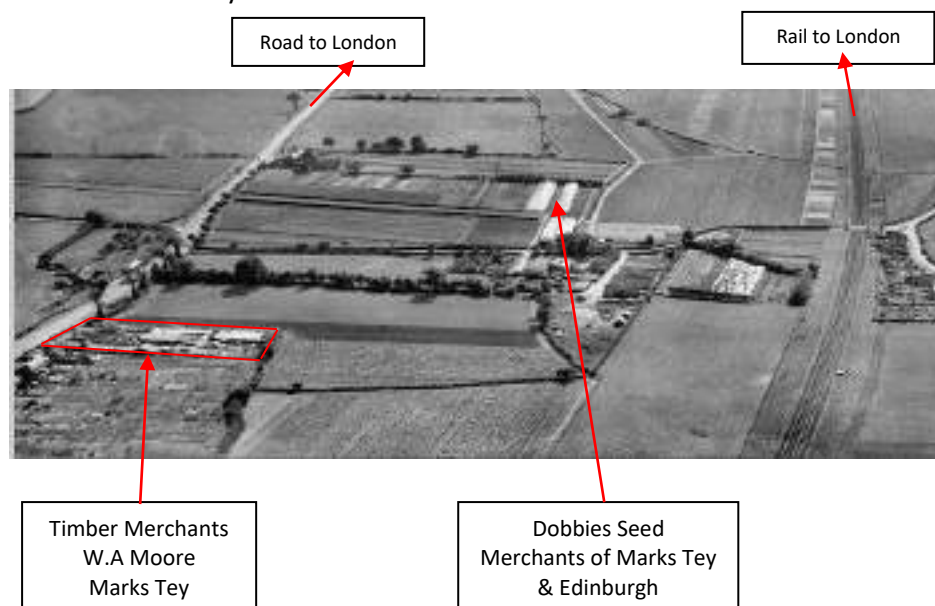


Running parallel with the Colchester bound A12 carriageway is Old London Road, a service road for the industrial area and houses. This service road was the original A12 before the dual carriageway was built and opened in the late 1930s. The houses found along one side only of the service road are ribbon development and built towards the front of the varying size plots to a consistent building line. However, to relocate those who lost their homes in the 1930s road improvement scheme a crescent of houses was built with a single entrance/exit from the service road. The service road has an entrance from the A12 alongside the site entrance to the now closed Andersons timber yard. It continues northward and joins the A120 at an uncontrolled 'T' junction. All buildings, including the industrial units, are low level and do not exceed two storeys.

Changing Land usage

Timber yard

Until after WWI the land in this area was only used for farming and seed production, and it was Wilfred Arnold Moore who on his return from the conflict bought a small area of land alongside the London Road where he started a timber merchants' business. The 1933 aerial photograph below shows the area of the timber yard.



Ownership of the timber yard changed hands, and it is thought that during WWII it became one of the sites of the Aircrow Company who manufactured aircraft propellers. With joint ventures and amalgamations in 1950 it became known as The Aircrow Company and Jicwood Ltd., and because after the war raw materials were in very short supply for rebuilding the country one of the most important products, they made was a laminated wood manufactured as 'Weyroc.'

By 1953 a new Bartrev factory had been built for the Vere Engineering Co. Ltd., on the site along with all necessary facilities for the work force including a canteen.



"This canteen was designed for a double function. Primarily it is a works canteen for the new Bartrev factory of Vere Engineering Co. Ltd., at Marks Tey, Essex. Secondly it is a demonstration of the capabilities of Bartrev board, its uses, finishes, methods of application and so on."

The Architect and Building News, 17th February 1955

The first commercial Bartrev Press in the UK came into operation at Marks Tey in 1953 and made it possible to manufacture high quality chip-board at high speed in a four foot wide continuous strip which could be cut to measure during production. It was hailed a revolutionary development in the timber industry.



THE BARTREV FACTORY, MARKS TEY

The Bartrev Factory c1953

Although the site has increased in size since the time of W A Moore's timber yard the surrounding area is still agricultural.

In 1970 C.F. Andersons & Sons of Islington needing to find an out-of-London site to continue their timber business took the opportunity when the 'Weyroc' chip-board manufacturers announced they wanted to dispose of their Marks Tey factory. At that time the site consisted of eleven and a half acres of land on which there were already suitable large buildings for a timber merchant and manufacturer, and by 1972 an extra large building, called Canada Shed was built to receive Canadian timber. As there has never been a fire station in Marks Tey it was felt necessary to provide a fire brigade-type-engine and strategically situated static water tanks due to the highly inflammable material stored.



Left: The fire engine also had its own fire station building

Below: an aerial view of Andersons timber merchants during the 1970s.

In 1973 a modern sawmill and two new sheds were built plus the surrounding area was concreted to form a hard standing area for timber. The Little Marks housing estate, seen at the top of the photograph on the right, had been built prior to this expansion, and from here the loud noise of the sawmill plus extraction fans could be clearly heard from across the railway line during business opening hours. Additional land was purchased in 1978 increasing the site to twenty-six acres and covering an area stretching from the Old London Road to the railway.



Andersons Timber Merchants closed in 2015, and since then several smaller businesses have rented space on the site. The family firm of Andersons & Sons still own the site and are currently investigating how it can best be developed for future use.



C.F. Andersons & Son

Now Closed
Photographed 23-6-2016

Seed Nurseries & Farming

Farming has been carried out at this location for thousands of years and from many Roman archaeological finds discovered in the area was probably used to grow the crops supplying the nearby Roman Garrison of Camulodunum – Colchester. By the Medieval era it is suggested in the book “The Place-Names of Essex” by P.H. Reaney that Palmers Farm had been associated with Robert le Paumer because in 1276 a record exists in the ‘Feet of Fines’ - a procedure evolved for ending a legal action by agreement between the parties in the late 12th century - mention is made of Robert le Paumer at this location.

At the end of the 19th century Arthur Wilson and family lived at Palmers Farm, and his occupation is recorded as Corn & Seed Merchant. Unfortunately, both he and his wife died very young in 1896 and for a short while afterwards the farm was owned and managed by Henry Day and family. He also passed away and was buried at St. Andrews Church, Marks Tey, in September 1900, and followed a year later by his son George in August 1901. On the 1901 census the address is recorded as Palmers Farm, Long Green Road, although earlier maps record the name as Green Lane.

Dobbies & Co - Palmers Farm then appears to have been bought by Dobbies & Co Seed Merchants of Rothesay and Edinburgh, and the lane became known as Dobbies Lane. Mr. William Cuthbertson, who had been the chief assistant to James Dobbie, was the owner having bought the business from James Dobbie in 1887 but he continued to trade under the Dobbie name. Mr. Cuthbertson was a well-known and distinguished authority on a variety of plants and was the author of many publications. He gained several honours during his life time including Justice of the Peace, Fellow of the Royal Horticultural Society, Victoria Medal Honour (the RHS’s highest accolade), The Henry Eckford Gold Memorial Medal from the National Sweet Pea Society, which is the NSPS highest honour and rarely awarded these days, with currently just six living recipients worldwide. In 1929 William Cuthbertson was also given the Freedom of the City of London in the company of gardeners.

Recorded in the Marks Tey Parish Council Meeting notes for 15th September 1904 it is noted that Mr. Cuthbertson was accepted unanimously as a member of the Marks Tey Parish Council, and a year later Andrew Ireland who has been acknowledged as Mr. Cuthbertson’s ‘right-hand man’ also joined the council. Between 1910 and 1917 Mr. Ireland filled the role of Marks Tey Parish Council chairman. When both Cuthbertson and Ireland joined the parish council the chairman was W.H. Collier, and therefore it is no surprise that they named a sweet pea after his wife Mrs Jessie Collier. From these “original” plants were developed what was known as the grandiflora but are now generally called the Old-Fashioned Sweet Peas. “Mrs. Collier” sweet pea is cream in colour and less frilly than modern day varieties with a strong and heady scent placing it in a different league. It is still playing a major part in the development of sweet peas throughout the world.



Mrs Jessie Collier
1860 - 1937
And the sweet pea named after her
by Dobbies Seeds

Miss Henrietta C. Phillbrick, of Halstead, President of NSPS in 1915, on returning home from town late and tired one night wrote -

Oh! I can never forget those peas,
And that sweet close of day;
They lifted me from weariness,
And cheer me on my way,
They sent a glow of much delight,
As flowers alone convey:
Their mem'ry stays through darkest days,
Those sweet peas of Marks Tey

Published in the Chelmsford Chronicle
Friday 9th November 1923

By-Pass Nurseries was founded in 1937 by David Fenwick, taking their name from their original site found next to the Ipswich Road roundabout on Cowdrey Avenue, Colchester, which at that time was the northern bypass of Colchester. The business grew to include garden shops in Ipswich and Bury St. Edmunds, but for their highly specialised area of seed production they took over Palmers Farm in Marks Tey. There was a particular emphasis on primroses and polyanthus, and at its height was harvesting up to 50 kilos of primrose seed under contract from companies in France, Germany, Switzerland, Denmark and Holland. To control the strain of seed produced the primroses were grown in greenhouses and therefore they needed assistance with pollination. This delicate task was undertaken by the work force with the aid of a paint brush, and the seed produced was more valuable than gold ounce for ounce.

Each Spring the Primrose Festival was held in Marks Tey when the greenhouses were opened to the public to watch pollinating demonstrations and view the incredible colours displayed.



By-Pass Nurseries Marks Tey
Primrose Festival c1984



Seed production has now ceased in Marks Tey although By-Pass Nurseries still own the site and have an office near Palmers Farmhouse. In 2015 a planning application from By-Pass Nurseries was submitted to Colchester Borough Council to change the use of the greenhouse area and hard standing to B8 storage units. As this was classed as a 'major application' additional studies were required including an environmental assessment. There were objections to the plans from local residents and the parish council on the grounds of increased traffic volume, but Highways England offered no objections. The application was approved on 7th December 2015.



By-Pass Nurseries
Planning Application
No. 151898

Topography

The area is generally flat with some minor undulations making it an excellent terrain for agriculture which is dominant in this area of Marks Tey Parish. The ancient hedges, trees, ponds and ditches provide water management, and help to combat air pollution created by road and rail transport. The soil is fertile clay, but has the disadvantage of becoming rock hard in dry summers, while heavy and waterlogged in wet winters. For more information about land classification please see **Appendix F, page 195** on the topic of farming.

Spaces

Please see **Appendix G – Landscape character views and settings, page 207** of this Character Assessment for a map indicating the spaces and views most appreciated by residents plus photographs with written descriptions giving further details. The Public Rights of Way found in this area of Potts Green are also recorded on the map found on **page 64**. The village green located on the south side of the A12 is listed as a monument, but access is not made easy for those living on the north side of the A12 because of the barriers found along the A12. There are no designated children's play areas located in Potts Green, but it is only a short walk further along Old London Road to the Parish Hall and grounds where there is a skate park, children's play area and football pitches.

Found on the north side of the A12 there is a small green area with trees surrounded by the houses in The Crescent. This provides an enhancement to the residential environment.

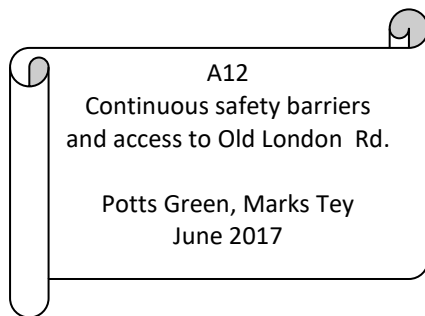


The Crescent
central small green area
with trees.
Photographed 23-6-2016

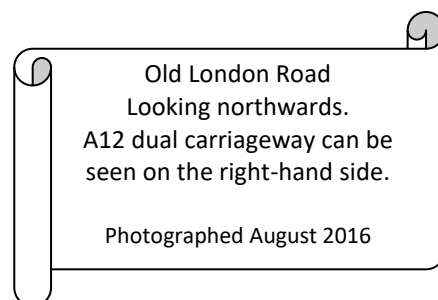
Roads / Street / Routes

The **A12** completely bisects the area of Potts Green as there are no crossing points for either vehicles or pedestrians. When the A12 was originally constructed there were regular spaces left for access but for safety reason all of these have been closed. This makes it impossible to turn right onto the A12 north-bound or south-bound carriageways. There are no pedestrian footbridges at this location.

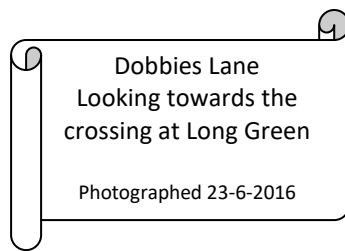
Old London Road is the original A12 before it was widened into a dual carriageway. It now serves as a service road for the houses and businesses found along this stretch. Access can be gained from the northbound carriageway only, alongside Anderson Wood Yard site, although it is not an easy junction to negotiate and can be easily missed as most traffic is travelling at the maximum speed limit of 70mph. The junction is shown in the photograph below



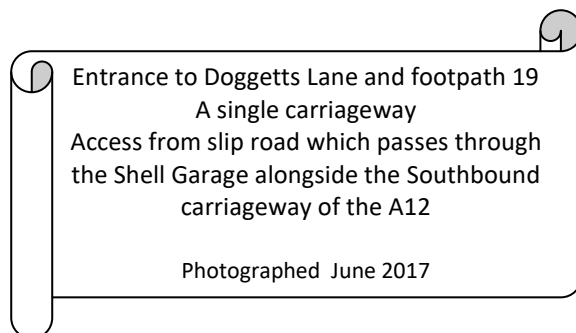
In 2015 to accompany a planning application a consultancy firm was employed to prepare a report into the area and it states *"The Old London Road is capable of allowing vehicles to pass one another in opposite directions. It also provides a safe means of access not only from Dobbies Lane but also further onto the A120."* However as can be seen from the photograph below they had ignored the residents parking bays which reduce the carriage way to a single lane, and the A120 junction mentioned is not safe with traffic leaving a nearby roundabout at speed while hidden from the view of vehicles waiting to leave the Old London Road. There is no traffic control in force at this junction with the A120. The Old London Road has no waiting restrictions along one side, and residents parking bays along the other side. Each property has right angled access to the footpath found along one side of the road only.



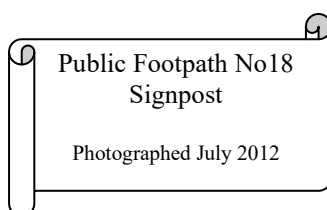
Dobbies Lane, which is accessed from Old London Road was once a through road for vehicles over the level crossing at Long Green, but this was closed by Network Rail for safety reasons. There is pedestrian provision only via a footbridge at Long Green Crossing. It is a typical country lane with grass verges, ditches and hedges either side. There are no road markings or streetlights



Doggetts Lane is the only road leading south from the A12 in this area. It also forms part of PROW footpath No. 19, but only provides a single carriageway access for vehicles as far as the village green at Potts Green. Here it continues as a footpath only and links to footpath 19 and bridleway 18 located in Easthorpe in the neighbouring parish of Copford.



Footpath No. 18 is more difficult to find. It actually starts alongside the point where the slip road from Marks Tey joins the southbound A12 main carriageway.

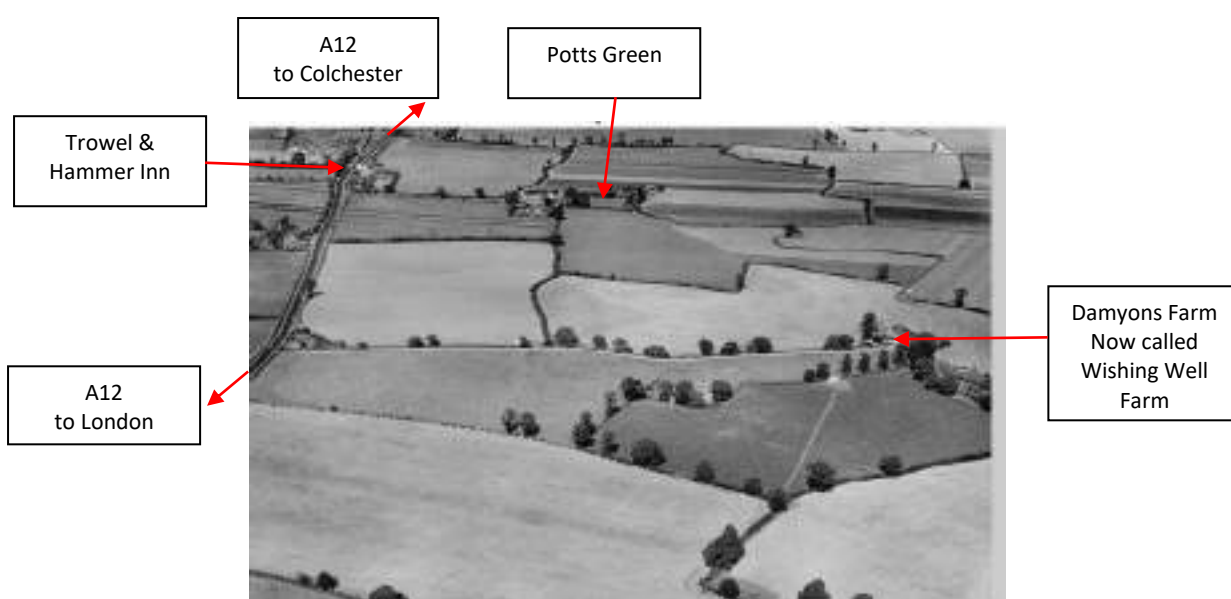


Green & Natural Features

All the farm land in Potts Green area is class 2 – Good - and therefore falls into the category of best and most versatile land. For further details please see **Appendix F, page 195** on the topic of farming and found in this Character Assessment. Although some hedges have been removed to facilitate modern farming methods those that remain are of ancient origin, and these hedges along with mature trees and ditches provide a valuable contribution to the biodiversity required for a well balanced environment.

Landmarks - Natural

Potts Green – The old village green would have been a central meeting point for the community. There are only two remaining houses close to the green, but at the entrance to Doggetts Lane there once stood the Trowel & Hammer Inn, a popular place for drovers, and the surrounding fields provided an overnight resting place for the livestock being walked to markets. Therefore, the village green would not have been the tranquil scene it now represents. Below is an aerial photograph taken in 1933, please note the large oak and elm trees found in the hedges. For more information about the Trowel and Hammer Inn please see **Appendix D – Roads – page 178**.



There are no designated “Local Green Spaces” found in the area of Potts Green, but the old village green has been suggested by residents at open meetings and in questionnaires as a possible location for such a designation. Although the green is listed as a historic site, and is well documented and mapped, access to the green is not easy for the majority of residents. Should building developments be approved in the future careful consideration to this site should be given, and especially to accessibility for all to enjoy. Research has been carried out into the changing shape and size of the green using maps such as the 1777 Chapman & Andre maps, tithe maps and OS maps, but a detailed survey and environmental study would be required to establish the present day shape and size as it appears to be smaller than when last recorded. A village green is an area of open space which by immemorial custom has been used by the inhabitants of the village or parish for the purpose of playing lawful games and recreation, therefore any building carried out on such a space would be considered as an encroachment.



Potts Green 1923 OS map



Colchester Borough Council
Planning map - 2011
Application 110038

Elm Trees – Marks Tey was at one time known as ‘Tey at the Elms,’ and the English Elm a common sight along the roads and hedges throughout Marks Tey Parish. Many of these were felled for their valuable timber, but until ‘Dutch Elm Disease’ struck in the 1970s there were still some spectacular examples to be seen in all areas of the parish. However, there is one remaining mature specimen found right on the border with the neighbouring parish of Copford at Easthorpe. This tree currently has no Tree Preservation Order, (TPO) and considering its close proximity to the A12, and proposed new widening schemes, it is not known for how much longer this remaining specimen will be seen.



Half a century ago Britain’s elm population stood at nearly 30 million before it was decimated by disease. The good news is a new strain of elm tree has been developed which is resistant to Dutch elm disease and was launched by Dame Judi Dench, who has a passion for these trees and their survival, at the 2019 RHS Chelsea Flower Show. The tree has been named *Ulmus* ‘New Horizon.’ Therefore, it would now be possible for Marks Tey to be known once again as “Tey at the Elms” if it was so desired, and a tree planting scheme would certainly enhance the landscape for years to come.

Photograph on the left is the last remaining mature elm tree found alongside the southbound carriageway of the A12

Poplar Trees -

There are 106 poplar trees with tree preservation orders (TPOs) found at the By-Pass Nursery site in Dobbies Lane, and some of them are shown in the photograph on the right.

Photograph taken 16th October 2016
At sunrise – 6:30am



Hedges –

Ancient hedges, of which there are many in the Potts Green area, are well recorded as a valuable part of the environmental landscape, and new hedges have been added to continue this enhancement of the area. One new section can be found between the Old London Road and the A12 to provide a natural screen for the residents from light, noise and air pollution created by the constant drone of four lanes (soon to increase to six lanes) of continuous fast traffic on the A12.



Hedge screen between Old London Road and A12
Photographed August 2016
from Old London Road and The Crescent junction.

Photographed August 2016

Buildings and Details – Listed

There are two Grade II listed buildings found in this area, both of which were farm houses. They are Palmers Farm and Doggetts Farm and marked on the 1933 aerial photograph below. For more information regarding these buildings please see **Appendix H page 230**.



Buildings and Details - Non Listed



Hammer Farm House
Photographed: 20-3-2016

Although **Hammer Farm** house contributes much to the heritage of Potts Green it is not listed by English Heritage. It has undergone modern improvements over its long history but the integrity of the character has been sympathetically retained. The two storey building has a plastered first floor with the upper storey being clad in white Essex weatherboarding. The hipped roof has red tiles and two brick chimney stacks. The panelled wooden door is set under a sloping canopy with matching roof tiles and is set off centre. The windows have small glass panes. During renovations a well was discovered under the kitchen floor.

Rothesay Villas - These four typical workers cottages of the early 1900s were built by Dobbie & Co. For their agricultural workers. They have undergone many changes and improvements, including replacement windows and doors, over the last 100+ years to provide modern accommodation.



Rothesay Villas
Photographed June 2017



Summer 1920



Photographed 23-6-2016

The above photographs are of the timber clad bungalow next to Anderson's Wood Yard, Old London Road. It was one of the first buildings erected after WWI by local builder Edward J. Ottley. The wedding photograph, taken at the front of the bungalow, is of Edward J. Ottley and Elizabeth Taylor which took place during the summer of 1920.



Old London Road

This pair of red brick built semi detached houses are placed close to the front of the plot. The hipped roof with catslide has provided extra space for solar panels to be fitted. There are large brick built chimney stacks. The windows, which may be replacements, have small panes of glass which match the style of house when first built in the 1920/30's. The front door canopy with a flat roof is supported by corbel brackets.

Photographed 23-6-2016



The Crescent

These houses were built to replace those homes lost by the widening of the A12 in the 1930s and are built around a central green area. They are built to a consistent building line and have both front and rear gardens. The detached and semi-detached houses have a cross wing design feature and are constructed of red brick. There is a corbel projection of brick jutting out from the wall to support the roof. Most of the houses now have replacement windows, but the overall size has not altered. To protect the front door from the elements flat canopies were incorporated into the design.

Photographed March 2009

The homes shown below can all be found alongside the southbound carriageway of the A12. There are only a few houses found at this location but with a wide variety of styles. One cottage has a thatched roof, while the other cottages are tiled. No building exceeds two stories in height. In places hedges have been left to provide some protection from the significant volume of traffic which produces high levels of both noise and air pollution 24 hours per day. All three photographs were taken during June 2017.



The thatched cottage is well hidden from public view but the road markings indicate just how close to the A12 carriageway it can be found

This extended cottage has many outbuildings which were probably once use as stables. Again the A12 carriageway is in close proximity to the buildings.



This cottage was most probably built for farm workers at the nearby Damyons Farm and it can be seen here with fields to both the sides and rear of the building.

Damyons Farm (now named Wishing Well Farm)

This farm, named after the Daymon Family, has a long recorded history which can be found at the Essex Record Office in Chelmsford. One of the earliest records is a deed dated 1458 and mentions John Damyon (son of William Damyon) of Tey Mandeville. Throughout the following years there are many entries for the Damyon family in St. Andrew's Church registers of births, marriages and deaths, and copies of several wills can be viewed on the ERO website. The family were obviously prominent members of the community and Andrew Damyon is recorded as surveyor of the highways in Marks Tey in 1627.

The farm has been sold many times, and details of one such sale can be found in the Chelmsford Chronicle, Friday 14th April 1854. This advertisement reinforces the point that the farmland is classed as *"excellent sound arable and good meadow land."*

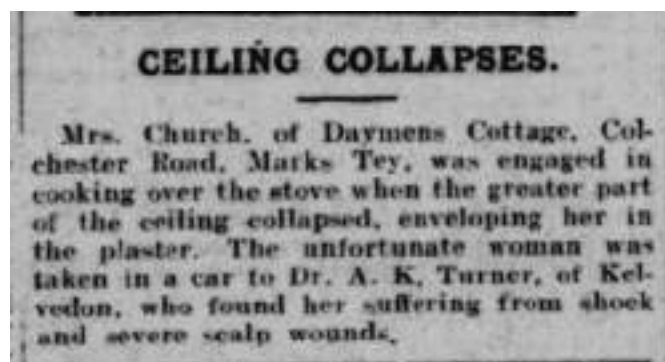


Chelmsford Chronicle
Friday 14th April 1854



1881 Ordnance Survey Map

There does not appear to be much remaining of the original buildings, and certainly by 1922 buildings were showing signs of needing repair as can be read in the following article reported in the Suffolk and Essex Free Press on Thursday 28th September 1922



Streetscape Features

With such a diversity of roads in this area from a major highway to country lanes there is not one description suitable to cover all. The A12 maintained by Highways England has no hard shoulder and a continuous central crash barrier along the section found in the Potts Green area.

The country lanes of Dobbies and Doggetts have grass verges and ditches and are lined on either side with hedges to separate them from the fields.

There is very limited street lighting and the few which exist along the Old London Road are attached to the poles supporting the overhead electricity supply.

The bus stop located on the A12 northbound carriageway (near The Crescent) simply has the words BUS STOP painted onto the road surface of the pull-in. There is no pavement, bus shelter or even bus stop sign at this location, possibly because of lack of space.

There is a small pole mounted Royal Mail post box at the entrance to The Crescent, and standard road name signs for Dobbies Lane and The Crescent.

Land Uses

Farming still covers the largest area of Potts Green. The industrial area covers approximately 22 acres, and residential housing is mainly ribbon development. The only retail outlet is found at the Shell Service Station alongside the southbound carriageway of the A12, which is difficult for the majority of residents to reach safely with four lanes a fast moving traffic 24 hours a day between home and the shop.



Landscape Character Views and Settings

From replies to questions in the main questionnaire there are two views in this area most appreciated by the residents. These are both looking in a southerly direction, one from the top of the footbridge over the railway line, and the other looking across the fields towards the village of Easthorpe from the village green at Potts Green. For further details please see **Appendix G – Landscape Character Views and Settings page 207** for photographs, descriptions and comments.



A view south from the village green at Potts Green
Looking towards Easthorpe

Photographed 18th July 2017

Summary

Summary Table for Area 2b ~ Potts Green

Characteristics	Character Area Details
Layout	One linear road (A12) bisects this area. There is a small amount of residential ribbon development on the north side of the A12 and scattered residential development to the south. There is one cul-de-sac with houses surrounding a small green area, and two country lanes.
Land Uses	Predominantly agricultural, one industrial site, residential housing, and retail at Shell garage only.
Building scale appearance	No building exceeds two storeys in height, and they are built with a variety of materials. Please see Building & Details section and Appendix H.
Green features	Ancient lanes, ponds, grass verges, hedges and mature trees are all important to the historic rural landscape and enhance the quality of life for the residents.
Open Space	To the east, south and west the area has views of open countryside.
Landmarks	2 Grade II listed buildings – see Appendix H, page 230 . Site of village green is recorded as a monument.



4. CHARACTER AREA ASSESSMENTS

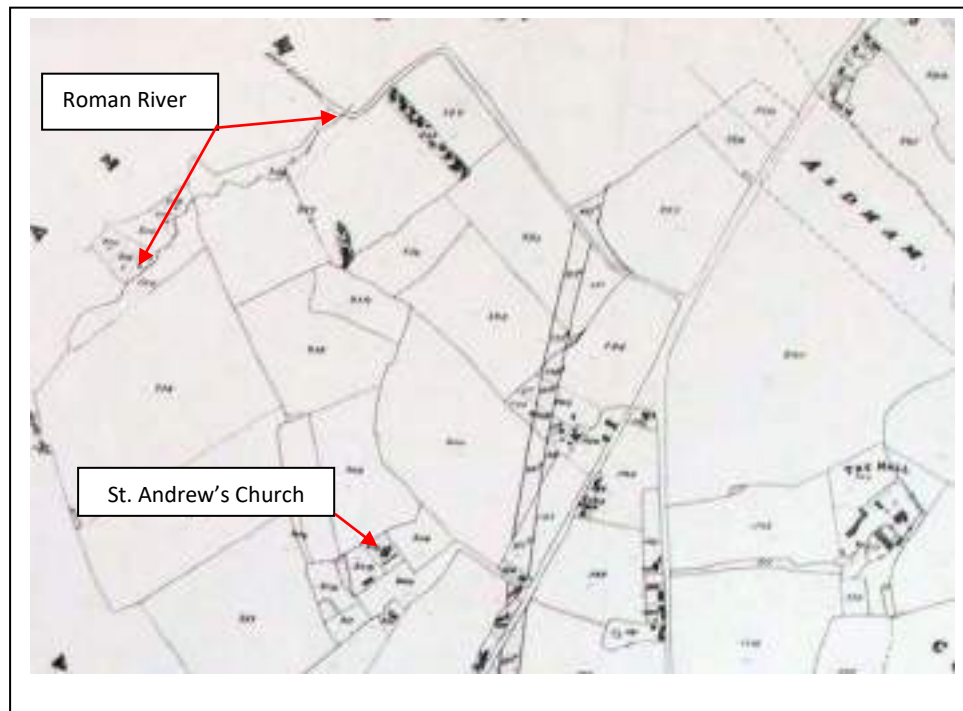
AREA 3A: ROMAN RIVER



4. Character Area Assessment

Area 3a – “Roman River”

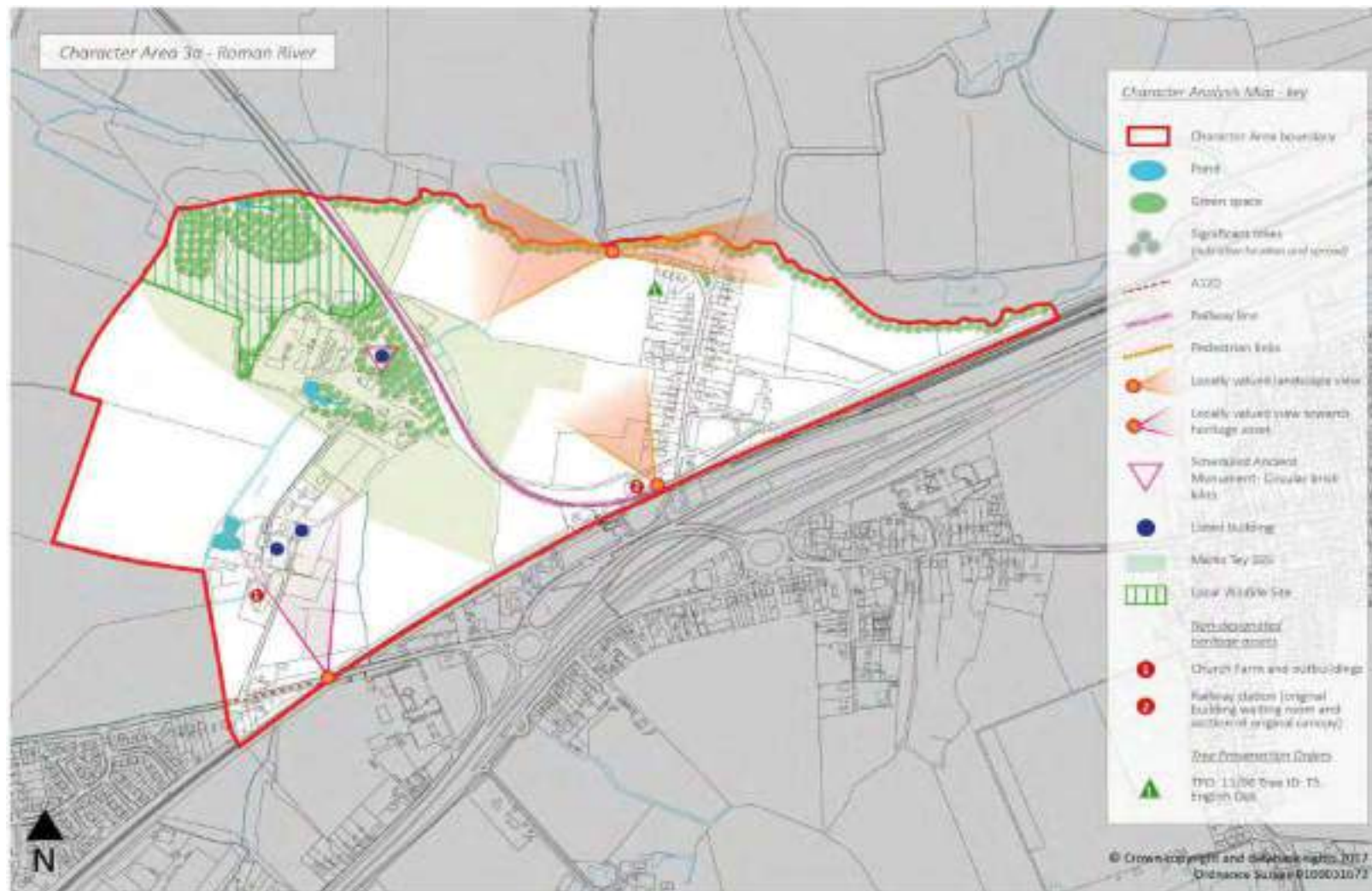
This area takes its name from the Roman River which forms the border with the Parish of Aldham. Below is the 1841 Tithe Map showing the same bends in the road as today passing over Roman River.



Area 3a – Roman River is located north of the railway line which forms the southern edge. The border on the west is with area 2a – Long Green. To the North it borders the Parish of Aldham, and a small stretch on the east side is alongside Eight Ash Green Parish. The 'Location of Character Areas Map' on **page 19** shows the relationship to the other areas.



Please see the map below for the area 3a named “Roman River” which is part of the Parish of Marks Tey



Layout

This area is triangular in shape and bound on the north by the Roman River. The river is also the boundary with the neighbouring parish of Aldham. The western boundary passes through farmland and also forms part of the boundary with Aldham. The London to Norwich Railway line creates a continuous barrier from the south west to the north east with only two road bridges crossing over the rail track. The North Lane bridge, over the railwayline, is currently under investigations by Essex Highways and will experience periods of total closure requiring a 5 mile diversion via the A12 to Eight Ash Green and Aldham.

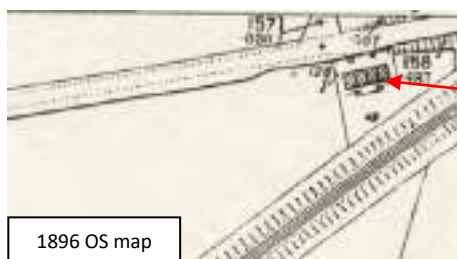
In addition, this area is bisected by the Marks Tey to Sudbury Railway line creating a western area located at Church Lane, and an eastern area located at North Lane. Historically there was a footpath passing under the Sudbury line at a point known as 'Cattle Arch' but this is now difficult to access because of the brick works. Therefore, the two areas, east and west, are separated and isolated from each other.

Below on the 2013 OS map it can be seen that the few houses found in **Church Lane** are scattered and those near to the brickworks were built for the employees. Apart from Church Farm and a pair of cottages near to the brickworks they are all along the east side of the road. They are set back from the road with good size front gardens, many of which are used for parking vehicles. This is essential as Church Lane is very narrow with no pedestrian footpath.



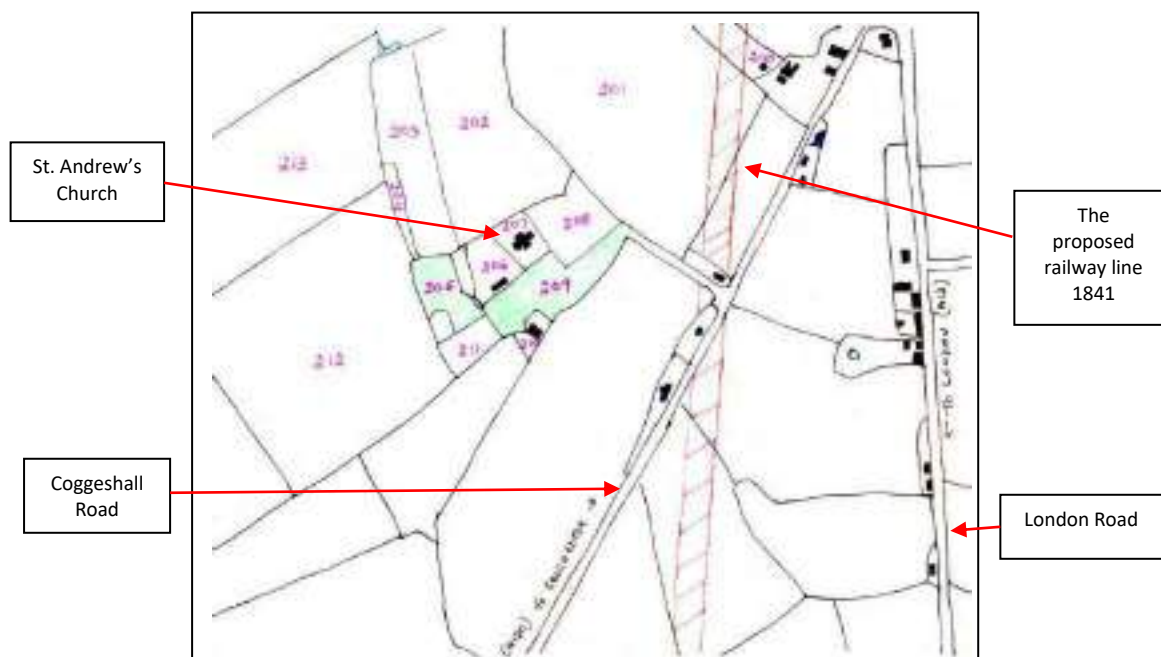
The houses found along both sides of **North Lane** are built to a consistent building line and are placed towards the front of elongated plots. On the 1925 OS map the only houses depicted were a row of four cottages built for railway workers next to the road bridge over the railway line. These were demolished during the 1960s, therefore all the buildings now standing in North Lane do not exceed 100 years old.

A very short section of the A120, **Coggeshall Road**, crosses east - west through the south of the Roman River character area. Shown below is a terrace of 4 cottages (1 extended) on the south side of Coggeshall Road at this location. These were built between 1881 & 1896, and access is down steep steps.

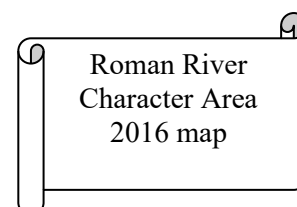
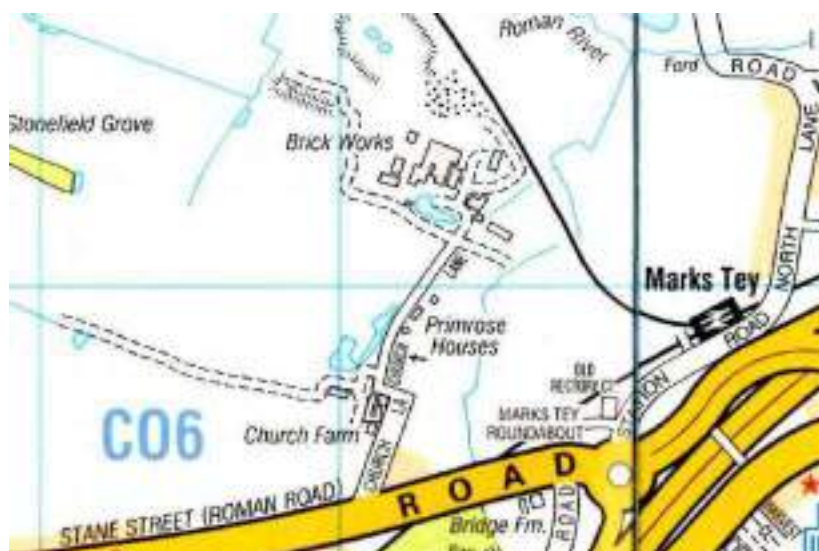


Changing Land Usage

This area was only used for farming and Christian worship until the arrival of the Eastern Counties Railway (ECR) during the 1840s. This necessitated moving Church Lane to the west as can be seen by comparing the redrawn tithe map of 1841, shown below, with a present day map.



Plot Number	Name	Description	Quantity (acres, roods & perches)
200	Vicarage Orchard	Orchard	0.1.08
201	Ditridge	Arable	15.0.37
202	Church Meadow	Arable	6.0.25
203	Lower Hop Ground	Arable	3.1.00
204	Drift	-	0.1.06
205	Church Green	Pasture	1.1.33
206	House and Garden	-	0.3.02
207	Church and Yard	Glebe land	0.2.22
208	Chancel End	Arable	1.2.10
209	Church Green	Pasture	2.0.26
210	Barn and Yard	-	0.1.20
211	Little Hop Ground	Arable	0.2.28
212	Fifteen acre Linford	Arable	15.2.12

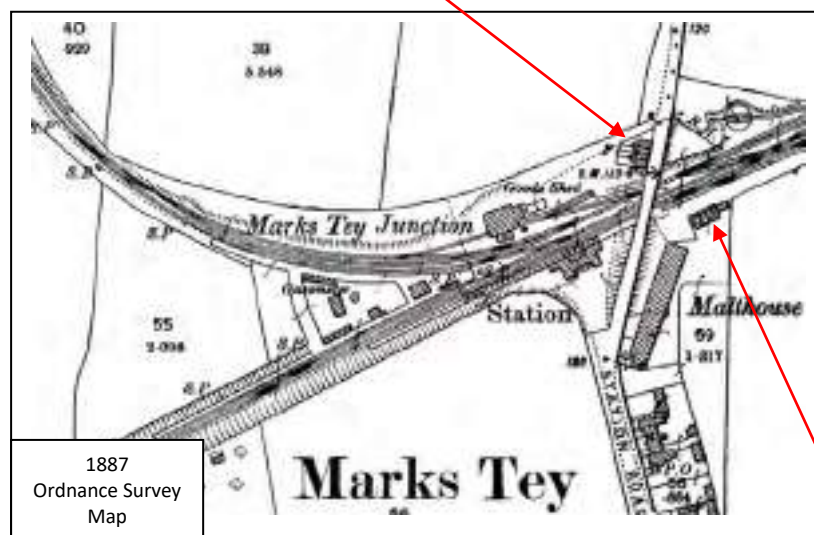


A map of Marks Tey printed in 2016 delineates Church Lane as leading directly to the south door of St. Andrew's Church, from the A120, and the Church Green recorded in 1841 has been removed. The old rectory, built by the Rev. Bree, is marked alongside the roundabout. John Medows Theobalt, who was curate at St. Andrew's Church between 1839 and 1859, lived at the rectory. He not only had his gardens destroyed by the arrival of the Eastern Counties Railway, but also lost his direct access to the church.

The ECR not only brought the rail track to Marks Tey from London, but also several associated structures were built including a station ticket office, signal boxes, gas works, goods sheds, cattle pens, revolving turntable, refreshment room, and a few houses for the railway workers.



Railway cottages
North Lane
Looking north towards
Roman River
Date unknown



1887
Ordnance Survey
Map

Railway Cottages
Alongside the up-line to
London
Date unknown



For more information regarding the railway in Marks Tey please see **appendix E. Railways, Page 186**

The next change came in 1863 when Phillip Wagstaff started manufacturing bricks with clay extracted from a field next to his farm. The business expanded with the arrival of William Homan Collier c1880 and the brick works was developed further down Church Lane towards Roman River on the present site. For more information about the brick works please see **appendix H, Listed Buildings page 245**. This area is also a SSSI (Site of Special Scientific Importance)

Also currently found at the brickworks site there are some additional smaller industrial units. One other large business found in this character area of Roman River is Swift Scaffolding Ltd, North Lane. They provide specialist scaffolding in London, Kent, Cambridge, Essex and Suffolk. Two of their current projects include 250 City Road, London with 2 towers of 155m and 137m Containing 42 and 36 floors. In total the development will have 930 apartments as well as a 190 room hotel, office and retail space. On a smaller scale is the redevelopment of the Severals Hospital site, Colchester, phases 1 and 2.



Swift Scaffolding Ltd.
9000 square meter
undercover premise
situated on a 3.5 acre
site.

The same area recorded below is a detail from the map which accompanied the sale of Mascotts farm in 1919, (ERO: SALE/B777/E) and the area now occupied by Swift Scaffolding Ltd is close to the site of the railway turntable. The remainder of the land on the east side of North Lane is clearly marked as allotments.



Railway Turntable

A turntable was required to turn a locomotive around in order that a return journey could be made. It must have been quite a sight to witness a full-size steam locomotive being turned merely by the efforts of two or three men.

Topography

The land in this area slopes gently down towards Roman River and has been of scientific interest for many years. The result of a geological survey carried out between 1873-75 was published on behalf of Her Majesty's Stationery Office in 1880. Below is an extract from the book "*Memoirs of the Geological Survey*" by W.H.Dalton, F.G.S. page 4.

Post-Glacial Beds – Near Marks Tey

The large brick-yard N.E. of Marks Tey Church gave, in 1875, fine sections of the Post-Glacial deposits. At the N.E. end of the field (adjoining the Sudbury Branch Railway) is a thick bed of laminated brickearth, capped with a little gravelly rain-wash and resting on hard gravel. The lower part of the brickearth (18 feet) is dark blue, the upper part (10 feet) is brown; the lines of lamination crossing the boundary of the colours, show that the difference is produced by weathering from the surface to a depth of 10 feet. Fossils occur rather plentifully in the unweathered part, and in one place a thick lenticular mass of peaty clay occurred.

To the S.W., behind the kilns, a small pit showed the following beds:-

- 1. Grey clay, like marsh-silt, 3 feet*
- 2. Streaky loamy sand with chalk grains, 3 feet.*
- 3. Sandy Clay, a foot.*
- 4. White unctuous marl, like underclay, 1¼ feet*
- 5. 5 White sandy gravel, 8 inches*
- 6. Blue Boulder-Clay*

Nos. 2 and 4 thinned away to the N.W. within a few yards. A ditch leading from the farm by the church to near the pit showed Boulder Clay, marl, loam, and silty clay, but there were no very distinct sections. Opposite the farm are two large pits, one showing brown loam, the other giving at its N.E. corner (where the water in it escapes into the aforesaid ditch) the following section

Grey silt clay, with a few stones and some bones, up to 3 feet.

Thin irregular layer of gravel.

Shelly marl and shell sand, 4 feet seen.

The junction of the marl with the underlying Boulder Clay was not exposed, though sections in the latter occurred close by, on a level with the lowest exposed part of the marl. The silty clay probably extends the whole length of the field.

At Marks Tey Station the Boulder Clay passes down under red sand and brown loam. Marl occurs on the road, between the station and the brook to the north.

The land which for centuries was used for farming and a plantation is generally flat with some minor undulations however it is very low lying. **Bench Marks** are the visible manifestation of Ordnance Datum Newlyn (ODN), which is the national height systems for mainland Great Britain and forms the reference frame for heights above mean sea level.



Bench Mark

marking sea level found on
St. Andrew's Church
photographed
7th March 2017

Spaces

In **Appendix G – Landscape character views and settings, page 207** of this Character Assessment there is a map indicating the spaces and views most appreciated by residence plus photographs with text giving further details. In North Lane there is the start of Public Right of Way 144 No. 14, a footpath, which connects to the neighbouring parish of Aldham. Although there is no designated footpath alongside Roman River it is thought to be walked regularly by residents.

People are welcome to walk around or just sit and contemplate on one of the benches in the churchyard of St. Andrews. A dedicated group of volunteers keep the grounds neat and tidy with a close cut lawn. Following the lead of many other UK churchyards there may be an opportunity here to enhance the environment by leaving a patch that is not cut so frequently. Wildflowers could be allowed to bloom and provide nectar for some of God's smaller creatures such as endangered butterflies and bees. It would offer them sanctuary and a place to flourish alongside the parishioners.



St. Andrew's Churchyard

Shown here is one of the benches sheltered under a tree.

North Lane – near Roman River

Some years ago, the sharp bend in North Lane was realigned to a more gradual curve leaving a green area. This looks good in the Springtime when it is surrounded by daffodils. However, the remainder of the year it is just close cut grass. Perhaps there is potential here for more flowering shrubs and a seat or feature of some kind to enhance the environment for the residents, especially as it is next to the commencement of the public footpath No. 14



Roads / Streets / Routes

Church Lane

As previously mentioned, Church Lane was moved to the east to accommodate the arrival of the Eastern Counties Railways in the 1840s. The Church Green was also lost during the realignment. Today the lane is a typical narrow country lane bounded by hedges and ditches on either side.



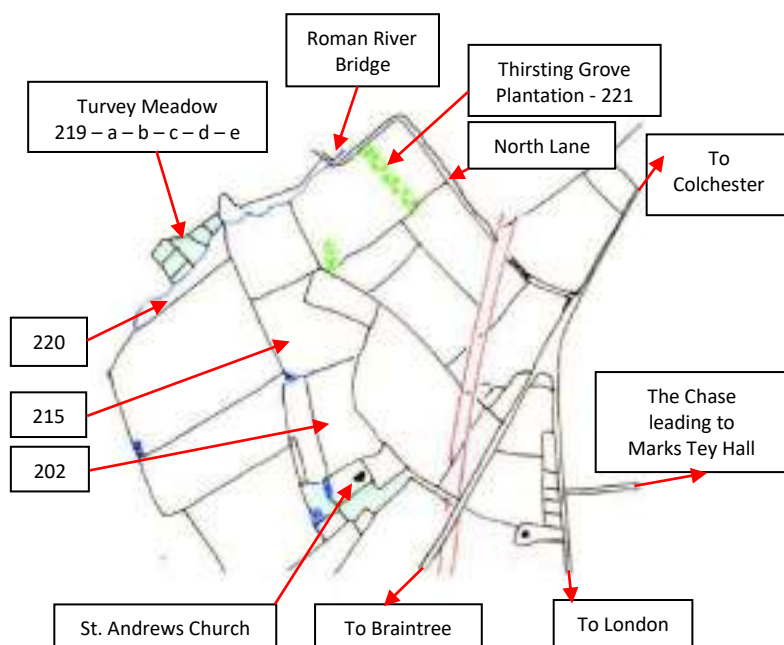
Although the flower garden and pond have been replaced with a lawn and willow tree the church and farm buildings, plus the hedge on the right, remain the same in the two pictures above. Church Lane becomes even narrower after passing the church as shown below in the 2016 photograph.



Apart from the entrance found on the Coggeshall Road (A120) the lane does not connect to any other roads or footpaths. However, there is some historic evidence that there was once a public footpath which used to be known as 'Cattle Arch' passing under the Marks Tey to Sudbury railway line. From the minutes of the Parish Council, dated 22nd March 1920, minute no.8 reads *"It was reported that the footpath from Cattle Arch to Aldham was obstructed, and on the proposition of Mr. Osborn, seconded by Mr. Turner it was argued that a letter be sent to Messrs Collier & Co. asking him to remove the obstruction."*

At the following meeting held on 15th April 1920 - minute number 3 reports *"The clerk reported receiving a letter from ...Messrs Collier & Co. regarding ... an obstruction to a footpath ... The Chairman [Rev. Cannon Steele] agreed to see Mr. Collier regarding the obstruction."* There appears to be no further mention of this matter and it is therefore assumed it was settled amicably.

For a reason why the arch under the railway line was known as 'Cattle Arch' can be found by studying the 1841 tithe map. The Sudbury railway line was not built and opened until 1849 therefore the bisecting of the Roman River area was still to take place, and farmers could move their livestock freely from their farms to Turvey Meadow and other pastureland. Below is a sketch of the area, created from the 1841 tithe map, and illustrates the openness of the land.



Plot No.	Name	Description	Acres – Roods - perches
202	Church Meadow	Arable	6. 0. 25
215	Lower Church Meadow	Arable	2. 2. 31
219	Turvey Meadow (part of)	Meadow	0. 2. 39
219a	Turvey Meadow (part of)	Meadow	0. 1. 23
219b	Turvey Meadow (part of)	Meadow	0. 1. 26
219c	Turvey Meadow (part of)	Meadow	0. 1. 25
219d	Turvey Meadow (part of)	Meadow	0. 0. 30
219e	Turvey Meadow (part of)	Meadow	0. 1. 28
220	Turvey Meadow (part of)	Meadow	1. 3. 02
221	Thirsting Grove	Plantation	2. 0. 08



North Lane

This lane can only be accessed by two bridges and with no other interconnecting roads there is a possible danger of becoming trapped in the area. Recently 'Roman River Bridge' situated at the north end was replaced as it had become weak with age, and for some considerable time prior to replacement it had a weight restriction placed upon it for safety reasons.



West elevation
November 2018



West elevation
May 2019



East elevation
October 1991



East elevation
May 2019



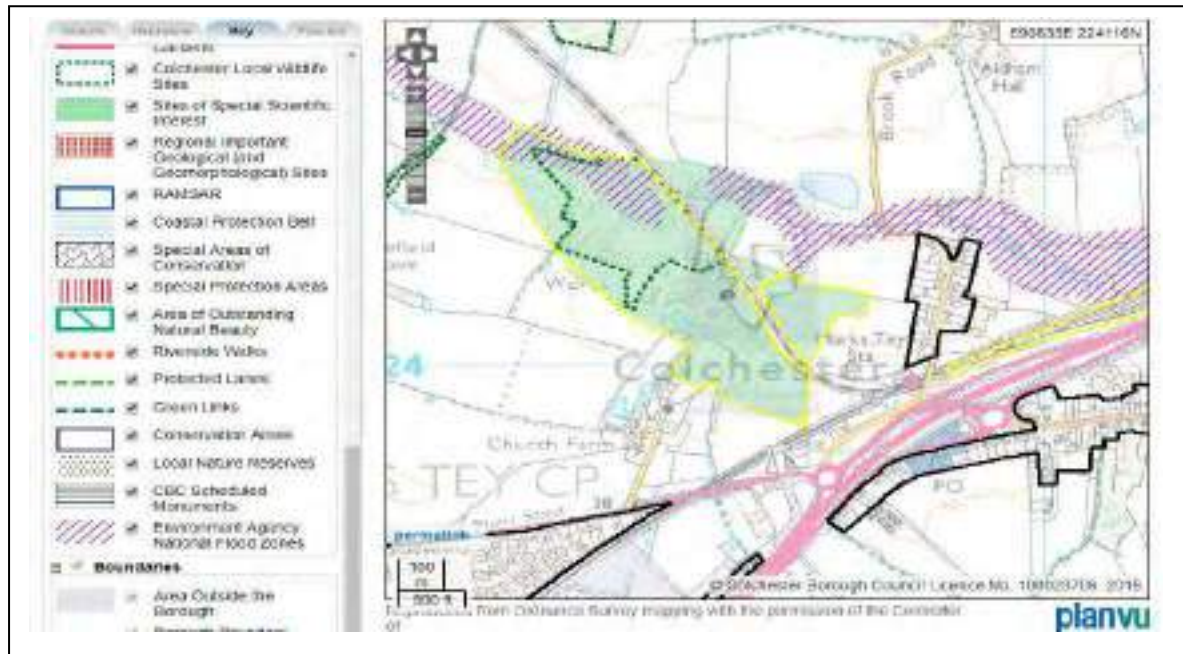
Carriageway looking
toward Aldham
November 2018



Carriageway looking
Towards Aldham
May 2019

The historic ford which ran alongside the western edge of the bridge has also been removed.

Even though Roman River bridge has been replaced this could still be closed because the bridge is located in a area susceptible to flooding as shown on the map below



The bridge at the southern end of North Lane, which crosses over the railway line, is extremely narrow and is also due for investigations and repair. Although the details of closure have been altered since the notice below appeared in the booking hall during May 2019 there will be work which requires full closure over the following months, some of which has already overrun the pre-planned closure period. This will cause inconvenience for both residents and commuters, but for Swift Scaffolding Ltd., it will be a serious logistic problem. For a company who prides itself on getting the correct equipment, to the right site, on time, their very large lorries laden with scaffolding are going to be required to navigate narrow and twisting country lanes through the small village of Aldham. That is of course if Roman River has not flooded, then like everyone else they will be confined in the area.



Eastern elevation of the bridge over the rail line at North Lane, Marks Tey

Photographed during 1950s



Bridge over railway line – North Lane, Marks Tey – looking north

From the picture above, taken during August 2016, it can clearly be seen how narrow this bridge is, and two cars can only pass with caution. It is not really suitable for large commercial vehicles, but there is no alternative route. The footpath on the left is the only disabled access route from the station booking hall to platforms two and three. These are the platforms for trains departing to Colchester and Sudbury and arriving from London.

This bridge had a troubled start as can be seen from an article published in the Essex Standard – Friday 13th May 1842.

COLCHESTER CASTLE

Saturday, May 7.

Before T.L. Ewen, Esq (Chairman), J.W.E. Green, T.J. Turner. G. Round, and P. Havens Esqrs.

The Railway – Crossing a Road on the Level

In consequence of a memorial to the Magistrates of this division from the inhabitants of Marks Tey and Aldham, praying that the Eastern Counties' Railway Company might be directed to build a bridge over their lines at North Lane, a bye-road leading from Marks Tey to Aldham, two Magistrates (J.W.E. Green, Esq. and T.J. Turner, Esq) inspected the spot on Friday last with a view of establishing the Bench to form their judgment as to whether the alarm expressed by the memorialists was sufficiently well grounded to justify the Bench in directing the company to erect a bridge.

Mr. Savers Turner, Solicitor for the company, this day attended the Bench to hear their decision.

Mr. T.J. Turner said, judging from the inspection he had made on the previous day, he certainly thought there would be danger in crossing the rails. Several of the inhabitants of the neighbouring parishes were present, and expressed their strong apprehensions of danger and their desire that a bridge should be erected. Under these circumstances he thought the prayer of the memorialists ought to be acceded to.

Mr. J.W.E. Green said the Magistrate had not themselves any personal interest in the matter: they wished to ensure the safety of the public, and at the same time to do justice to the company. As the inhabitants of the neighbourhood were anxious a bridge should be erected, and as the company would not be put to more expense, he was in favour of the erection of the bridge.

Mr. S. Turner said it was a notorious fact that where bridges of this description had been built the inhabitants would be very glad to see them removed, on account of the inconvenience from the sharpness of the ascent; and in this instance, as the road was very narrow, the inconvenience would consequently be greater. He had no doubt, if the inhabitants of the district had been canvassed, a larger number of gentlemen would have come forward to oppose the erection of a bridge; but the company had no desire to offer any such opposition to the wishes of the memorialists.

After some consultation, the Chairman said the Bench had decided on confirming the recommendation of their committee, that a bridge should be erected.

The '*sharpness of the ascent*' mentioned in the newspaper report is illustrated below in the 1920s photograph of North Lane. There appears to be a change of surface just past the cart parked at the side of the road. Although the photograph was taken 80 years after the newspaper report the original bye-road is still very narrow. The houses shown on the left side of the road were the first to be built along the lane after WWI.

North Lane
c1920s
There
were no
footpaths



North Lane
2009

There is a
public
footpath
along the
western side
of the Lane
only.

Footpath 144 no.14

Start of the public right of way to Aldham

This stile is located near the bend in North Lane. The path crosses over Roman River via a footbridge before joining the footpath into Aldham parish

Photographed 8th November 2018



Green & Natural Features

All the agricultural land in this area of Roman River is Class 2 – Very Good. It is therefore referred to as 'Best and Most Versatile' and a valuable asset to UK food production. For additional information regarding land classification please see **Appendix F – Farming Pages 195**. The trees and hedges which surround the fields provide a significant contribution to the biodiversity of the area, with the majority of the hedges classified as ancient. By viewing the satellite images provided by 'Google' the boundary hedges which were removed for the building of the Sudbury railway line can still be observed – even though they were removed 150 years ago. For further information regarding the wildlife which the surviving hedgerows and private gardens support please see the results from the two wildlife surveys carried out in 2016 and 2017 in **Appendix C, page 158**.

Being surrounded by countryside is one of the main reasons given by the residents for either staying here or moving here, and they appreciate the positive benefit it has to their way of life and their health. There is countryside in which to walk or a quiet area in the church yard of St. Andrew's to sit and meditate, plus beautiful landscapes changing colour with the shifting seasons for all to enjoy. There is no regimentation of garden city principals of evenly mowed grass contained in neat symmetrical shapes surrounded by uniform height trees in straight lines – just nature as it wants to be viewed by the residents.

Apart from all the other trees and hedges found in this area one of the oldest and most magnificent tree found in Marks Tey is the large English Oak in North Lane. Below it is viewed from the bend in the road at North Lane looking over the garden hedge. It is protected with a Tree Preservation Order - tree ID. T5 TPO 11/96.

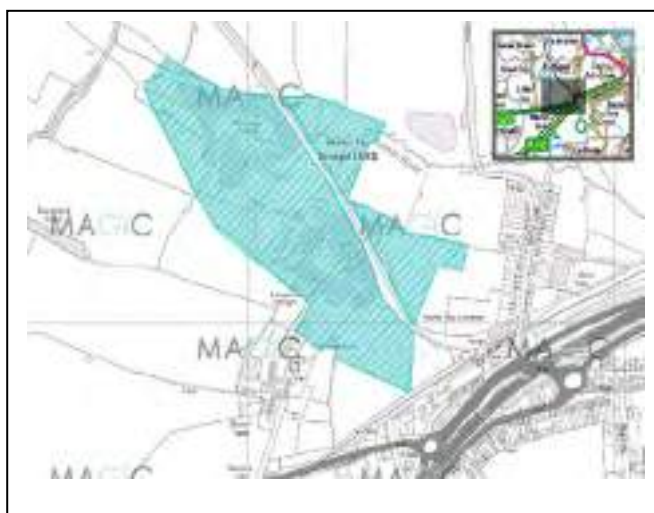
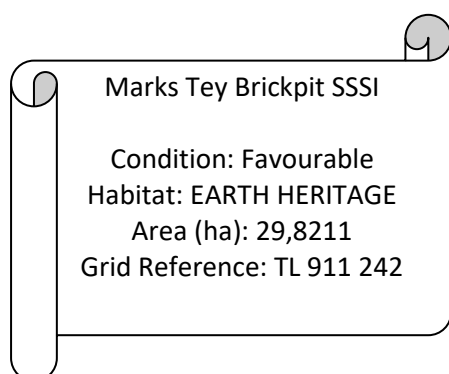


Looking west from
Roman River Bridge

The view on the right was taken before Roman River bridge was replaced in 2019. Although overgrown the ford is included in this view. It is one of the most cherished views appreciated and identified by the residents in the questionnaire completed in 2017.



Landmarks - Natural



The Site of Special Scientific Interest (SSSI) at Marks Tey is managed by English Nature and on their website there are details regarding the site. They also record their **‘Views About Management.’**

The following are extracts from the website and for the full report please visit the website www.https://designatedsites.naturalengland.org

“Active quarries form a very important part of the geological resource of England for two reasons. Firstly, many of these sites are in areas where natural geological exposures are rare or absent. Secondly, these sites often provide much better exposure of geological features than comparable natural exposures, because quarrying has revealed vertical rock sections not visible in natural outcrops.”

Also found on Natural England website are their comments to North Essex Authorities’ Joint Strategic Plan Examination, dated 5th January 2018.

Impacts on Marks Tey Site of Special Scientific Interest (SSSI)

“Figure 29 in the Design Delivery Report shows the proposed development and phasing of the proposals. We note from this map that a very small slither (North west section) of Marks Tey Brick Pit SSSI is included within the proposed development boundary which appears to be allocated for residential development (Phase 4), rather than it being allocated as green buffer, open space or green space. Natural England is concerned that if this area is built upon with housing that it would have a damaging impact on the SSSI as it would render access to the geological interest as being effectively impossible. To ensure compliance with the National Planning Policy Framework (NPPF) we therefore advise that the red-line boundary for the development is changed to ensure the SSSI is entirely excluded from the proposed development site, and that a suitable buffer zone of open (unbuilt) space is designed-in for those areas sharing a boundary with the SSSI. This approach respects the NPPF “avoid, mitigate, compensate” hierarchy, which firstly requires avoidance of impacts. A policy commitment in Policy SP9 to ensure that the area adjacent to the SSSI was defined as open space would ensure that the SSSI remains accessible for future study.

We cannot therefore yet agree with the statement in the Ecological Appraisal, paragraph 5.2.4 which states the proposal will not impact negatively on the SSSI.”

Impact on geology outside of the current Marks Tey Brick Pit SSSI boundary

“Natural England also advises that the geological interest of the Marks Tey Brick Pit extends beyond the current SSSI boundary. Although we have been aware of this potential, Professor Danielle Schreve (Royal Holloway University) has recently confirmed to us that following initial field surveys, evidence (hand axes and flint flakes) of human occupation (not currently on the historic environment record) have been found which indicates that this area is of geoarchaeological interest. Whilst further detailed survey work is required, Natural England wishes to advise you that these areas hold very high potential for Palaeolithic archaeology, which if realised, would be of international importance.”

The areas of interest lie within the fields to the west and north west of (and outside of) the current SSSI boundary, however some of these areas of additional geoarchaeological interest lie within the red-line boundary of the proposed development area.

*We also refer you to the relevant NPPF policies on the historic environment (paragraphs 9, 17, and in particular, section 12 paragraph 126-141). We highlight paragraph 126 where local planning authorities “**should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.**”*

Below is a selection of photographs taken recently at Marks Tey Brick Pit SSSI



Pond - Brick works
17-3-2016
This pond is recorded on
the 1841 tithe map

An area managed to
encourage wildlife
Photographed 17-3-2016





Trees are left to grow in an area after the clay is extracted. Because this area is well below the original surface level as you descend there is calm and silence apart from bird song – you can't even hear the roar of the A12 and A120!

Photographed 10-5-2018

In Spring the ground is carpeted with wild flowers, especially primroses

Photographed 10-5-2018



Designated Local Green Space

There is currently no designated green space in this character area, but the area surrounding Roman River has the potential to become such an area as it is easily accessible to all the residents and would provide a community facility



Roman River
Looking west and viewed
from the bridge

Photographed 7th March 2017

Note: since this photograph was taken most of the vegetation has been removed during the construction of the new bridge. This could give an opportunity for fresh replanting of trees and shrubs to revitalise the area.

Buildings and Details – Listed

St. Andrews Church is Grade I listed, and both the bottle brick kiln found at W H Colliers, and Coley House (previously used as the rectory) are Grade II listed. For more details and a comprehensive description please see **Appendix H, page 234**.

Buildings and details – Non-Listed

There has been limited house building carried out in this area of Roman River with scattered houses and bungalows along Church Lane, and ribbon development of mixed dwellings along both sides of North Lane.

Church Lane



Church Farm and the coach house are among some of the oldest buildings in this area. The coach house is recorded on the 1841 tithe map and is part of the original curtilage for Church Farm. While coaches, wagons and possibly horses were kept at ground level the area above would have provided accommodation for the grooms and other farm staff. The building has a tiled double pitched roof. There is a centrally place wheel window in the upper storey which is surrounded by a double row of soldier bricks. The windows have brick segmental arches over them and there are two stable style doors on the ground floor, while an external wooden staircase leads to a third door.

The farmhouse built toward the end of the 19th century has a tiled hipped roof and two brick chimney stacks. There are 3 small paned sash windows on the upper storey the central window being arched, and at ground floor level there are two canted bay windows either side of the centrally place door. Over the door is a flat hood supported by four columns. All photographs taken 2016.



The two pictures above, are examples of homes built using Collier bricks for the workers of W H Collier. The bungalow is known as Primula and is a reference to the Primrose bricks made at the works. The pair of cottages are among some of the oldest surviving buildings found at the brick pit, as many of the other associated buildings have now been demolished. A gable pitched ridge roof includes dormer windows, and small paned sash windows match other building found in this area.



The New Rectory – Marks Tey
Built 2012

This building replaced Coley House which had been used as the rectory from 1951. Built in the rear garden of Coley House with Collier bricks and a hipped roof it reflects the same external design as nearby buildings, and therefore blends comfortably into the area.

North Lane

The houses found along North Lane are built in a linear layout and are a mixture of bungalows, chalet style houses, and one larger house built with three storeys. The building materials used are brick with some plastered rendering. The overall effect is enhanced by a consistent use of sloping roofs, many featuring dormer windows. The front gardens have parking space available which is an important feature because with the railway station close by there are road parking restrictions in force. The large building occupied by Swift Scaffolding is located behind the houses on the east side of North Lane, and therefore it does not dominate the street scene.



Waiting Room at Marks Tey station. – between platforms 2 & 3

This is the last remaining brick built original building found at Marks Tey Station. The interior has been modernised in recent years and also provides the only toilet facilities for travellers apart from the disabled toilet found in the booking hall next to platform one. The original engine shed does still exist but in a much altered state as since it housed locomotives it has many uses including an egg packaging company.



Marks Tey Station
During the era of steam trains

The old post card seen on the left was taken from the road bridge in North Lane. The canopy on platform one has some remnants still remaining. The goods shed seen on the right is still there but has undergone many changes. The waiting room can be located in the middle of the picture. None of these original features have any protection from redevelopment.

Streetscape Features

Church Lane - front gardens and hedges

The view below taken during 2016 is looking north towards the brick works, and it can be seen that the rural character is maintained by the garden hedges on the right reflecting the field hedges on the left. There are no footpaths, street lighting or street furniture, and no road markings.



North Lane

The view below taken during 2016, near the entrance to the railway station car park, is looking north towards Roman River. Here the houses found on both sides of the road have good size front gardens and are bounded by hedging and low brick walls. This helps to retain the rural nature of the area. There is a footpath along the west side of the lane only as the carriageway is not wide enough to accommodate a footpath on the east side without the loss of private land. Street lighting is minimal although there is light spillage in the area from the railway station. Street furniture is restricted to modest size company signage positioned at low level. The road markings are restricted to yellow, no parking, lines along both sides of the lane and a broken white central line.



Street Furniture

Two examples of a bygone era are found in North Lane. A 1950s post box of the type favoured for use in rural areas, and the concrete signpost marking the start of the public footpath together with a wooden style, most likely made by local craftsmen. This surviving style is just one of many that were located throughout the village in the past.



Land Uses

There are strong contrasts of land usage found in this area of 3a Roman River. It predominantly accommodates fields for farming, and a clay pit with an active brick making works set within an SSSI. The church and graveyard cover a large area and is set among the fields. There is a limited number of residential housing built as ribbon development along the two lanes. Business interests are covered by a large scaffolding company plus some smaller industrial units, and the two railway lines effectively divide the area into segments.

Landscape Character Views and Settings

Roman river has proved to be a focus of attention when it comes to appreciating the views offered in this natural setting along the river valley. In addition the church set among the fields with a backdrop of the rising land looking towards Aldham is also enjoyed by many, and the commuters arriving home from a busy day at work have their tired eyes rested by the green of the fields and hedges when viewed from the footbridge looking north to Aldham. A map identifying the views most appreciated by the respondents to the main questionnaire can be found in **Appendix G – Landscapes Character Views and Settings, page 207** along with photographs, descriptions and public comments.

Summary

Aerial photography records an area dominated by fields divided by the railway line to Sudbury, which segregates two groups of residents. There are some employment opportunities, but many of the employees travel from outside the village. Because of modern farming methods there is less need for a large workforce, and therefore fewer local people are employed by the farms. The oldest building is St. Andrews Church which is of Norman origin. The brickworks has some 19th century buildings, and a small number of homes were also built during this period. The majority of residential buildings were built during the 20th century. They are individually designed using a variety of materials, but the majority are of brick construction. Built on good size plots with front and rear gardens plus all being low in height provides a cohesive character throughout the area.

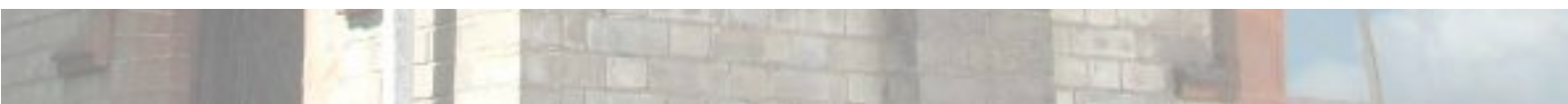
Summary Table for Area 3a - Roman River

Characteristics	Character Area 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 a branch line railway cross the area. 2 industrial areas
Land Uses	Farming, worship, residential, small and large industrial sites.
Building scale appearance	Low level detached and semi-detached houses and bungalows built with many different materials. Please see 'Buildings & Details' section plus Appendix H, Listed Buildings page 234 for more information.
Green features	The river area and SSSI. The brick pit managed to encourage wildlife. The fields, ancient hedgerows and trees.
Open Space	No parks or play areas. People are welcome to visit the church yard to sit and relax.
Landmarks	Grade I church of St. Andrews Grade II - listed house Grade II - Bottle Kiln War Memorial



4. CHARACTER AREA ASSESSMENTS

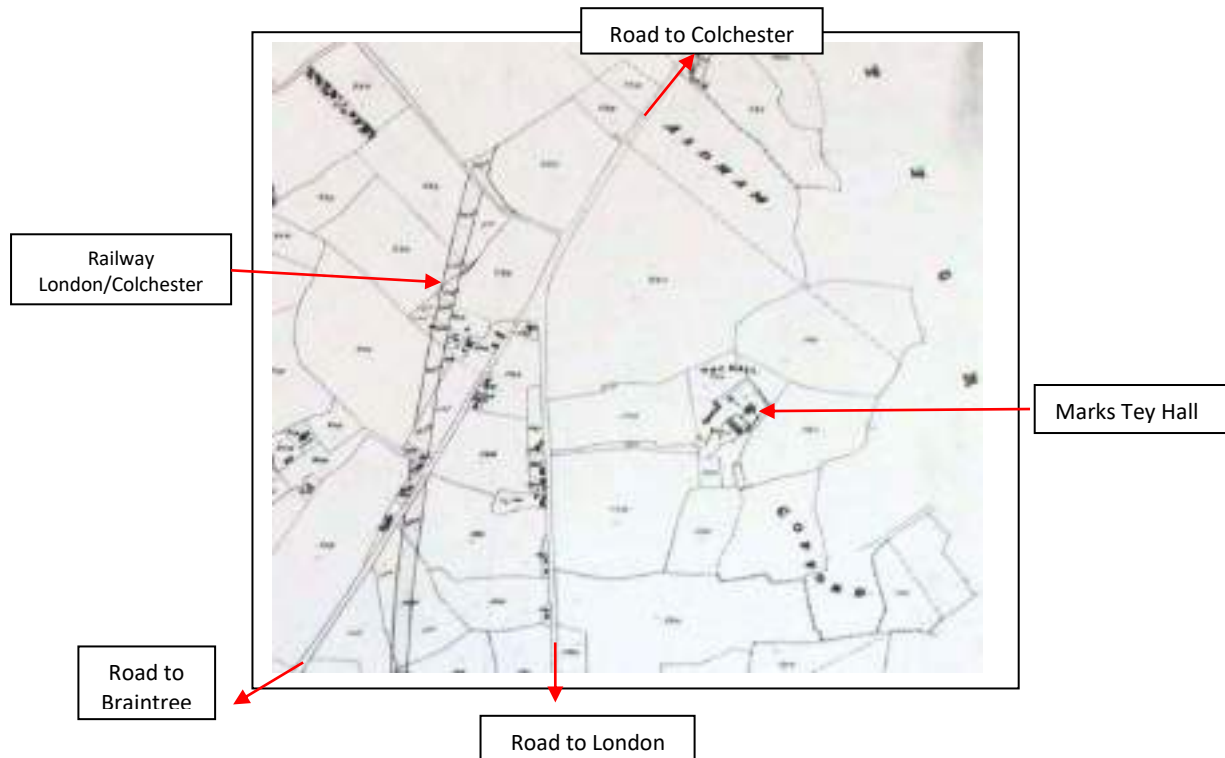
AREA 3B: THE VILLAGE



4. Character Area Assessment

Area 3b – “The Village”

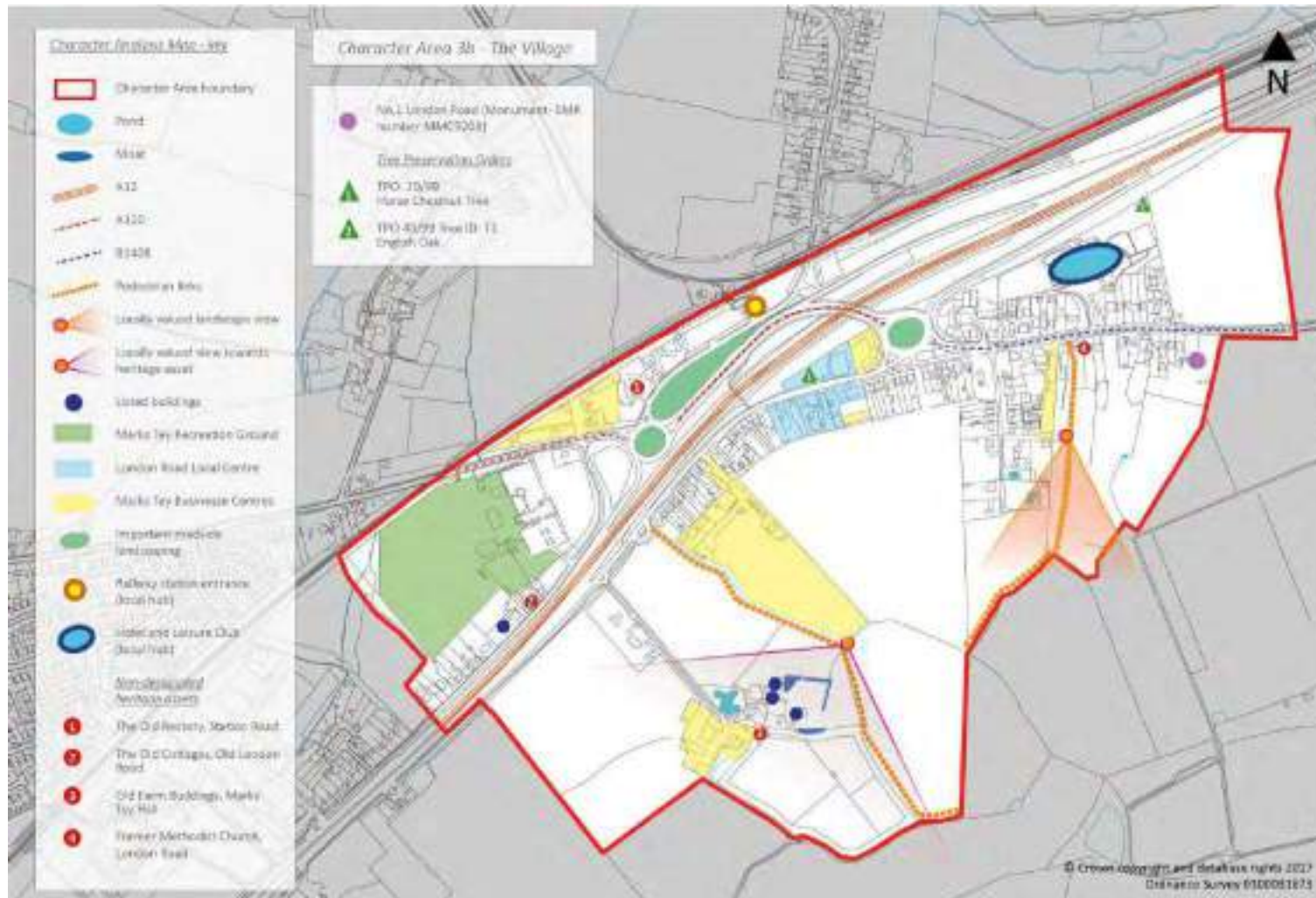
“The Village” area is where you will find the shops, the railway station, hotel, and over 50% of all businesses in Marks Tey Parish. Also in this area is Marks Tey Hall which was once the Manor of Marks Tey. Below is the Tithe Map drawn in 1841 showing the location of Marks Tey Hall and the roads to London, Braintree and Colchester.



Area 3b – The Village is located south of the railway line. To the west it has a border with area 2b – Potts Green. The Parish of Copford is found to the east and south of the parish boundary. The ‘Location of Character Areas Map’ on **page 19** shows the relationship to the other areas.



Please see the map below for the area 3b named “The Village” which is part of the Parish of Marks Tey



Layout

Out of all the five character areas in Marks Tey Parish this area of 3b “The Village” has been subjected to the largest change by the development of transport systems. The mainline railway first separated Marks Tey village in 1843 from other communities found at Long Green and Little Tey, then in the 1930’s a number of houses and businesses were demolished to widen the main road to London. During the 1960’s the Rectory Meadow and Station Road were lost completely to the construction of junction 25 and the Stanway bypass. This has resulted in the layout seen today with two lanes of the A12 heading south towards London, three lanes of the A12 heading north towards Colchester, and a new Station Road to give access to the railway station. Junction 25 is a dumbbell style junction which means it has two roundabouts connected by a duel carriageway crossing over the A12. All these roads are built in the area that was once the Rectory Meadow where the Marks Tey Cricket Club held their matches and school children played each day.

Residential development is constructed in a linear layout, to a consistent building line and positioned at the front of the plots along London Road, Mill Road and Old London Road. There are three apartment complexes - The Old Rectory, The Rookery and Point Chase. Three smaller groups of housing can be found at Harvest Close, Fitches Croft and Francis Court which are built in cul-de-sacs. This mixture provides a variety of accommodation to buy or rent.



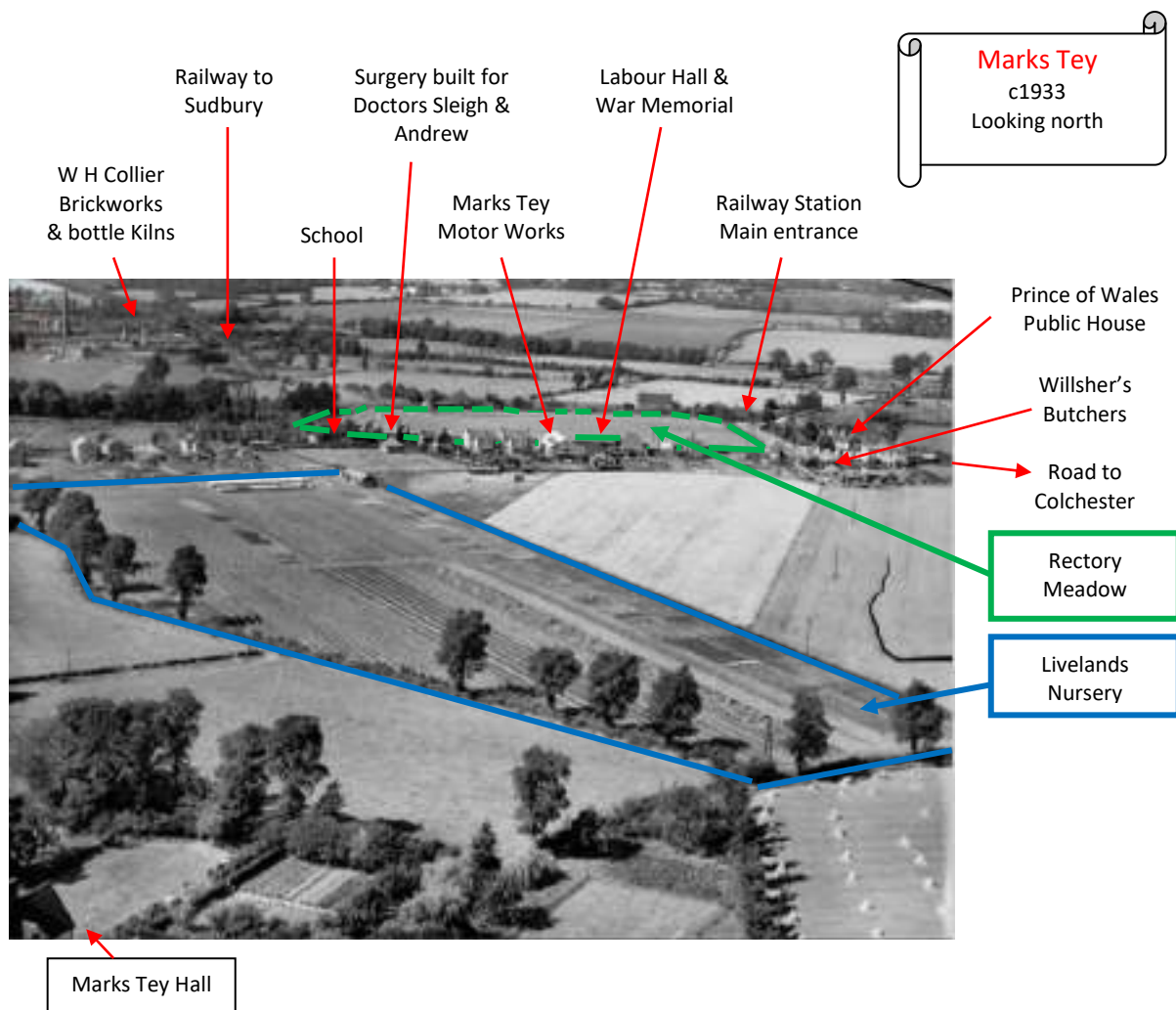
The Old Rectory

The Rookeries

Point Chase

Changing Land Usage

Less than 100 years ago the land either side of the London Road was dominated by farming and seed nurseries. The first structure to be built along the south side of the London Road was the War Memorial dedicated in 1921, and from pictures taken at the ceremony it is clear it was surrounded by fields. The following year in 1922 limited building commenced when plans were submitted for a butcher’s shop and these were quickly followed by plans for a slaughterhouse a year later. Further shops, a Labour Hall, garage, doctors surgery, telephone exchange, houses and bungalows were all given building approval, many signed by W.H. Collier chairman of the Public Health & Building Plans Committee, Lexden & Winstree Rural District Council (RDC) The following aerial photograph taken c1933 provides information regarding the layout during the period between the two world wars.



Below is a 2014 OS map with industrial areas marked in yellow. The biggest change is Livelands Nursery which is now home to several business units, plus 5 other similar sites. The complete loss of the large Rectory Meadow along with the demolition of Station Road due to road building schemes drastically altered 'The Village' layout.



Yet another loss of farming land can be attributed to the Stanway by-pass which continues towards Colchester from Marks Tey. From the London Road (the original A12) and looking north right across to the railway line was all arable and pastureland. Even the butcher kept his livestock here until he walked them across the road to his slaughterhouse.



Looking north



Looking south

The pictures above of the A12 were taken on Tuesday 7th March 2017 at 11:19 (looking north) & 11:22 (looking south). Back in 1841 the tithe map records the view looking north as Marks Tey Meadow, and the southerly view until 1968 was the site of the Rectory Meadow. Below are three views of the original Station Road, demolished to make way for the new dual carriageway. They are taken looking south towards the London Road from what was the main entrance to the railway station.



1911



1968



1989

Demolition First Step to By-Pass – The first demolition work at Marks Tey to clear the way for the new Stanway By-pass started this week. Demolition contractors are pulling down the old school, church hall and cottages. Although the county council do not know when work on the road will start they have begun on smaller contracts in preparation. The old post office and general stores will also come down.

Essex County Standard, 17th May 1968

The remaining patches of land have now been in-filled with The Marks Tey Hotel and the Rookeries apartment complex.

Topography

This area is generally flat which is why deep excavations were necessary to construct the A12 and so avoid building a high bridge which would have resulted in a greater visual impact on the landscape. It was during these road excavations that remains of woolly mammoths were uncovered. To the south of the built up area of 'The Village' there remains Grade 2 farming land, and the associated field hedges and ditches providing good water management. For more information about land classification please see **Appendix F page 195** on the topic of farming.

Spaces

Please see **Appendix G- Landscapes character views and settings page 207** of this Character Assessment for a map indicating the spaces and views most appreciated by residents plus photographs with written descriptions providing further details. There are two Public Rights of Way designated as footpaths found in this area of 'The Village' and they are also recorded on the map found on **page 106**. They both provide an opportunity to enjoy the views of the surrounding countryside. The footpaths also connect with the bridleway found in the neighbouring parish of Copford.

The Parish Hall and playing fields are located between the Old London Road and Coggeshall Road. There is pedestrian access from both roads and vehicle access from Old London Road. Historically the Church Hall was used for many community activities and was located on the Coggeshall Road, not far from the present Parish Hall, but the Church Hall was lost due to road improvements in the late 1960s. The Labour Hall situated behind the War Memorial on London Road was used as a temporary home for the parish council, but it took 20 years of work by the council to organise and build the present facilities. Residents were consulted regarding an increase in parish rates to fund the scheme, to which they agreed, and the result is the excellent facilities Marks Tey has today. This all came to fruition in 1993 when the hall and community facilities were opened.



The Church Hall

The OS map on the left was originally drawn in 1913 but revised in the early 1920s. This identifies the location of the Church Hall and the School. Just to the west of the hall the western roundabout of dumbbell Junction number 25 is now located.

The A12 - London Road

The old postcard on the right records the position of both the Church Hall and School in the early 20th century, and although both these buildings survived until the late 1960s some houses did not. The houses were demolished in the late 1930s to enable the building of the first phase of the construction of the A12 dual carriageway to Marks Tey





Below is a selection of pictures depicting the various stages of the development of the parish facilities. The first one shows the field before any building took place, but it was already being used by families and dog walkers. The second picture is the topping out ceremony of placing the clock tower up on the roof in 1992. The circular brick enclosed raised gardens surrounding the village sign are seen in photo number three. Photograph number four is looking across the field capturing the view of the floodlit football pitches, a young children's play area, tables and benches for adults to sit and relax while watching the children play or enjoy a picnic. Further across the field the skate park opened in 2002 can be seen and was the result of a community effort with the youngsters of the village raising some of the funds and taking responsibility for the maintenance to keep it clean and safe. It cost £40,000 and money came from several community funds and grants. The skateboarders even held a 24-hour skate-athon to raise £2,000 for extra equipment. Photo number five is a close-up view of the younger children's play area with somewhere for the parents to watch and wait. There are also storage facilities next to the playing fields.



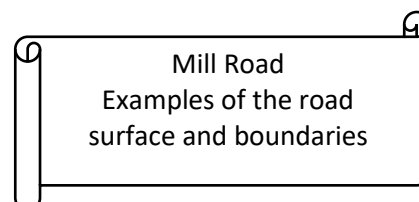
The Parish Hall has three separate halls, one with a stage, kitchen facilities, committee room and offices. The area has not been designated as a “Local Green Space” so far but has been put forward by some residents as a possibility for such a categorisation. It certainly fulfils all the criteria for becoming a “Local Green Space” as it is easily accessible and already provides good community facilities. However, others believe this could prevent it being used for redevelopment in the future should a need arise for more housing. It would be necessary for the topic to be discussed openly and agreement reached before any decision could be taken, especially as this is a well used community facility, funded by the residents.

Roads / Streets / Routes

The A12, A120 and Junction 25 dominate this area, and have been mentioned several times throughout the character assessment, please see **Appendix D, Roads on page 165** and the earlier sub headings - Layout and Changing Land Use on **pages 102 – 109.** for information. However, there are more streets and routes in this area to consider including Mill Road, Station Road, London Road and Old London Road.

Mill Road

Mill Road runs south from the London Road and is a private road lined with houses and bungalows either side. There is some evidence that it has previously been referred to as Mill Lane, and it is still more like a country lane than a road. Although the road now has a hard surface this has not always been the case. There are no footpaths or road markings and limited street lighting. Boundaries are marked with a mixture of low brick walls, fences or hedges. The exception is a fine row of poplar trees which help to regulate the water level as there has been some flooding in the past.



Station Road

This road was built c1969 to replace the Station Road lost during the construction of the Stanway By-pass. It now commences at the western roundabout of junction 25, and travels past the replaced station entrance to reach the narrow bridge over the railway line and into the character area 3a Roman River. It is a narrow road made even narrower by parking bays along one side. The recycling centre found at the side of the road is difficult to use because of restricted access. The public footpath is only along on one side of the road, and roads markings include double yellow no parking lines, a central white line, and marked parking bays. There is adequate street lighting.



Sandwiched in between Station Road and the dual carriageway which passes over the A12 (once referred to as the Marks Tey by-pass) there is a green area planted with trees. Now the trees have matured this has improved the streetscape.

There is a complex of apartments at the Old Rectory and residents must use Station Road to reach the complex. Also located in Station Road is Essex Care Consortium, a specialist resource registered to provide residential accommodation and care. There is also an entrance to one of the stations two car parks, plus the main entrance to the station booking hall and coffee bar. Additionally, Station Road is the only southern access route in order to reach North Lane.



The green area found alongside
Station Road
Photographed 10th May 2018



The main entrance to Marks Tey Station
booking hall and coffee bar
Photographed 30th March 2016

Old London Road

This road was the original Roman road to London and could well have been an ancient trackway before then, only being up-graded by the Roman army upon their arrival. Both photographs below are taken looking southwards



The A12 dual carriageway was constructed in the late 1930s by building it to the east of the existing single carriageway leaving this road to become classed as a 'service road' for businesses and residents. Historically in this section of 'The Village' there could be found 'The Smithy' farmhouses, shops, Baptist chapel, and as the popularity of the motor car grew garages and restaurants catering for the needs of drivers and passengers. Today it is mostly residential with all buildings being found on the west side of the road. By comparing the two pictures above it would appear there has only ever been an official footpath along one side of the carriageway, although a well worn track is visible to the left in the older picture. Today the road markings are restricted to no parking double yellow lines and white marked parking bays except at the junctions where traffic is required to stop before leaving Old London Road. There is minimal street lighting attached to wooden poles which also carry the overhead wires for electricity or telephone.

The white picket fences have been replaced with hedging and low walls in many cases, but this style of fencing is having a revival with it readily available in local DIY stores and on-line.

To lessen the impact of the A12 dual carriageway a hedge has been planted to segregate the A12 from Old London Road, and is shown below. While this does help soak up some of the air pollution caused by vehicles, it does not eliminate the constant drone of four lanes of speeding traffic (plans are in the pipeline to increase this to six lanes) or the flickering vehicle headlights at night. It is hoped by residents that any new road surface will reduce the level of the noise pollution.





A120 & Old London Road Junction

This junction is described by many residents as *A Nightmare*. The photograph on the left shows traffic on the A120 queuing to enter the roundabout which has officially been recorded as working at over capacity. Traffic needing to turn right from Old London Road not only has to find a space to squeeze into the queue, but also contends with traffic heading for Braintree accelerating to leave the roundabout, and because of the curve in the road that traffic cannot be seen until the last moment.

London Road

It is hard to believe that the B1408 was the A12 main road from London to the east coast until the Stanway Bypass was built, but even after all the radical changes it has seen over the years London Road is still the hub of activity, and referred to by residents as 'The Village.' Among the facilities found along London Road are a hotel with swimming pool and gym, a variety of shops, restaurants, fish & chips and Chinese take-aways, post office, school, petrol stations, pharmacy, hairdressers & beautician, vehicle repair garage and a field used regularly for a car boot sale. Also, it is within walking distance of the railway station and the parish hall which provides a home for a pre-school and many clubs who meet there regularly. The parish fields also meet the sporting needs of the community. Five small industrial units are located along London Road and one on the Coggeshall Road, these provide employment by the businesses located there.

Detailed below is part of a map showing 'The Village' area Marks Tey, and the area shaded in pale blue is classed by Colchester Borough Council as a [Neighbourhood Centre](#).



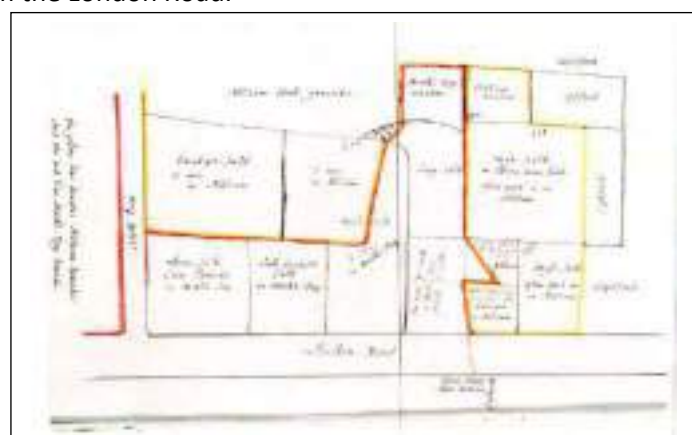
The two photographs below indicate that at one time this section of London Road was known as Colchester Road. The hedges on the left in the older photograph are now where the Prince of Wales industrial site is located. In the modern photograph on the right the original route of Colchester/London Road can still be seen. This short section of road is now used as access for the properties found alongside.



The 46 Miles to London milestone can be seen in the photograph below left, and this milestone is also recorded on the first OS map printed in 1805. Today the building on the right is the location for Marks Tey Post Office, but back in 1805 there were no buildings recorded here at all. It just marked the junction where North Lane met the London Road. (No trains so no station road!)



Below is a hand drawn map by Philip Morant dated October 1675. There was a dispute at that time which fields were in Aldham Parish and which were in Marks Tey Parish. As the farmers were required to pay their tithes (taxes) to the parish it was important they paid it to the correct one. Yellow lines denote Aldham bounds and the red lines Marks Tey bounds. You will see North Lane runs northwards from the London Road.



Rice's cottages shown below have now been renamed Copford Court and modernised to meet 21st century requirements. However, the boundary line marked by a low brick wall remains the same a hundred years later.



Early 1900s



2018

The views of London Road below were taken looking southwards. In the 1930s photograph the old school buildings can be seen on the righthand side. The large telegraph poles carried the lines to the telephone exchange situated slightly further south along the road on the left hand side.



1930s



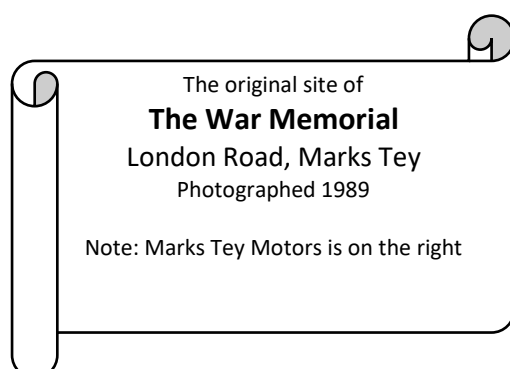
2016

In 1963 there was a very severe winter which fractured many gas mains across the country causing explosions. The Marks Tey telephone exchange had recently been moved to Copford and the premises converted to a home when in February it exploded. Fortunately, no one was injured.

Remarkable Escape by Elderly Couple

An Elderly couple [Mr & Mrs Richard Walters] lost their home at Marks Tey, on Sunday evening following an explosion caused by gas leaking from a broken main. The noise of the blast, which was heard four miles away in Colchester, brought scores of villagers running into the streets to see what had happened.

Essex County Standard 8th February 1963



This section of the London Road is looking east towards Copford and Colchester. Depicted in the 1989 photograph is the front section of the Methodist Church. The nearest building is the Old Mill with its large doors of the loading bays and hoists visible, although the use of the premises had changed to Ron W. Parkinson – New and Used Motorcycle Specialist. The view of the Methodist church is now obscured by the housing complex of Point Chase as recorded in the 2018 photograph.



Footpaths There are two public footpaths which commence from London Road, footpath 17 which is 697 metres long and passes Marks Tey Hall, and footpath 20, 532 metres long and starts beside the redundant Methodist church. They interconnect and join the footpath found in Copford Parish number 8 which is 886 meters long and leads to School Road Copford. When the photograph for footpath number 20 was taken in September 2018 the signpost was in need of repair. The signpost for footpath number 17 is either missing or obscured from view.



Marks Tey footpath number 17
7th March 2017



Footpath 17 Entrance - London Road – October 2018



Footpath 20 Entrance – London Road - September 2018

Green & Natural Features

With “The Village” area being a hive of activity, green areas are most important to add a feeling of wellbeing to the people who live and work here. Therefore, areas of land found at the centre of roundabouts or lining the roadside gain extra significance. Below are photographs of the mature trees which have a positive impact on the streetscape and environment in this area of “The Village.”



Prince of Wales Roundabout

This is the eastern roundabout of dumbbell Junction 25 of the A12 road. It was named after the public house which stood near here for approximately 150 years until it was demolished and replaced with ‘The Food Company.’

The 1911 Coronation Tree

This chestnut tree is the last of around 26 trees planted to celebrate the coronation of King George V and Queen Mary in June 1911. They were planted along the main roads throughout the village, but over the years with road widening schemes etc they have all been lost except this one. Some of them can be viewed on old postcards. Located at what once was the junction of London Road and Station Road the land is now part the car park next to the pharmacy.

It does have the protection of a tree preservation order. (TPO)



On the left – This pair of magnificent trees – possibly Lime Trees – are found at the entrance to the Methodist Graveyard located behind the redundant church.

On the right – are a row of poplar trees in Mill Road, providing a boundary, privacy and water management for the residents.

It is believed that none of these trees currently have TPO's





Footpath No. 20

Even from the busiest area of Marks Tey the countryside is not out of reach, and from the footpath beside the redundant Methodist Church a walk through the only wooded area now found in the parish will bring the walker to open farmland to enjoy the views.

The hedges and ditches found throughout this area are of ancient origin and are recorded on old maps such as the one created by Joseph Kendall in 1717. This provides 'An exact survey of two farms called Fullers & Mascotts.' The information includes field names, names of adjacent owners, buildings drawn in perspective view and indicates varieties of trees. ERO ref: D/DR P4



Buildings and Details Listed: -

Marks Tey Hall was the residence of the Lord of the Manor, and therefore it was the hub around which the whole community revolved. The Hall is Grade II listed as is one of the barns. and the higher Grade II* is given to a second barn. The whole site of the Hall, its associated buildings with moat and medieval fishpond has been covered more fully in **Appendix H page 248**. There is also mention of the possibility of an important visitor in 1659.

The Villa is a Grade II listed building located on Old London Road. This also has an interesting background, and once again for additional information please see **Appendix H page 258**.

Buildings and Details Non-Listed: -

Mill Road

The homes found along Mill Road are a mixture of styles, but they share a constant building line, and are all of low level construction. The older properties tend to have been built on larger size plots.



On the left – An example of a typical timber clad country cottage, with dormer windows projecting from the slope of the roof. There is a pitched roof canopy protecting the front door from the elements, and casement windows.

On the right – Is the brick built Mill House with a hipped roof on the main section of the building and a brick chimney stack. There are two styles of bay windows found at ground floor level a box bay and three bow windows resting on corbels.

The property has the advantage of a semi-circular driveway providing a drive in and out.



On the left – are 6 semi-detached homes recently built using cream facing brickwork with vertical and horizontal western red cedar cladding. The roofs are cement slate with fascias, soffits and bargeboards stained dark grey. The timber windows are painted dark grey, and the gutters and downpipes are black uPVC. They have no garages, but parking space is provided at the front of each property.

Below - is the site layout also providing the relationship to the existing buildings.



Although more modern in design than any other buildings found along the lane by using cedar wood cladding, they sit comfortably into the country landscape.

Station Road

Old Rectory Court

The Old Parsonage, more commonly known as the Old Rectory, was built by Reverend Bree shortly after he arrived in Marks Tey in 1722 below are a map of the house and grounds and an aerial view taken c1933. For more information please see **Chapter 2, History of Marks Tey page 10.**



Below are two photographs of the building showing how it looked at the start of the 20th century when it was still a private residence, and a more recent picture taken after the conversion to 20 apartments.



Windsor Homes

One & Two Bedroomed Apartments
Prices starting from
£59,500

- 18th Century splendour and all modern facilities
- Rural location but 2 minutes from Marks Tey Station
- Completed to the highest specifications including exclusively designed, fully equipped pine kitchens
- Over 1 acre of landscaped gardens

Old London Road

The row of cottages depicted below are 15th century, and externally have changed very little. They are not listed buildings and therefore don't have any protection in the face of redevelopment from road schemes etc. The fact they are still standing considering how many other buildings of a similar age have been lost to the advances made by expanding roads is nothing short of amazing. Recently a new resident took over one of the cottages, and while they were carrying out repairs, they found under the floorboards a number of besoms, and have renamed the cottage 'Brooms Cottage.' This could mean that at one time a broom maker may have resided there making brooms with twigs tied round a stick, but why they were left under the ground floor will probably remain a mystery.



1930s



17-3-2016

The old Baptist Chapel

As early as 1862 the OS map has a Baptist Chapel marked at this location. The c1915 picture below shows the Baptist Chapel as a single storey building, but in 1923 plans were submitted to convert the building to a house and garage to satisfy the growing number of motorists using the road to the east coast. It has subsequently been changed to a domestic dwelling entirely.



c1915 Old Baptist Chapel



August 2016



1923
The plans for
conversion to
house & Garage
ERO: ref D/RLw
Pb1/1060



These alterations reflect the constantly changing requirements of the buildings found along Old London Road.

New homes – land adjacent 190A Old London Road

Application to build two new 4 bedroomed houses was submitted and approved in 2016. From the Design and Access Statement submitted with the application –

“Appearance – The house designs draws on local detailing. Principles of good design, scale and materials have been followed through to provide a coherent composition with architectural interest and variation. Vernacular materials will be utilised throughout and these will include roofing materials such as clay plain tiles, natural slates and clay pantiles along with clay stock bricks to the wall areas. Plinth brickwork and traditional chimney stack detailing along with high quality sliding sash timber casements will also be used reinforcing local detailing and complementing the adjoining properties. This period style will maintain local distinctiveness.”



London Road

Methodist Church – now Penny Meadow Life Skill School



The founders pictured at the official laying of memorial stones to commemorate the start of construction
4th September 1902



This postcard was posted on
4th February 1905

This prominent Gothic styled building is situated on the eastern end of the village on a very deep but relatively narrow plot. It was constructed in 1902-3 and seems to have followed the design of some other Methodist Churches constructed at this period namely The Wesleyan Chapel at Arnold Nottingham and the Hobthorpe Primitive Methodist Chapel near Worksop.

The building is a very fine example of the brickmakers art. The walls are mainly of yellow primrose colour, but it is the range of fine moulded red bricks around the windows, to the eaves and gables that stand out. There are dentil style bricks to the eaves, cornice brickwork to the eaves and gables,

moulded quoins to the window reveals. In addition, there are string courses; and plinth stretchers and header bricks to the top of the buttresses. The bricks were manufactured by the company owned by one of the founding fathers William Homan Collier.



19th March 2016



9th May 2018

The building has a tall steeply pitched slate roof with decorative ridge tiling only remaining to the dormer roofs over the side windows. There are large red ball finials to the main front and rear gables and smaller ball finials to the corners of the vestibule roof. The main windows are of wood with coloured lead light glazing.

The Church congregation had met in Copford and their metal chapel was transferred to the site and re-erected for use as the School Room. This was replaced by a Hall in 1959 and in 1993 the 2 buildings were linked and modern facilities installed. These sections are also of Collier brick, under tiled roofs with UPVC windows.



19-3-2016



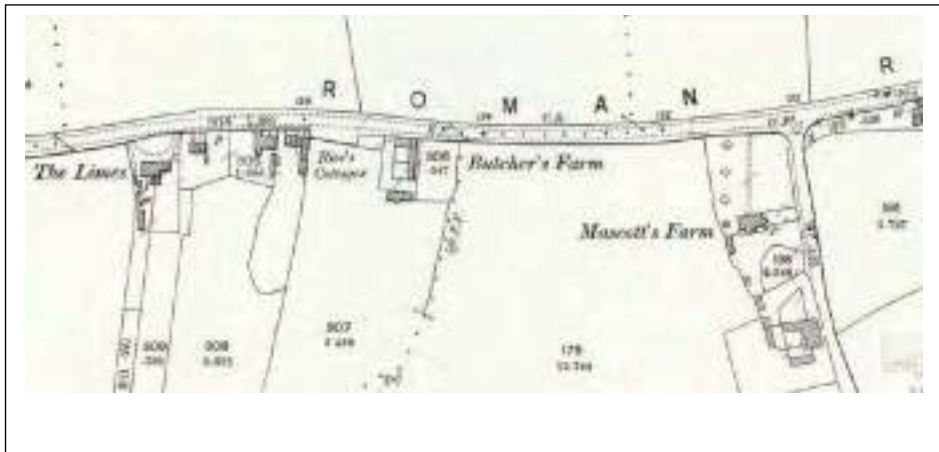
19-3-2016

The Church is closed and now used by Penny Meadow Life Skills, personal development and socialization for young adults with learning disabilities. The Churchyard is still open.

Marks Tey Neighbourhood Plan Group are very grateful to Andrew Waters, Local Historian, for his help and written description of the Methodist Church.

London Road – Butchers Cottage also recorded as Songers

The OS map of 1805 shows that there were building on this site, but unfortunately they are not named. The 1841 tithe map records a house and gardens in the corner of a field called 'Songers,' some of the land was owned by John Ambrose including Rice's Fields next door, and part of Songers was owned by the executors of George Round. The 1895 OS map below gives details of the location of Butcher's Farm on the south side of London Road



**Previously known as
Butcher's Cottage**

This pretty thatch cottage is one of only three remaining in the village. It is well set back from the road, and still enjoys views over open countryside.

1930's Style Houses

Pictured **on the right** are a typical style of house built between the war years. Brick built with bay windows, steep hipped roof and semi-circular porch set into the wall, plus wooden casement windows were repeated across the country. Here they are photographed in the 1950s when the fields were still open to view all the way to Aldham.

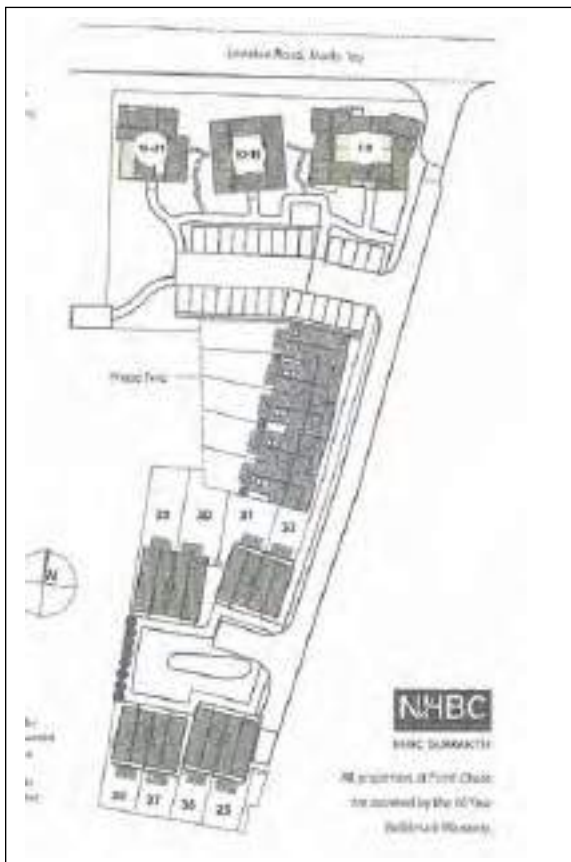




On the left are the same 1930s houses, having stood the test of time due to good solid construction. They are well set back from the road allowing room for parking cars, but also keeping the houses away from the noise of passing traffic. The green field alongside has now been built on to provide more homes in Francis Court.

Point Chase – apartment complex and houses

Planning permission was re-submitted in 2011 to build 32 residential properties (inc. flats and houses) on the land in London Road, and although there was local dissatisfaction with both the style and density permission was granted. Concerns were raised that the completed buildings would dominate the street scene, especially as the three storey flats were positioned very close to the land boundary along the London Road public footpath. Now they are completed this concern has been realised as shown in the photographs below. The scale and style of the buildings are totally out of character with any other buildings found in the parish. The materials used in the construction were blue brindle & yellow bricks, Weber one coat render white or light blue. Windows uPVC dark grey, roof - Etrnit slate, Balcony – frameless glass and timber ceiling - natural larch.



Point Chase - view from London Road
9-5-2018



Point Chase rear view
7-3-2017



Point Chase houses- plots 25-28
7-3-2017

The Rookeries – London Road

The 60 apartments, built in 7 blocks, are located on a piece of in-fill land created when the A12 Stanway bypass was built. The name is a reminder of the rooks that nested at the top of the tall elm trees that once lined the site. Although these apartments are also three stories high the impact on the landscape is lessened by the layout design which leaves enough space to plant trees and have grassed areas. The building design replicates local features such as hipped roofs, and yellow and red brick work using a contrast colour of soldier stringing around the individual blocks.



Ariel view of The Rookeries and
Prince of Wales Roundabout
2018



Entrance to the Rookeries
7-3-2017

Streetscape Features

There are pavements found along London Road, Old London Road and Station Road, but Mill Road has grassed verges only as it is not a through road. There appears to be no consistency in style of any street furniture, it has just been added where and whenever necessary over the years. A large red pillar box stands outside the post office. Street lighting is adequate on the major roads only. There are two light controlled pedestrian crossing, but neither are located on the busy London Road. A plethora of road signs prove to be confusing for visitors, and often cars are seen going around the same roundabout twice. There is an inadequate number of parking spaces for shoppers. Trees and hedge boundaries of private gardens can be seen and appreciated from the streets. The public areas do have trees and grassed areas, but there is room to add more colour to the streetscape. Brick and wooden built shelters provide a covered space for waiting bus passengers.



On the left – the bus
stop near the railway
station

On the right – the
bus stop next to the
Rookeries



Residential properties are found along all the roads in this area, and Old London Road is also the location for the Parish Hall and community facilities. Station Road, as the name suggests, is the location of the railway station for main line trains between London and Norwich plus the branch line to Sudbury. For additional information about the importance and history of the railway in Marks Tey please see **Appendix E, Railways, page 186**.



London Road provides the largest mix of land uses, including to the south Grade 2 farming land as can be seen from the aerial photograph below.



Residential properties are distributed along the entire length of this road. The Life Skills School, pharmacy (but no longer a doctor's surgery), access to the office based and light industrial areas, motoring services, hotel with sports facilities and retail businesses all blend together in this area. The following are just a sample of the many business who have London Road as their address. Two of the oldest to be established here in the early 1920s, and still offering the same service, are the butchers and the motor works.



Above is the butcher's shop. They will shortly be celebrating 100 years of successful trading. Building plans were submitted in 1922 and the architect was Edward Fincham of Marks Tey
ERO Reference: D/RLw Pb1/1447



Marks Tey Motor Works. Plans for rebuilding were submitted in 1927, and the rebuilding is recorded above. The architect was Edward Fincham of Marks Tey.
ERO Reference: D/RLw Pb1/1677



Marks Tey Hotel

London Road, Marks Tey

This hotel, built in 1972 and only six miles from Colchester town centre, provides 110 bedrooms and a range of meetings and events rooms able to accommodate up to 200 people. There is also a Brasserie Restaurant, Lounge Bar, and extensive leisure club facilities including indoor pool, sauna and gym.

Landscape Character Views and Settings

The views most appreciated by residents and recorded in both the main questionnaire and at open events have been summarised in **Appendix G – Landscapes Character Views and Settings on page 207**. The two most appreciated in this area are across to Marks Tey Hall, and across farmland from the wooded area.

Summary

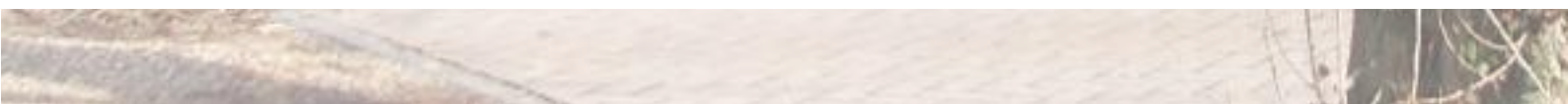
With the eclectic mix of housing, services, businesses, education, transport and farming this area forms the nucleus around which Marks Tey Village revolves and has done since the Lord of the Manor controlled the area from Marks Tey Hall. It is not geographically situated in the centre of the parish, but that is because it now incorporates the ancient settlements of Long Green, Potts Green and Little Tey all of which are found to the south and west and provide their own identity and character. During the inter war years Marks Tey was beginning to develop around the rectory meadow with buildings facing onto the meadow along three sides, while the railway line made up the fourth side. However, the extension of the A12 dual carriageway going right through this meadow necessitated a need to regroup both houses and business, to the layout seen today. Ribbon development has continued, while plots of land have been infilled with apartment complexes and a hotel. With the decline in farming large areas, once producing food and flowers, have been re-designated to small industrial units.

Summary Table for Area 3b - The Village

Characteristics	Character Area Details
Layout	An area dominated by a major trunk road and dumbbell junction. House are built in ribbon development or in small cul-de-sacs off the main roads. Boundaries are marked by fences, hedges or shrubs. Three apartment complex sites.
Land Uses	Residential, educational, retail, post office, motoring service centres, railway station, hotel and leisure, sports facilities, community services, light industrial, restaurants, pharmacy, and farming
Building scale appearance	Features which are common to the majority of buildings is low level and built along a consistent building line placed at the front of the plots, but with buildings spanning several centuries there is not one style which characterises the whole area. Please see the section headed Buildings and Details found on pages 120 - 128 for more details, and for listed buildings Appendix H - page 248 .
Green features	Large recreation area with play areas and sports fields. Large mature trees.
Open Space	Views over open countryside from public footpaths.
Landmarks	Cemetery, moat, medieval fishpond, wooded area, ancient hedges & field boundaries. 3 Grade II listed buildings: - Marks Tey Hall, 16 th century Barn at Marks Tey Hall The Villa 1 Grade II* listed building 14 th century barn at Marks Tey Hall



APPENDIX A: CHARACTERISTICS OF DWELLINGS & FEATURES



Appendix - A

Marks Tey Character Assessment - Consultation Feedback

Introduction

Face to face consultations with residents were carried out at two locations in Marks Tey , the Parish Hall & Poplar Nurseries, during April 2017. A total of 57 photographs were displayed in the five newly designated character areas. The photographs represented 500 years of building in the Parish right up to and including 2017. People were asked the following two questions -

Question 1

Photographs 1 to 30. These photographs show different domestic dwellings from a selection of time periods in the Character Areas of Marks Tey Parish. If you have positive feelings about the character of the homes shown please tick the relevant boxes on the form and add your comments.

Domestic dwellings liked by 25% or more of respondents are shown below with a selection of their most frequent comments.

Area 1 ~ Little Tey



Sixteenth century timber framed barn conversion – protecting a listed building for the future



A balanced and attractive farm house



Modernised but still retains rural character

Area 2a ~ Long Green



Historic house beautifully restored.
Reflects the heritage of the village



Good solid home. Built for the first
generation of commuters



Good modern homes. Built with
space to extend

Area 2b – Potts Green



Classic Essex farm house of early
19th century with good windows and
doors



Idyllic old farm house beautifully
modernised, but retains links to
historic features such as Essex
weatherboarding

3a ~ Roman River



Attractive weatherboard clad cottages
reflecting a quiet village feel

3b ~ The Village



A beautiful classic style thatched cottage
with links to village farming heritage



Excellent dwelling with moat in need of
some restoration. Has the potential to
become a village focal point



500 year old cottages sympathetically
modernised. An asset to the village



A good example of modern timber clad
homes that fit well into the character of
the village

Question 2 - Features

Photographs 31 to 57. These photographs show various design features on buildings, and features which are part of the character on Marks Tey Parish. Please tick the relevant boxes on the form of those features you feel positive about.

Features liked by 25% or more of respondents are shown below

Bricks, walls, windows and doors



Chimneys and roofs



Railings and Countryside features



Heritage



Cart Lodge



The last remaining Public House



Rare Bottle Kilns



War Memorial

Green Areas and Trees



Open space and paths on housing estate



Long Green – listed monument



Dobbies Lane
An 'Ancient Lane' which connected the greens of Long Green and Potts Green



Fields and greenhouses once a hive of productivity



Horse Chestnut tree with a Tree Preservation Order (TPO). Planted to commemorate the coronation of King George V and Queen Mary in 1911

It is worth noting that the five boards (shown below) on which residents were asked to comment did include recently built buildings but there were not many favourable comments given to these.

This was especially clear when it came to those buildings found at Point Chase. “Completely out of character,” & “totally out of proportion to existing buildings” plus “dominate the street scene” were frequently mentioned, but as this survey only asked for ‘positive’ comments they were not recorded on the forms.





APPENDIX B: GRANGER'S LANE – HISTORY & SURVEY



Appendix – B

Granger's Lane – Introduction

Background

At the start of the Neighbourhood Plan local residents attended an open meeting at the Parish Hall, and several people came together as a group to help with the creation of a Neighbourhood Plan for Marks Tey. All members were volunteers requiring training and guidance from the outset, and it has proved to be a very steep learning curve for all concerned. To complete a neighbourhood plan there are many stages and tasks which must be carried out, but there is a wealth of guide lines available from Planning Aid England, Royal Town Planning Institute, London, plus other organisations. This character assessment of Marks Tey is just one of those tasks, and it has to include "local green space designation / enhancement of open green spaces." To quote the Planning Aid England guide lines

Green and open spaces play an important role in shaping the character of many neighbourhood areas. Your character assessment will document these features. You can use your character assessment to inform your decisions on whether to designate land as a Local Green Space in your neighbourhood plan, or to identify open spaces that could be enhanced.

Methodology

- Gather information through consultation and research
- Identify areas
- Desk Study Research
- Field Surveys
- Evaluation
- Preparation of Study Report (Appendix B)

Through consultations with local residents at open meetings, and responses to questionnaires several areas were identified as being considered important, some of which already receive statutory protection. This is not a comprehensive list and please let the Parish Council or neighbourhood group know of any that have been overlooked.

Those with some protection:-

- Roman River (part of) a stretch of this river passes through the Collier brick yard which is a Site of Special Scientific Interest (SSSI).
- The old village greens of Potts Green & Long Green are listed as monuments
- The ancient double hedge lane from St. James the Less Church to the old rectory Little Tey is recorded as a Bye Way.
- The bridleway north of Motts Lane.
- PROW – footpaths but those which crossed the railway have recently been closed.

Areas with no current protection are:-

- Granger's Lane, Long Green
- Coppice to the rear of the old Methodist Church, London Road
- Roman River outside the area of the SSSI.

It was therefore decided to carry out an investigation into the history of Granger's Lane because it is an area enjoyed by many residents, and the one most frequently mentioned as an area to be saved in the questionnaire responses.

Appendix – B

Granger's Lane, Long Green - History

The history of the highway, which has no doubt been known by many different names over its long and varied existence, could well stretch back to before the Roman occupation. Prior to the Roman invasion much of the countryside had been divided into fields or pastureland, linked by trackways and bounded by ditches, fences and hedges.

The section which has been surveyed starts at Long Green and ends at the site of what once was Broom's Farm.



The lane once formed part of a highway between two roads known to be Roman, Stane Street, (now A120) and the road to London (A12) although both these roads could have earlier origins and were up-graded by the Romans. This earlier evidence has been noted by Oliver Rackham in his book *History of the Countryside*. The square field in which Broom's farm was built alongside is also the same size as a Roman field being one stadia long on each side. A stadia = 607.14 ft. or 185m.

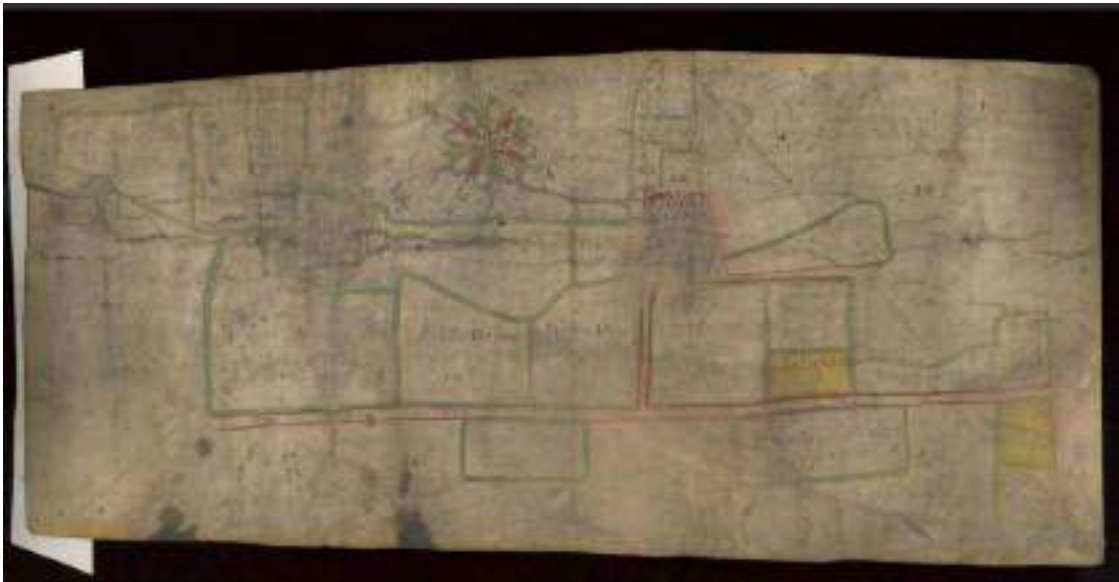


The earliest mention of this highway can be found in the COURT IN SESSIONS ROLL EASTER 1661 Presentments by Grand Jury and held by Essex Records Office reference: Q/SR 388/27.

The highway from “Domsie brooke to a tree called Crosse a hand” in the parishes of Feering, Marks Tey and Easthorpe.

By comparing the 1805 ordnance survey map, and the surveyors map produced in 1825 for the proposed railway route, Domsey Brook is clearly marked on both maps, and the highway is marked running alongside the east bank of the brook.

The earliest map showing the junction of Granger’s Lane with the London Road has been found on a sale document for Flips-his [Flispes] Farm, in the parishes of Marks Tey and Easthorpe and is represented by a small red line in the bottom right hand corner. This map is dated 1667 and is held by The Huntington Library, California and can be found in their Battle Abbey Archives.



In his book *The History and Antiquities of the County of Essex, Volume II* (1768), Philip Morant makes mention of Mr. William Grainge of Broom’s Farm, and Wm. Leapingwell of Barnfield Farm, Marks Tey. Broom’s farm was not newly built at that time as from bricks that have been recovered from the demolished farm are possibly sixteenth or seventeenth century.



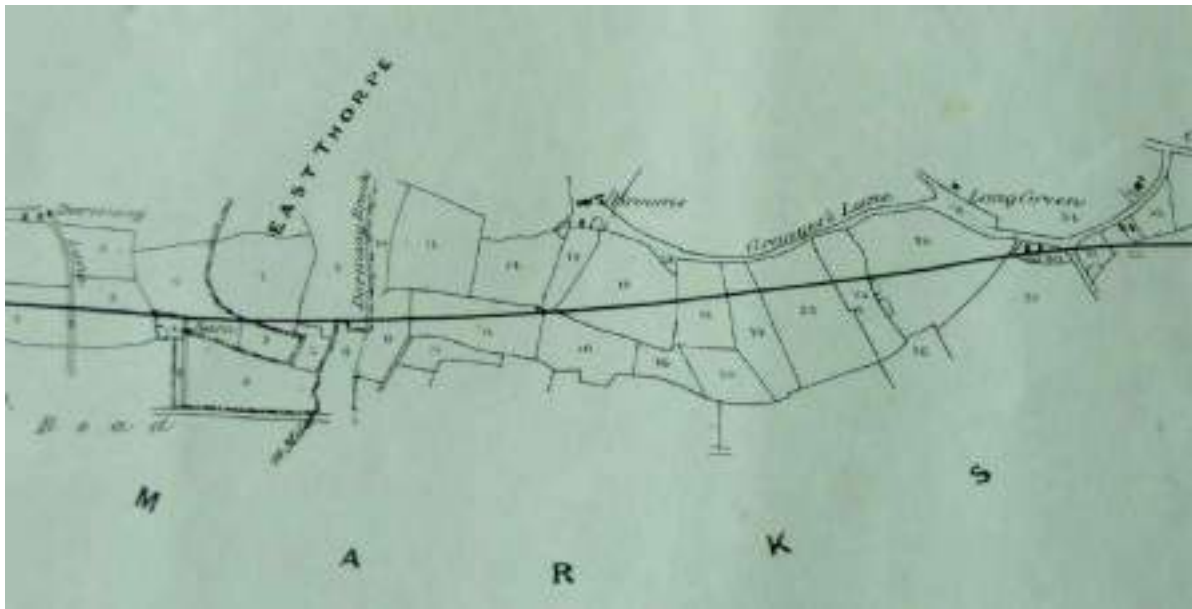
The First Ordnance Survey map of 1805 clearly shows the highway as part of the network of trackways connecting the two major roads. The three roads marked in red are Roman and include the road leading to Great Tey and the Roman Villa. Excavations that were carried out at the Roman villa south of Warren's Farm were found at a greater depth than expected making it possible that others sites may still lie undiscovered in the surrounding area. In 1991 the excavation of the Roman Road at Teybrook Farm confirmed the existence of a three-track Roman road running northwards from the A120.



In 1809 Long Green Farm was sold by Mr. Scott Lithgow and had previously been owned by Mr. Wm Leapingwell. The map below which accompanied the sales documents clearly delineates the Lane.



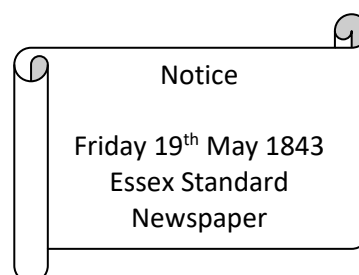
The arrival of the Great Eastern Railway crossed many roads and farms on its way from London to East Anglia, and Marks Tey was no exception. From the surveyors map below of the proposed line of 'Rail Road between London and Ipswich' made by H.R. Palmer, Civil Engineer in 1825 nothing stood in its way. Domsey Brook diverted, buildings demolished, roads and pathway severed, and fields cut in two. The landowners received compensation, but they were often not the farmers who had their lives disrupted. On this map the lane is called Granger's Lane, no doubt named after the farmer of Broom's Farm mentioned by Philip Morant even though the spelling is slightly different.



The 1841 tithe map below shows Granger's Lane passing right through the farmyard of Brooms Farm and continuing towards the London Road. However the new railway line was about to disrupt the original route taken.



The Tithe Communication Act 1836 was an Act of Parliament to replace the ancient system of payment of tithes (tax of one-tenth) from produce of the land, crops, cattle, timber etc., with monetary payments. It is especially noted for the tithe maps which were needed for the valuation process required by the Act. Land surveys were carried out to produce the tithe maps, and the majority of the work was completed by 1841. Parcels of land and buildings were each assigned a number. Associated with each map was an apportionment schedule, which listed each map by item number. For each entry the owner, tenant, area, name or description, state of cultivation, rent charge payable, and the tithe owner were listed.



On the Tithe Maps public highways are not assigned a number whilst private roads were given a number because they were considered taxable under the 1836 Act, for example the road leading to Marks Tey Hall was numbered 177. Granger's Lane does not have a number assigned to it and so does not belong to any of the local farms including Brooms Farm, Palmers Farm, Long Green Farm or Sansoms Farm. This indicates it was considered a highway for all to use along with roads we now identify as the A12, A120, Jays Lane, Long Green and Wilsons Lane.

At the time of the tithe map the field on which Brooms Farm was sited alongside had been subdivided (fields numbered 41 & 42) and was owned by different landowners. This has now been reinstated as a single field.

Between 1915 and 1916, during the First World War, the minutes of the Marks Tey Parish Council meetings record an obstruction on the alleged "Right of Way" between Long Green and Brooms Farm. Evidence was presented and sent to the Rural District Council for them to adjudicate on the matter. However the only reply received was to postpone a decision until after the war. No further correspondence has been found, and therefore the matter can be considered as still pending. Extracts from the parish counsel minutes, plus a press report can be found at the end of this Appendix B.

The following photograph shows the entrance to the lane at Long Green and includes Marigold Cottage which when built would have been an encroachment onto 'The Green.' The photograph was taken in 1967.



The National Farm Survey was carried out during the Second World War by central government between 1941 and 1943. From the start of the war, Britain faced dire food shortages, with imports of fertilizers and foodstuffs drastically cut, so there was an urgent need for greater home food production. The area of land under cultivation had to be increased significantly and quickly. From the following map you can see how important the area of Marks Tey became as part of the war effort. The maps are held by the National Archives, Kew, Surrey, TW9 4DU.



National Farm Survey Map – Marks Tey 1941 -43

The following photographs are Granger's Lane in 2017. It is no longer trimmed, nor fit for vehicles as modern day farm machinery is too large to use the ancient highway, but intrepid walkers brave the undergrowth regularly. At several points they need to leave the lane and progress on the field side before re-entering the lane.



Entrance to
Granger's Lane
from Long Green
Marigold Cottage
is still there –
just hidden
behind the
hedge on the
right.

Taken from
Granger's Lane
looking out
towards the
pond.



The most valuable wet areas for wildlife are inherently diverse with varying depths of water. This not only allows a range of plants to colonize, but also provides a home for frogs, newts and sticklebacks and supplies drinking water for animals and birds.



Taken in Granger's Lane looking towards the site of Brooms Farm

Hedgerows contain a wealth of different plant and animal species and are an essential habitat and refuge for the majority of our farmland wildlife. They provide a vital resource for mammals, birds, and insects. As well as being important habitat in their own right they act as wildlife corridors allowing dispersal between isolated habitats



The photograph is taken looking into the overgrown lane from the field on the east side.
The buildings on the right hand side are in Long Green

Update – October 2017

Since this appendix was first written Granger's Lane is now completely accessible again as the seasonal nettles, brambles and fallen trees have been cleared in the past few weeks by local residents who walk it regularly. It is now possible to walk the entire length from Long Green, past the pond, and through to where it meets the corner of the footpath which crosses the site of Brooms Farm. Hopefully many people will start walking this route regularly and enjoying the experience while their feet help to keep the lane clear. To maintain accessibility proper land management will be necessary and consideration given to how 'hedging & ditching' can best be carried out to enhance and improve this ancient lane.

Update January 2018

In October 2017 the matter of the status of Granger's Lane was raised with Marks Tey Parish Council to try and establish some protection for this valuable heritage site which also contributes to the biodiversity for Essex and the local area. At a meeting of the Neighbourhood Planning Group on Wednesday 17th January 2018 the Chairman of MTPC was asked what progress had been made in the reinstatement of the ancient Granger's Lane to a Public Right of Way or at least for it to be designated as a public footpath. Since that meeting a formal application has been made to the Parish Council to raise this matter. The Local Plan being proposed by Colchester Borough Council delineates green corridors in the general area of Long Green however as that plan is currently only marks on several different planners maps, and with no guarantee that any of them will come to fruition, Granger's Lane could be in danger of being overlooked especially as it presently has no statutory protection.

As mentioned in the introduction to this appendix B there were other important areas identified in Marks Tey Parish which would also fall into the category of needing protecting for the benefit of future generations. Should any constituent wish to raise the profile of an area within Marks Tey Parish that would benefit from investigation, similar to that which has been carried out at Long Green, please inform the Marks Tey Parish Council or a member of the Neighbourhood Plan Group, not all of whom are members of the Parish Council

Update January 2019

An application to modify the Definitive Map has been made to Essex Legal Services, (ELS) Seax House, Chelmsford, to have Granger's Lane added to the records of public footpaths.

This comes under the Wildlife and Countryside Act 1981, section 53
Marks Tey: Schedule 14 application Long Green (Grangers Lane) Case 1038

In the reply from ELS, dated 5th February 2019, it is stated *"there is a waiting list for applications such as these to be investigated and it may be some months before we are able to look into it."*

Appendix - B

Granger's Lane - Survey 2016

Three sections of Granger's Lane were surveyed on 6th & 22nd September, and 31st October 2016. This lane has a hedge on either side making it a double hedge feature. The survey was carried out to the standard procedure defined in the Hedgerow Survey Handbook issued by the Department for Environment, Food and Rural Affairs, published 29th March 2011. For an aerial view of the survey area please see the history section of this Appendix B, page **140**.

Section 1 – from entrance at Long Green

Although some ground cover had been previously cleared it was still difficult underfoot in Granger's Lane as it is an un-surfaced track. Walking was easier at some points alongside the hedge from the arable field situated on the eastside of the hedge. The overall length of the lane from Long Green to the demolished Brooms Farm is approximately 770m.

A distance of 30m was measured from the entrance into the lane alongside Marigold Cottage. The entrance to Granger's Lane is much wider than it is 30m further down the lane narrowing from 13.5m to 7m approximately. Earlier maps indicate this length of the lane was once part of 'Long Green' and could therefore be considered as an encroachment onto the public green. This part of the lane is the most recently planted although even this section is estimated to be reaching 200 years old.

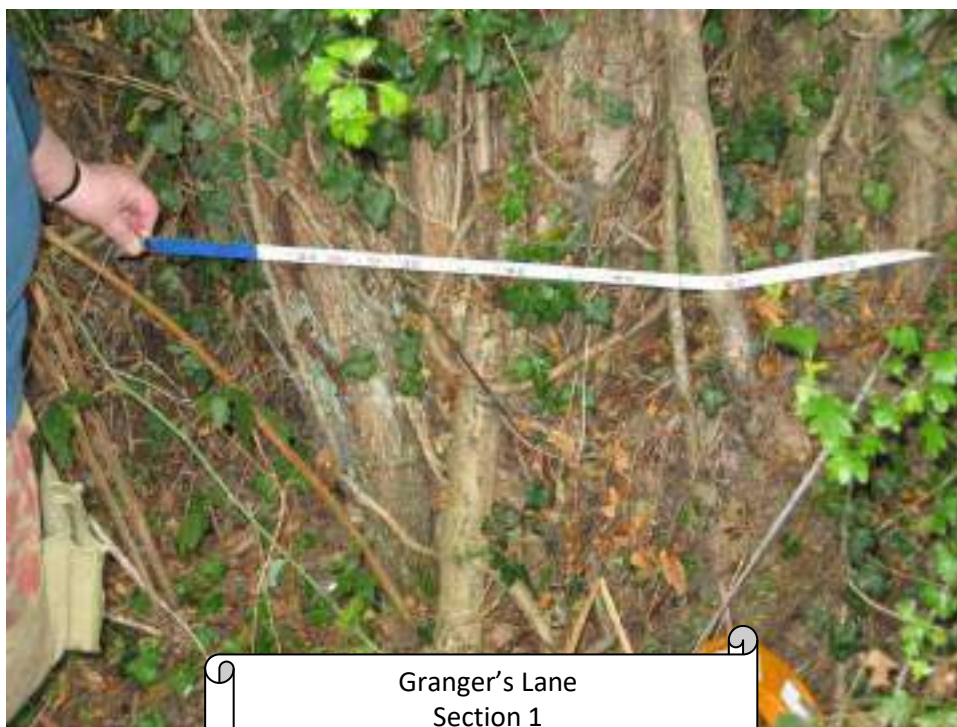


Granger's Lane
Section 1
viewed from Long Green

To the left the photograph shows the 30m length surveyed as viewed from Long Green, and the half way point being indicated. There is a ditch (dry at the time of the survey) at the base of the hedge 60cm wide and 45cm deep. Hawthorn make up 95% of the trees found and are classed as a shrubby hedgerow which is still growing close together making for few gaps. The height is approximately 8m which is higher than a normal field boundary hedge. In the early stages of growth this hedge was managed by coppicing and an individual Hawthorn bush measured 75cm in diameter at the base where this procedure had been carried out. Dog rose brambles and ivy can be found entwined in the hedge.

There is evidence of 'nutrient enrichment ground flora indicator species' such as nettles, cleavers and docks. Other flora include wild violets, primroses, cow parsley and thistle, although others may be more prominent at different times of the year.

Evidence of frogs, hedgehogs, slowworms and a large variety of birds and bats has also been found at this location. Insects abound!



Granger's Lane
Section 1
Evidence of Hawthorn coppicing
75cm diameter at base



Granger's Lane – Section 1
Viewed from the arable field
side of the hedge looking
towards Long Green



Granger's Lane
Section 1
Hawthorn Bush
Granger's Lane

Section 2 - Centred from the very tall Cypress tree

The survey was carried out 15m either side of the cypress tree growing very close to the hedge and is pictured below. The tree was used as the central marker point and can be found on the aerial view map Appendix B, page 140.



Granger's Lane
Section 2
Centred on the Cypress Tree

The lane at this point is much lower than the fields on either side, and has an internal ditch running along both sides. The species discovered in the hedge at this location indicate a greater age than those found at the entrance from Long Green. With only a few Hawthorn bushes the majority are Field Maple, Oak, Elm, and Ash identified among the mature trees some reaching more than 15m tall. The hedge in between these mature trees can be described as 'Tall & Leggy' and many gaps have appeared. The reason for this is not known as some parts may have been removed or have died naturally. Although some trees have fallen over and the rotting wood is covered in moss and lichens there is evidence of recent work undertaken as several branches have been sawn.

The canopy of mature trees restricts the light reaching the ground and for this reason there is limited ground cover, but stinking iris, brambles and ivy give cover for small mammals. Several nesting sites were seen in the bushes and trees.

Granger's Lane
Section 2

The Field Maple
was measured at
'breast height' and
was estimated to
be 2.45m in
diameter.



Granger's Lane
Section 2

While some sections
are easy to walk
along they quickly
become impassable
a short distance
further on
~~~

**Update**

**October 2017**

A path has now  
been cleared  
making access much  
easier.

### Section 3 – Centred on the pond

The pond is located on the aerial map found in the history section of this Appendix B, page 140.

Once again a 30m stretch was marked out in order to carry out the survey. The bushes and trees here are 'very tall and leggy' and there are many gaps in the hedge on both sides of the lane. The arable fields on both sides are at a similar height to the lane or just slightly higher. The ditch runs into the pond to provide the water supply. There are Elm, Sycamore, Ash, Oak, Hazel, Field Maple, Alder, and fruit trees listed among the mature trees here plus Blackthorn, Hawthorn, Brambles, Dog Rose and Ivy intertwined. Where light penetrates the ground bittersweet, hawkweed, thistles, stinking Iris, red campion, wild violets and other wildflowers and herbs grow.

This area is possibly the most interesting for watching wildlife as families of wrens and kingfishers plus other birds and creatures have been observed here. This pond was part of the water system for Broom Farm and from old maps there were other ponds interconnected to form the land drainage and water supply. It is clear that trees have some great age at this location and many once fallen over have again started to grow upwards. Walking towards the pond the path is quite wide in sections, but after the pond and the nearer to the site of the demolished Brooms Farm the path dwindles away until it is no more than a single ditch/pond and hedge.



Granger's Lane

Section 3

The pond is to the left of this picture.

Quote from John Wright in his book *The Natural History of the Hedgerow* "The 'green lane' with hedges both sides is among the best of hedgerow habitats."



Granger's Lane  
Section 3

The pond viewed through the old trees. Having once fallen over the trees again bend upwards towards the light.

It is home to sticklebacks, kingfishers, moorhens and mallards and a variety of flora throughout the seasons.

During the 1970's & 1980's it was a very popular spot for schoolchildren from the local school who were brought here regularly to learn about nature at first hand.

**The Essex Biodiversity Action Plan 2010-2020**

The vision for Essex ponds given by the Essex Biodiversity Project includes that village and farm ponds are managed for biodiversity and have been re-created or re-established where beneficial and sustainable.

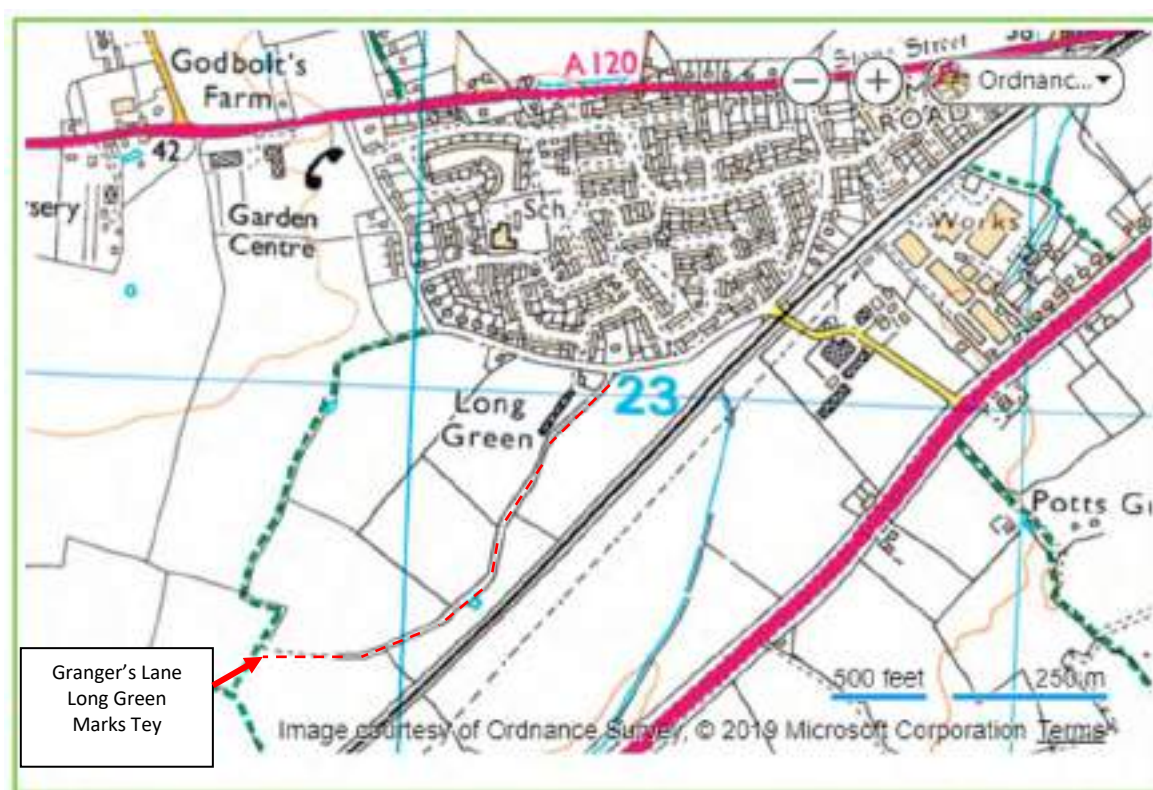
The pond alongside Granger's Lane is several centuries old and was once part of a number of ponds connected by drainage ditches for Brooms Farm. It therefore forms a significant part of the heritage of parish.

With reference to ponds The Essex Biodiversity Project states *"Whilst we have incomplete knowledge of numbers and locations and even less knowledge of the wildlife that they contain we do know that they do form an extremely important component of the biodiversity of Essex. While we will aim to gather more information, this won't stop actions to preserve and improve ponds in Essex."*

The survey of Granger's Lane was carried out by local residents with guidance from Dr. Lorna Shaw, Essex Wildlife Trust. It is evident from this brief survey that an expert and more detailed survey is required to establish the best way to manage this ancient lane for future generations to enjoy. The lane forms an important part of the historic heritage and character of Marks Tey Parish, and contributes greatly to the biodiversity of the area. From the responses to the Neighbourhood Plan Questionnaire many residents find pleasure in walking through this area and believe that it should be given due consideration in future plans.

### October 2017

A path had recently been cleared and it was possible to walk the entire length from Long Green to the site of the demolished Brooms Farm.



## **Appendix - B**

### **Marks Tey Parish Council – extracts from minutes of meetings**

#### **Volume 1, page 220 – 9<sup>th</sup> October 1913**

Proposed by Mr. Ball, seconded by Mr. Osborne that as E Fincham's executors had sold the farm [Green Farm, Long Green] together with the land 2 acres occupied by allotments in Jays Lane to Alexander Dickson & Sons Limited, Belfast and the latter having agreed to re-let to the Council....

#### **Volume 1, page 230-231 – 28<sup>th</sup> January 1915**

Agenda -To consider a letter from a ratepayer as to an obstruction to an alleged Right of Way to the road leading from Long Green to Broom's Farm

The clerk having read the letter from Mr. A. Smith and also evidence from Mr. E. Fincham as to an obstruction to an alleged Right of Way of the road leading from Long Green to Broom's Farm and Messrs Smith and Barleyman having attended at the invitation of the Council to supplement by any remarks the letter. After considering the matter the following resolution was passed. Proposed by Mr. Osborn, seconded by Mr. Ball that the clerk be instructed to write to the Rural District Council as to an obstruction to an alleged Right of Way to the road leading from Long Green to Broom's Farm.

#### **Volume 1, page 237 – 7<sup>th</sup> October 1915**

Proposed by Canon Steele, seconded by Mr. Eade that the clerk write to the Rural District Council and request them to forward to the Parish Council a report as to what has been done and the present position of the Right of Way dispute in Marks Tey (agreed).

#### **Volume 1, page 238 – 22<sup>nd</sup> March 1916**

The matter of the Right of Way dispute at Marks Tey. A letter from Mr. [W.] Deason, Chairman. of R.D.C. [Lexden & Winstree Rural District Council] acknowledging the receipt of one from the clerk was read. The clerk is desired to attain further information before the next meeting.

#### **Volume 1, page 241 – 20<sup>th</sup> April 1916**

Proposed by Canon Steele, seconded by Mr. Ball the clerk writes to the clerk of the R.D. Council requesting a written reply in the matter of the Right of Way dispute at Marks Tey, and how the affair now stands.

#### **Volume 1, page 241 – 13<sup>th</sup> October 1916**

The clerk read a letter he had received from Lexden & Winstree R.D. Council enclosing one addressed to A. Dickson, Marks Tey, informing them that they had postponed taking any action in the alleged Right of Way dispute to Broom's Farm until after the war. This to be without prejudice.

[Note: Further searches of The Marks Tey Parish Council minutes have been taken, but no additional correspondence is recorded on this matter. Therefore a decision is still pending in 2019.](#)

Marks Tey Parish Council minutes are now held at the Essex Record Office, Wharf Road, Chelmsford. Reference A14616. Catalogue Reference D/J 188 Accession Box 1. In order to view them they need to be pre ordered.

## Appendix B

### Granger's Lane – 1915 Press Report

FOOTPATH DISPUTE AT TEY  
Essex Newsman – 30<sup>th</sup> October 1915

At Lexden and Winstree Petty Session on Saturday, Capt. Kelso, R.N., in the chair. George Willsher, 51: John Ayton, 64: Arthur Norfolk, 42. Walter Reyment, 49. Labourers: Charles Osborn, 41, gasman: and Charles Manning, 23, porter, all of Marks Tey were summoned for damaging a gate and palings belonging to A. Dickson and Sons, Ltd., to the extent of £5 on September 5<sup>th</sup> – Mr H.M. Beaumont prosecuted; Mr. Asher Prior defended.

Mr. Beaumont said that on the Sunday afternoon defendants went down Jay's Lane, Marks Tey, and helped in taking down a gate and fence at the head of a chaseway to Brooms Farm, erected about July last by the order of Dickson and Sons. Defendants then made a fire and burned the whole thing up. Messrs Dickson did not acknowledge a right-of-way.

Mr. Prior said he had strong evidence there was a right-of-way. He advised three of defendants to plead guilty, as they went too far when they burnt the gate. The Bench would have no other alternative but to dismiss the case against the other three men, who did what they did to prevent the fire from spreading. Defendants had reasonable belief that they had a right to remove the locked gate.

Mr. Abraham Smith, farmer, Ardleigh, formerly of Marks Tey said he used the lane in boyhood, and had never been challenged until this Spring, when he was stopped by Dickson's foreman. Witness did not stop. On August 15 he, with the defendant Osborn, asked for the key of the gate. The foreman refused to give it them, and they went to the gate, removed the staple, and went through the lane.

The Chairman said the Bench found defendants guilty. Had they confined themselves to what Mr. Abraham Smith did, perhaps nothing would have been heard of it. As it was, they did a lot of unnecessary damage, and each would be fined 5s. [25p], with 16s. 8d. [83p] Damage, and 5s 10d. [29p] Costs.



Granger's Lane  
Long Green, Marks Tey

The disputed Public  
Right of Way marked in  
**red**  
Ordnance Survey map  
1898



**APPENDIX C: WILDLIFE SURVEYS  
2016 & 2017 RESULTS**



## Appendix C

### Wildlife survey results 2016 & 2017

#### RSPB Big Garden Birdwatch and Marks Tey Survey 30<sup>th</sup> & 31<sup>st</sup> January 2016

Each year the Royal Society for the Protection of Birds (RSPB) hold their Big Garden Birdwatch and at the end of January 2016 the opportunity was taken to ask the residents of Marks Tey to not only take part in this survey for the RSPB but to also collect the results for the Parish of Marks Tey. It was an opportunity to discover just how diverse the wildlife is and where it can be found. Accurate up-to-date information is required in order to protect the wildlife and its habitat (and the human habitat also) because the birds and wildlife which visit the gardens of residents is living and breeding in the fields and hedges that completely surround the Parish, and It is these very same fields and hedges which are being proposed for development.

The RSPB listed 15 different birds with 2 species labelled as 'RSPB Priority Species' because of concern over their declining numbers nationally. These were House Sparrows and Starlings, but as can be seen from the Marks Tey results below these birds came first and second for the highest numbers recorded in the parish.

A copy of the survey form, which was delivered to every home in the parish, is included in this Appendix C. The following is a summary of the 2016 Marks Tey survey, and with results from 27 roads spread right across the parish all areas were represented.

|                                 |     |
|---------------------------------|-----|
| Number of survey forms returned | 73  |
| Number of adults taking part    | 100 |
| Number of children taking part  | 4   |
| Number of roads/areas recorded  | 27  |

#### Birds and the number sighted on 30<sup>th</sup> & 31<sup>st</sup> January 2016

|              |     |                 |     |
|--------------|-----|-----------------|-----|
| Blackbirds   | 147 | Greenfinch      | 47  |
| Blue tits    | 144 | House sparrow   | 382 |
| Chaffinch    | 43  | Long-tailed tit | 53  |
| Coal tit     | 29  | Magpie          | 46  |
| Collard Dove | 145 | Robin           | 84  |
| Dunnock      | 64  | Starling        | 210 |
| Goldfinch    | 111 | Woodpigeon      | 93  |
| Great tit    | 66  |                 |     |



#### Sparrowhawk

This bird flew into a window of a house on the Colne Park Estate and knocked itself out. It is seen here recovering before flying safely away.

Other birds seen during the survey and/or during the previous 12 months around the Parish of Marks Tey

|                          |               |                    |
|--------------------------|---------------|--------------------|
| Barn Owl                 | Herring Gull  | Rock Dove          |
| Black-headed Gull        | Jackdaw       | Rook               |
| Bullfinch                | Jay           | Short-eared Owl    |
| Buzzard                  | Kestrel       | Skylark            |
| Carrion Crow             | Kingfisher    | Song Thrush        |
| Fieldfare                | Little Owl    | Sparrowhawk        |
| Firecrest                | Mallard ducks | Spotted Flycatcher |
| Goldcrest                | Mistle Thrush | Stock Dove         |
| Great Spotted Woodpecker | Moorhen       | Tree Sparrow       |
| Green Woodpecker         | Partridge     | Turtle Dove        |
| Grey Wagtail             | Pheasant      | Wren               |
| Heron                    | Pied Wagtail  | Yellow Wagtail     |
|                          | Redwing       |                    |



Above left is a Jay photographed appropriately near to Jays Lane, Marks Tey.

Above right is a Great Spotted Woodpecker taking advantage of one of the many bird feeders residents have in their gardens throughout Marks Tey Parish.

Other wildlife seen at more than one location around the Parish of Marks Tey during the previous 12 months January 2015 to January 2016.

|               |               |                          |
|---------------|---------------|--------------------------|
| Badger        | Field Vole    | Otters                   |
| Brown Rat     | Fox           | Pipistrelle Bats         |
| Common Frog   | Grass snake   | Rabbits                  |
| Common Lizard | Grey Squirrel | Slow worm                |
| Common Newts  | Hare          | Soprano Pipistrelle Bats |
| Common Shrew  | Hedgehog      | Stoat                    |
| Common Toads  | Mole          | Weasel                   |
| Field Mouse   | Muntjac Deer  | Yellow-necked Mouse      |

Essex Wildlife Trust Biological Records Centre run an on-line service for data sharing, but unless that data has been entered onto the data base then it can't be shared. Anyone can submit a sighting or request wildlife data, and it is often used when development projects are proposed. For more information visit <http://www.essexwtrecords.org.uk/record/sighting>

**Are you going to take part in the RSPB Big Garden Birdwatch on  
30<sup>th</sup>- 31<sup>st</sup> January 2016?**

**Would you also like to help Marks Tey Village at the same time?**

---

**How to take part:-**

1. Watch the birds in your garden or local park for one hour. Any time of day is fine, so simply fit the hour into your weekend.
2. Record the highest number of each bird species you see at any one time – not the total seen over the hour, as birds may visit more than once.
3. Only count the birds that land in your garden or park, not those flying over.
4. Once your hour's up complete the form over the page. Don't forget to fill in the details for other wildlife too.
5. Return your completed Marks Tey form to post boxes located at Poplar Nurseries, Coggeshall Road, Marks Tey, or Marks Tey Pharmacy, 86 London Road (the building in the Food Company car park) or Patsy Beech, 49 Keable Road, Marks Tey, CO6 1XB
6. The RSPB would also be very pleased to receive your results on their website [rspb.org.uk/birdwatch](http://rspb.org.uk/birdwatch)

---

Each year the RSPB hold their Big Garden Birdwatch at the end of January and you have probably seen their advert on TV to raise public awareness. Well this year I thought I would take the opportunity to find out just how diverse the wildlife is, and where it can be found in Marks Tey because in order to protect the wildlife and its habitat (and the human habitat also!) we need accurate up-to-date information. The birds and wildlife which visit our gardens are living and breeding in the fields and hedges which completely surround our village, and it is these very same fields and hedges that are being put forward for development. Therefore every form completed and returned will be valuable to OUR village. Once the results are in I will pass them on to the leader of the environment group of the Marks Tey Neighbourhood Planning Committee who can then use them as evidence in their final report.

There have been sightings in Marks Tey of several animals such as deer, otters, newts, bats etc which are not mentioned on the form so please, please add these to the 'other wildlife' section if you have seen these or any other wildlife during the last year. Birds which appear on the RSPB endangered 'Red List' and have been sighted in the village include Corncrakes, Cuckoo, Fieldfare, Redwings, Grey Wagtail, Tree Sparrow, Hawfinch, House Sparrow, & Linnet. Have you seen any of these in the last 12 months? (They can't all just be in my garden!)

For more help in identifying birds, making a home for wildlife or an explanation of the RSPB's Red, Amber and Green lists please visit their website [rspb.org.uk](http://rspb.org.uk) You can also request a free information pack on their website.

**Thank you. It's good to know nature can count on you.**

Please send your results to both the RSPB and the Marks Tey drop off locations by **19<sup>th</sup> February 2016**

Tell the RSPB what you saw online at:  
[rspb.org.uk/birdwatch](http://rspb.org.uk/birdwatch)

Please quote code BG17  
You can keep track of results online too. At the end of March they will publish a full summary of results on their website.

Please return completed Marks Tey form to post boxes at:

**Poplar Nurseries**, Coggeshall Road  
or **Marks Tey Pharmacy**, (Located in Food Co. Car park)  
or **49 Keable Road, Marks Tey**

Alternatively email results to: [patsy.beech@btopenworld.com](mailto:patsy.beech@btopenworld.com)

# Count the wildlife that's counting on you

## How many of these birds did you get in your hour?

Taking part is easy. Just have a look at what you need to do to take part overleaf. Please write in the boxes below. We've shown you some of the birds you're most likely to see here. Where we don't show male and female, the sexes are similar, though not always identical.



**Blackbird**  
Your number should combine males and females



**Blue tit**



**Chaffinch**  
Your number should combine males and females



**Coal tit**



**Collared dove**



**Dunnock**



**Goldfinch**



**Great tit**



**Greenfinch**



**House sparrow**



**House sparrow**  
Your number should combine males and females



**Long-tailed tit**



**Magpie**



**Robin**



**Starling**



**Woodpigeon**

## How often do you see other wildlife in your garden or park?

You probably won't see these creatures below in your hour watching (especially hedgehogs, slow worms and grass snakes, which are hibernating now) – and not all are found throughout the UK – but we'd like to know if any have visited your garden or park in the last year and, if so, how often. Write a letter from the key (right) next to each animal. If you don't know, please write "F".

### Key

**A** daily  
**B** weekly  
**C** monthly

**D** less than monthly  
**E** never  
**F** don't know



**Badger**



**Fox**



**Grass snake**



**Hedgehog**



**Red squirrel**



**Grey squirrel**



**Slow worm**



**Stoat**

Other birds and wildlife seen in your hour:

How many people took part?

Adults  Children

Collared dove by Phil Chappell, male chaffinch, great tit, magpie and female house sparrow, house finch and woodpigeon by Chris Doman, robin, grey squirrel, coal tit, blue tit and dunnock by Ray Matthews, female chaffinch, goldfinch and starling by Andy Ray, greenfinch and male blackbird by Nigel Banks. Originals by John Bridges, magpie by Graham Dixon, hedgehog by Dennis Green, fox and slow worm by Ben Andrews, grass snake by Steve Frost, hedgehog by Nigel Banks, red squirrel by Chris O'Reilly, stoat by St. Euphemia's. © Greenpeace.com

The Royal Society for the Protection of Birds (RSPB) is a registered charity, England and Wales no. 207076, Scotland no. SC037854, 281, 1044-10 16

## Results for Question 29 of the Neighbourhood Plan Survey carried out during January 2017.

**Question 29 - “An indication of a healthy environment is the wildlife observed within it.”** Out of the total number of 328 respondents for the whole questionnaire over 200 completed all or part of this question giving an indication of how significant the local environment is to their wellbeing. While the data was collected in such a way that to give accurate numbers for individual species would be difficult it did clearly identify the ‘hot spots’ where wildlife was flourishing. There were no real surprises as wildlife like humans need food and shelter to survive so it is those areas providing basic requirements where the greatest diversity is found. Interestingly these ‘hot spots’ also match the views most appreciated by residents and were:-

Elm Lane  
Little Tey – Church Lane & Green Lane  
Motts Lane  
The Brick works and Church Lane Marks Tey  
Roman River Area  
The Woods back of Methodist Graveyard & Mill Road  
Potts Green  
Old London Road and up to the railway embankment  
Jays Lane, Long Green with Granger’s Lane and Wilsons Lane

A list of 25 animals and birds was compiled for the questionnaire from those sighted a year earlier, and every one of those 25 was again reported in the parish, therefore confirming the findings of the survey carried out In January 2016.

Rabbits were recorded as ‘everywhere’ by many respondents and therefore foxes also followed their trail no doubt looking for a quick meal. During face to face conversations many people on the edge of the residential areas reported needing to rabbit proof their gardens and protect special plants.

190 respondents recorded seeing pheasants in all the surrounding fields, and some pheasants even ventured into gardens, while at the other end of the scale only one otter was spotted in Roman River, but even that single sighting is of importance.



A pheasant photographed on a residential lawn in Marks Tey Parish.

*‘Oh dear! This does not look like my normal Marks Tey Field!’*

Bats were commented on 114 times and were recorded not only over fields and hedgerows, but houses and gardens also provided popular places for their evening visits. Pipistrelle and soprano

pipistrelle bats were confirmed with the aid of a bat detector in the Long Green area, but a more detailed study would be required to identify if there were any other species present.

While 'hot spots' have been identified surrounding the residential areas that is not the whole picture, and all the gardens in the parish play a very important and special role in providing food and shelter for wildlife. Many people only identified the location of their sighting by saying '*in my garden*' and for two species in particular, hedgehogs and frogs, gardens and ponds are vital. 184 respondents recorded hedgehogs, and 181 respondents recorded frogs. In general gardens attached to the houses of Marks Tey and Little Tey are larger than those provided by modern day housing estates as house building density has increased in recent years, and this wealth of habitat in Marks Tey Parish is encouraged by many who '*garden for wildlife*.' The Royal Society for the Protection of Birds (RSPB) and Royal Horticultural Society (RHS) are just two of the many organisations that offer free help and advice on how to garden for wildlife.

Hedgehogs need space to roam from one garden to another and it is helpful if there are gaps in fences to let them through. Hedgehogs are in serious decline and "The Hedgehog Rescue and Rehabilitation Centre" for Colchester and Frinton has a website for additional information and assistance if you discover one in distress. [www.hedgehoghaven.co.uk](http://www.hedgehoghaven.co.uk) The information about the number of Marks Tey Parish hedgehogs that have been sighted by residents has been passed to them to help monitor their progress or continuing decline.



Hedgehogs are an endangered species and are included in the UK Bio Diversity Action Plan. They cannot survive hibernation if they weigh less than 550g and they need help to find food and water. Cat food can be offered, meat varieties only, along with mealworms etc., but **never bread and milk!**

With the decline in the number of farm ponds the garden ponds of Marks Tey Parish have gone some way to restore habitat for frogs, toads and newts etc. How they discover a newly dug pond so quickly is a mystery but find it they do. Out of the 181 respondents who recorded seeing frogs 80 residents said they had seen 4 or more frogs at any one time, and 24 residents sighted over 10 frogs at a time.

Just one of the many frogs who find a home in a garden pond.  
Keable Road, Marks Tey

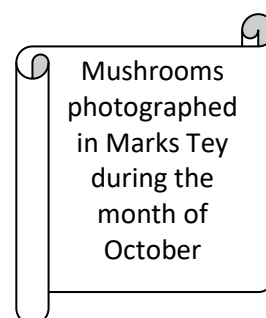


Apart from the 25 birds and animals specified on the questionnaire another 56 birds were recorded by 95 respondents to 'other' species and are listed below.

|                |                 |                      |
|----------------|-----------------|----------------------|
| Bewick's Swan  | Goldcrest       | Parakeets            |
| Blackbird      | Goldfinch       | Pied Wagtail         |
| Blackcap       | Goshawk         | Pigeon               |
| Blue Tit       | Great Tit       | Plover               |
| Brambling      | Greenfinch      | Red Kite             |
| Bullfinch      | Grey Partridge  | Red-legged Partridge |
| Chaffinch      | Grey Wagtail    | Redwing              |
| Chiffchaff     | Hawfinch        | Robin                |
| Coal Tit       | Heron           | Siskin               |
| Collared Dove  | House Martin    | Skylark              |
| Common Gull    | House Sparrows  | Song Thrush          |
| Crow           | Jackdaw         | Starling             |
| Cuckoo         | Kestrel         | Swallow              |
| Ducks          | Little Egret    | Swift                |
| Duncock        | Long-tailed Tit | Tree Sparrow         |
| Fieldfare      | Magpie          | Turtle Dove          |
| Firecrest      | Merlin          | Woodpigeon           |
| Garden Warbler | Mistle Thrush   | Wren                 |
| Geese          | Moorhen         |                      |

Grass snakes, adders, lizards, stoats and rats were also recorded. Roe deer and the endangered stag beetle also find a place in Marks Tey.

These surveys were only glimpses into the wildlife that surrounds the Parish of Marks Tey, and did not include any creepy crawlies, moths and butterflies etc. Then of course there is the wide variety of trees, plants, mosses and fungi to consider before we really know what contributes to the whole environment within the parish. However, we do now have evidence of the large biodiversity surrounding the parish which was unavailable previously.



**THANK YOU**

to the many residents who took time out from their busy lives to contribute to these surveys.



## **APPENDIX D: ROADS - HISTORY AND DEVELOPMENT**

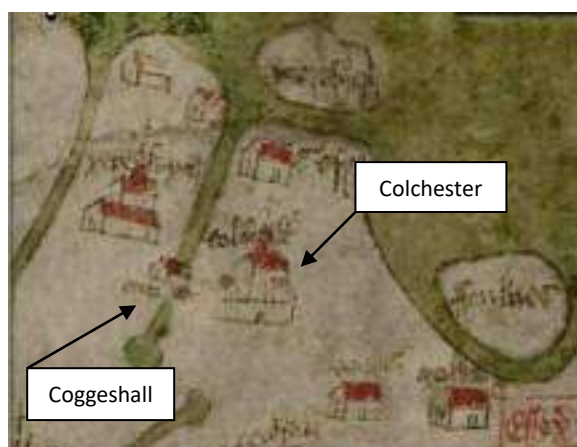
## Appendix D – Roads

The roads through the parish of Marks Tey are an important part of the heritage of this area and have a very interesting history all of their own. They possibly were ancient trackways used by early man and have therefore been in use for approximately 400,000 years.

Although some evidence can be found for our two main roads the A12 & A120 being used during the Iron Age it was the Roman occupation which improved the condition of these tracks with new road surfaces, bridges and where necessary taking the bends out as the quickest route is a straight line between two points, and speed of travel was an important factor for the Roman Army.

For centuries after the Roman occupation the roads in general throughout Britain were neglected and the lack of maintenance made travelling precarious. By 900AD Alfred the Great had consolidated the Saxon race and the old roads were being used again to encourage progress and stability, but it was many centuries before any legislation was passed for the building and repairing of the road system.

Sometime around the year 1360 a map was created and known today as “The Gough Map” after one of its former antiquarian owners Richard Gough (1735-1809) and is credited as possibly being the first map of Britain to record major roads and rivers of Britain. The record is not comprehensive with significant road omissions including London to East Anglia via Colchester, but it does record the town of Colchester with its fortified walls and the village of Coggeshall.



The Gough Map  
Bodleian Library, University of  
Oxford

It depicts the geography of  
medieval Britain in unparalleled  
detail, but despite the wealth of  
information it conveys, very little is  
known of its creation, its purpose  
and its audience

Perhaps the roads were not marked because of their bad condition making travel difficult whereas the rivers were navigable and therefore clearly depicted in green. In 1364 Stane Street (A120) was under the control of St. John's Abbey, Colchester and noted in their 'Leger' book is reference to the Abbot being asked to repair the way between Marks Tey and Coggeshall, so it is known for certain the road was in use at the same time as the Gough Map was created.

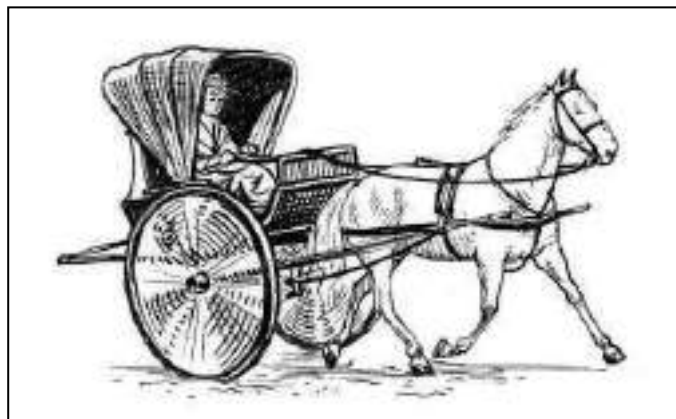
In 1553 Queen Mary came to the throne and she appointed surveyors in every parish to enforce the repair of the highways. Unfortunately, all this resulted in was the parishioners reluctantly maintain their roads by throwing a few hurdles, some loose earth or a cartload or two of stones into the quagmires. By 1566 it is recorded that messengers travelling day and night through Essex with important government dispatches required forty hours to go 63 miles, and for many years the county's road were described by travellers as nothing more than earth tracks, swamped in rainy weather and dust-bowls in summer.

During the next hundred years or so travel became more popular, and with the introduction of coaches brought over from the Continent a new pressure was put onto the road system. Added to the horses, farm carts, heavy road wagons drawn by six or eight horses and animals being driven to markets along these tracks, and with no maintenance taking place, it is little wonder that progress was slow and dangerous.

In 1696 during the reign of William III the first Turnpike Act dealing with the (A12) London to Harwich road was created, and the first stretch of road on which it is known tolls were collected by the Domsey Road Trust ran through Marks Tey from Domsey Brook to Colchester. Over the following years the number of toll roads increased significantly and in 1765 Stane Street (A120) became a toll road from the guide post in Marks Tey to the Chapel Inn in Great Coggeshall. This income must have initially produced good results because in the *Ipswich Journal* dated 10<sup>th</sup> June 1769 it is reported *"The road from the guide post at Marks Tey to Great Coggeshall is now in good repair, and fit for coaches to go and pass therein."*

Perhaps one of the earliest road accidents reported in Marks Tey appeared in *The Bury & Norwich Post* on 22<sup>nd</sup> December, 1824 when *"The Rev E.W. Mathew, vicar of Coggeshall, was overturned in his chaise on the 11<sup>th</sup> inst. Near the Rev. Mr. Wright's Marks Tey, by which he broke the scapula of his left shoulder, and narrowly escaped with his life. The accident is attributed to the negligence of the surveyor, who had laid a quantity of gravel, without allowing sufficient room for two carriages to pass."* Unfortunately there have been many more accidents since.

A drawing of a typical 'Chaise' of the early 1800s from the Pearson Scott Foreman Archives.



Where the toll house was situated in Marks Tey is not known for sure, but in the unpublished memories about the village recorded by a lifelong resident of Marks Tey, Brenda Wilby, she mentions *"on the corner of Church Lane, Marks Tey, was a little round house known as the toll house."* This building has now been completely modernised, but from a hint still remaining in the shape of the roof it once may have looked similar in style to the toll house shown below.



The Toll House now found at Chiltern Open Air Museum once stood on the London to Oxford Road. They can often be recognised by their polygonal plan, which enabled the toll-keeper to watch the road in both directions.

One of the benefits of the Turnpike Trusts that were set up to administer and improve the road system was through funding raised from the tolls, ways could be found to improve the surface and drainage. Experiments from engineers such as John Loudon MacAdam and Thomas Telford developed different methods of road construction which drastically cut journey times. For example, London to Edinburgh took 10 to 12 days in 1750, but by 1830 the journey time was reduced to 45½ hours. However, with the arrival of the railway to Marks Tey in 1843 there was a reduction in road usage for long distance goods and passenger traffic and many trusts found difficulty in raising enough capital. Reported in *The Observer*, 13<sup>th</sup> September 1841, in a statement of income and expenditure the income in Essex amounted to £31,460 and expenditure to £31,729 leaving a deficiency of £269.

From 1860 many turnpike trusts were amalgamated and by 1881 only 184 trusts remained. The newly formed county councils took over responsibility for main roads in 1889 and five years later the rural district councils accepted responsibility for local roads.

One of the large engineering projects connected with the arrival of the railway was the Coggeshall turnpike road bridge. At this crossing the railway line was nearly level with the turnpike road, and because of the very acute angle at which it intersects the railway an arch of masonry would have increased the height of the approaches and it was therefore decided to construct a cast iron bridge. It was described in *The Essex Herald*, 7<sup>th</sup> February 1843, as having a span of 86 feet and a road carriageway width of 28 feet with parapets being of ornamental character, giving great apparent lightness to the structure, and concealed its immense strength. The iron bridge lasted for many years and there are several references in the minutes of the Marks Tey Parish Council Meetings as to who was responsible for the maintenance of the footpath on the bridge.

The photograph below was taken in September 2016, and although the road and railway remain in exactly the same position the ornate parapets have long since disappeared as have the steam trains and horse drawn carriages.



### The Arrival of the Motor Car

The pioneering years of the motor car were in the 1890s, and by the 1900s there were many car companies starting production. So it is no surprise to find letters of concern appearing in newspapers about the effects this new form of transport was causing for rural communities. One such letter addressed to Lord Queensberry and published in the *London Daily News*, 9<sup>th</sup> February 1906 was written by Wm Cuthbertson of Dobbies, Marks Tey, who lamented that in *Spring* *“the motors come along, tearing through the country at railway speed, and the cottage gardens become gardens of dust, where everything – flowers, fruit, and vegetables alike – are half ruined. It is all very well to plead for a modern invention... but the use now made of the high roads by motorists eliminates much of the joy and pleasure of poor people who had gardens and cottages on the high roads long before motors or motorists were heard of. Is the destruction to the horticulture, agriculture, and cottage property to be allowed to continue unchecked to satisfy the craving for inordinate pleasure on the part of the wealthy?”*



No doubt the cottages shown above are typical of those Mr. William Cuthbertson was referring to in his letter. They are still standing in what is now called Old London Road, but they are surrounded by many more buildings and substantially more traffic passing the doors than was there in 1906.

### The Automobile Association

In June 1905 a small group of motoring enthusiasts came together to warn drivers about speed traps and zealous police enforcement of driving restrictions, and they called themselves the Motorists' Mutual Association. They devised a combination of signals and salutes to assist drivers to stay safe on the roads and avoid punitive penalties. Only one month later as the group established an enthusiastic following among the motoring community they settled on a new name – The Automobile Association.

In 1912 the AA introduced roadside boxes which were known as “lighthouses of the road.” The wooden structures were originally intended as shelters for passing AA patrols, and were equipped with a fire extinguisher, small fuel supply, first aid equipment, cleaning materials and local information. but later when telephones were added they allowed contact with patrols and for AA members to make emergency calls. One of these early boxes was situated in Marks Tey at the junction of the London Road and Coggeshall Road opposite the village school.



London Road, Marks Tey

The above photograph was taken looking south towards London. The AA box was strategically placed at the junction of what is now the A12 & A120 so that the AA guide could direct traffic towards London, Braintree and Colchester

The AA guide for Marks Tey was William 'Bill' Cole who was asked by the AA Superintendent to take up the position of guide in 1914. He became a well known local character and was described in an article published in the *Chelmsford Chronicle*, 29<sup>th</sup> August 1924 as *"...a striking personality. His devotion to duty, his smart salute to passing motorists, his imposing appearance – all make him a figure that is not easily forgotten."* Brenda Wilby in her memories of Marks Tey certainly remembered Bill standing near his AA box and directing the traffic, and she also recalled a beacon marking the junction with a red light on top which flashed continuously.

With more and more motorised transport using roads that had never been designed to take such vehicles and travelling at previously unimagined high speeds the Minister of Transport, Leslie Hore-Belisha introduced a 30mph speed limit in built up areas for cars and motorcycles which came into effect on 18<sup>th</sup> March 1935. This provoked an outcry especially in the student community who held demonstrations around the country. It was reported in the *Manchester Guardian* on 19<sup>th</sup> March that the protest in Essex took the form of *"On a twelve-mile stretch on the main London-East Coast road between Hatfield Peverel and Marks Tey, Essex the new speed-limit discs were yesterday found to have been removed. In some cases the posts had also been rooted up and taken away."* This indicates Marks Tey was again included in experimental ideas for traffic control and management.

#### **The arrival of the A12 Dual Carriageway**

As early as 1927 proposals were being put forward for improvements of the London-Colchester Road, because enquires were being made by Essex County Council to purchase glebe land in Marks Tey which would be required for the new road. However, it was not until 1936 that the Minister of Transport announced grants from the Road Fund for improvements to the London-Yarmouth road

had been made. Essex County Council had proposed the replacement of the existing carriageway with a dual carriageway separated by a central reservation. A quote from The Times 5<sup>th</sup> May 1936

*"NEW DOMSEY BRIDGE – ...the road will be reconstructed for a distance of about 5,300 yards between Kelvedon and Marks Tey. Here the width of the existing road varies between 30ft and 60ft., and the carriageway has a minimum width of 20ft. It is proposed to acquire land to provide for a formation width of 140ft. The dimensions of the various compartments of the road will be the same as on the Margaretting-Widford section, but the central reservation will be 30ft., which will afford an ample margin for traffic requirements. Domsey Bridge will be rebuilt, and the junction of the road with the Braintree-Colchester road at Marks Tey one-way traffic working will be introduced. The cost of this scheme is estimated at £96,000, and the work will probably be completed in 1939."*

While towns and villages such as Witham and Kelvedon were awarded by-pass roads because the cost of compensation required for loss of buildings would not have made it financially viable to widen the existing road, however Marks Tey did not receive the same consideration. Although during the consultation period several suggestions for the new road were put forward the final outcome was the historic public house The Trowel and Hammer was demolished along with homes, shops, the smithy and Baptist Chapel, all to make way for widening the existing road.



The Smithy  
London Road.  
The photograph  
was taken early  
1900s.

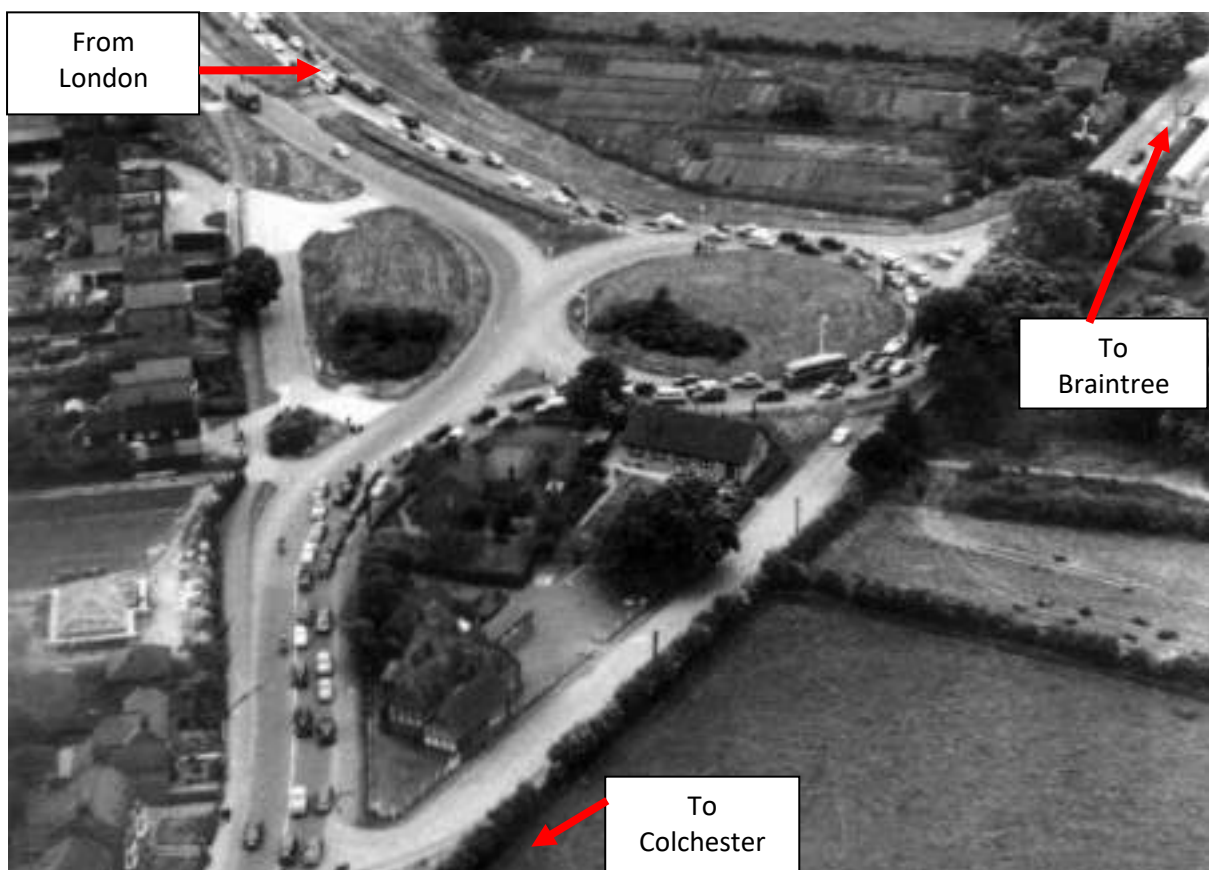
The 1921 map on  
the left highlights  
where the smithy  
stood and the  
London Road as a  
single carriageway.

The map below  
records the new  
dual carriageway  
which was opened  
in 1942.



The building of the new stretch of dual carriageway was not completed by 1939 as first predicted because of the outbreak of WWII, but surprisingly from an article written by 'Signet' in the *Chelmsford Chronicle* in May 1942 it was completed during war time. He extols the virtues of this new road *"I call it "a road" but in reality it is more than that. You have today one road for the traffic to London, another for going to Yarmouth or Ipswich, a bicycle track thrown in, not to mention an extra special road for the inhabitants of Marks Tey. As my vehicle a lowly motorbike was the only one on the road east I was able to taste the joys of travel without being covered in the dust of others as would happen in peace time. I like the modern roads for their spaciousness and the sense they give of speed and fresh air."*

The utopia recorded above did not last for long and by May 1959 reported in The Times newspaper *BUSIEST WHITSUN ON THE ROADS - JAMS - WORST EVER KNOWN* *"From Marks Tey, Essex, on the main Colchester road, spotter aircraft yesterday radioed a report of a 20-mile queue of close-packed traffic. Many drivers gave up the struggle to reach the coast and turned off into side roads and lay-bys for picnics."* In her written memories Brenda Wilby records that every Sunday during the summer months traffic would build up in a solid queue for about six hours. Radiators would boil on the cars, and the children would run out from their houses in London Road with jugs of water and try to sell them for a penny. By the dual carriageway coming to an abrupt stop at the roundabout built at the junction of the A12 & A120 a massive bottle neck had been created.



All the London traffic bound for the coast and joined by traffic from Braintree were forced into a single lane passing the parade of shops in Marks Tey.



The photograph above was taken from what was the junction of Station Road and London Road. The Vivo Stores on the left is now Chateau Wines, and the tree on the right is the Chestnut Tree planted to commemorate the coronation of George V in June 1911. The tree now has the protection of a tree preservation order (TPO) and can be found next to the Marks Tey Pharmacy. The building in the distance between the roundabout sign and the double decker bus is the old Marks Tey School.

In July 1959 the answer to the problem given by the then Minister of Transport, Harold Watkinson, was to announce in Parliament that an experiment was to be made in creating clearways on certain stretches of trunk roads which meant no stopping was allowed. This was to include three miles between Feering and Marks Tey. Of course that was never going to be the answer to the problem and calls were made to extend the A12 dual carriageway and build the Stanway By-pass.

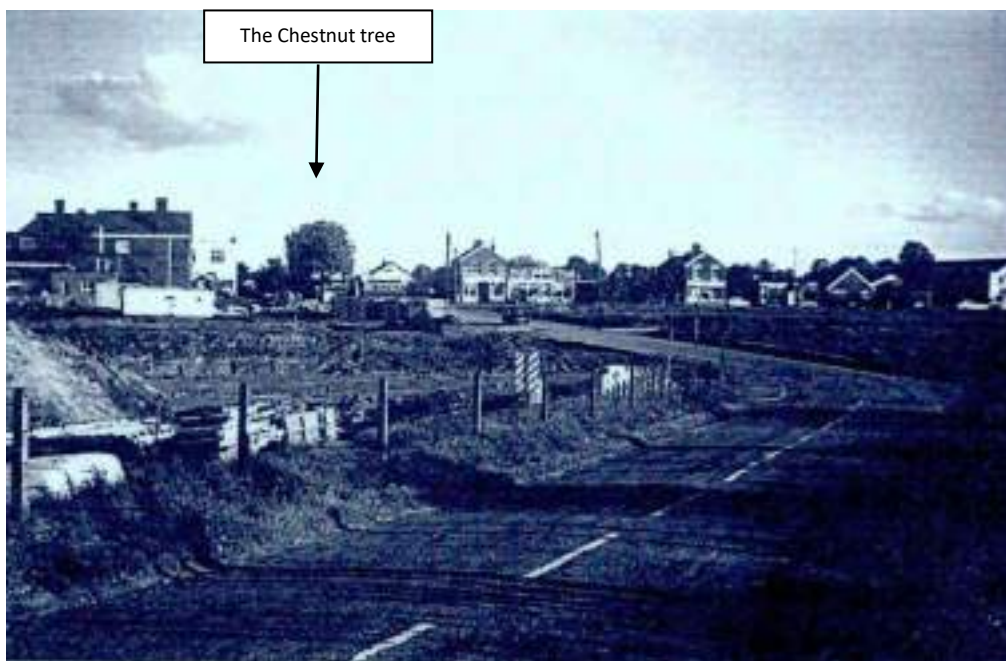
As early as 1964 plans had been discussed for the Stanway bypass and at a public inquiry into a housing development which would treble the population of Marks Tey from 800 to 2,300 Mr. D.P. Smith, Senior Planning Officer, gave reasons for turning down this housing application, and the following was reported in the Essex County Standard, 2<sup>nd</sup> October 1964, *"Mr Smith said that the school, village hall and playing field would all be lost when future road improvements – including the construction of the by-pass - were carried out in the Marks Tey area. This he suggested would destroy the nucleus of the village. This meant that alternative sites would have to be found for the main village facilities."*

It was another 4 years before the first demolition work started to clear the way for the new Stanway By-pass. Although the county council did not know when work on the road would commence demolition contractors pulled down the old school, church hall and cottages in May 1968. The old post office, general stores and the maltings were all due for the same treatment as Station Road had to be completely rerouted, access moving from London Road (opposite Willsher Butchers) to the roundabout. The old maltings in Station Road and two cottages were at that time being used by Folkard's Seed Merchants, as warehouse and offices but as the new A12 plans showed these would be destroyed by the new road the firm went into liquidation.



### **Station Road, Marks Tey**

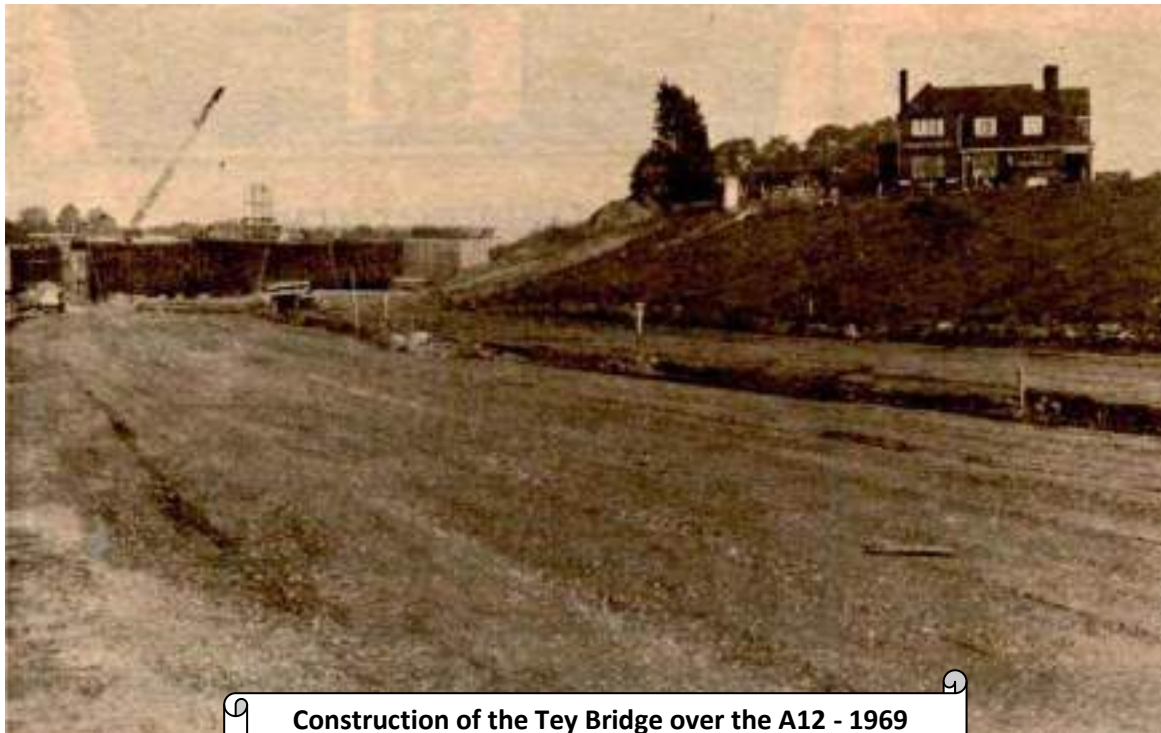
This photograph is taken from London Road looking towards Marks Tey Station. On the right is where the Post Office and General Stores were located.



### **Station Road, Marks Tey (after demolition)**

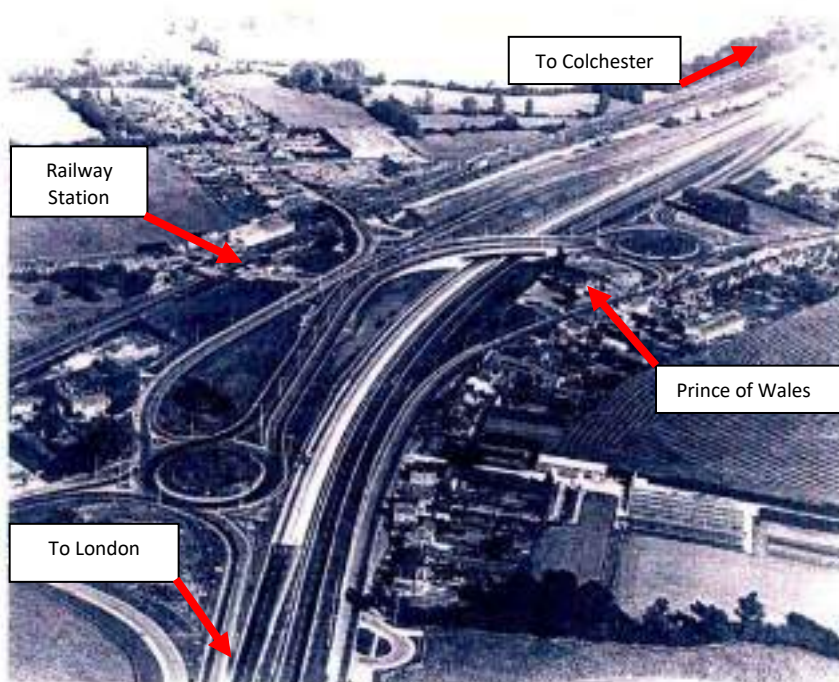
This photograph taken in the late 1960s is from the station entrance looking towards the London Road. On the left is the rear of the Prince of Wales Public House. The row of shops including Willsher Butchers which is partially hidden behind the Chestnut Tree, are in London Road, and to the right is the building where the post office is now situated.

It was first necessary to complete the road between the two roundabouts, and the 'Tey Bridge' over what was to become the A12 was opened in 1970. The 'Tey Bridge' is actually two bridges built side-by-side to take the two way directional traffic



#### **Construction of the Tey Bridge over the A12 - 1969**

The photograph is taken looking towards Colchester and the Prince of Wales public house is on the right.



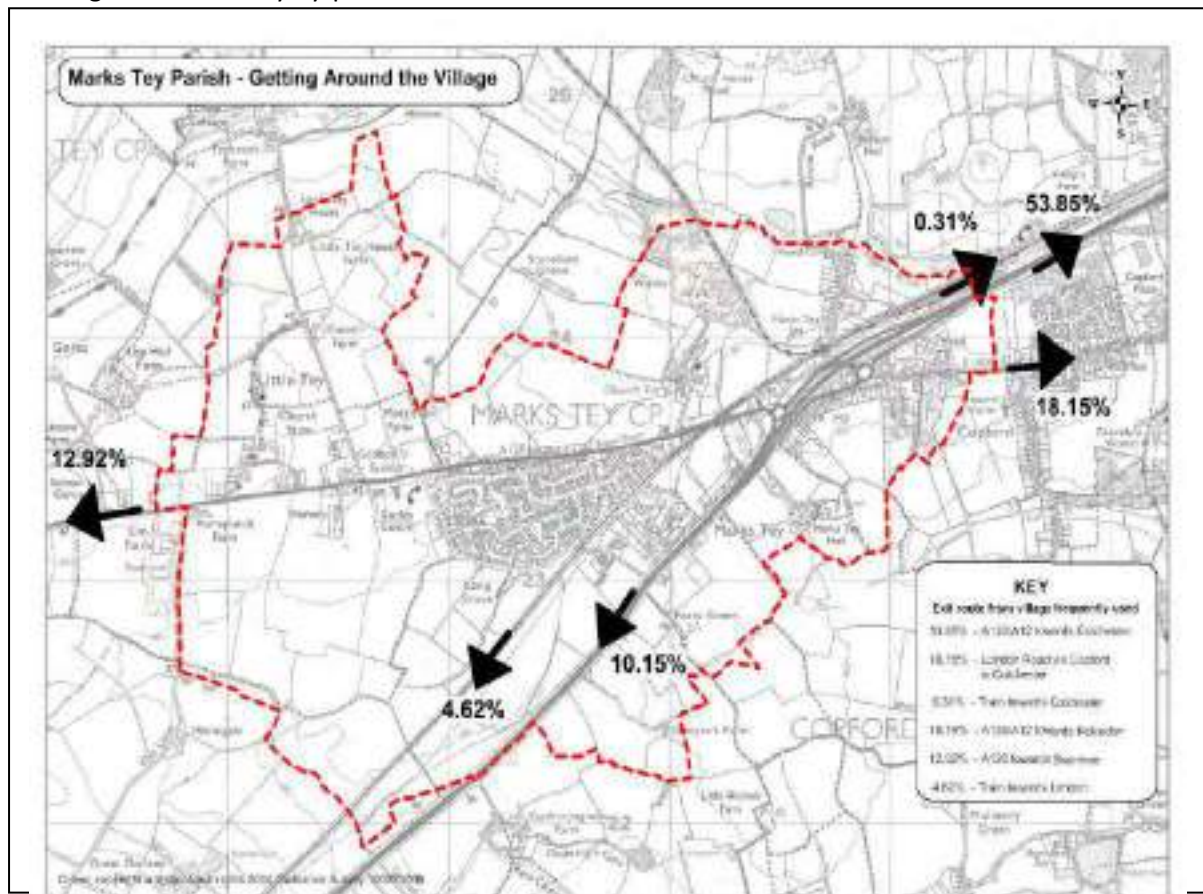
#### **The dumbbell junction at Marks Tey**

The A12 opened in 1971, and the photograph on the left shows the new road layout.

The new route of Station Road is now from the roundabout and not from the London Road alongside the Prince of Wales.

The Stanway bypass had been constructed to take off the large volume of traffic for Suffolk and the coast from the old road through Copford, Stanway & Lexden, but as housing developments increased from the early 1970s, including the expansion of the population from 800 to 2,500 in Marks Tey alone, the volume of traffic which was originally removed has now returned to the old road.

In the questionnaire carried out by the Marks Tey Neighbourhood Plan in early 2017, 72% of those who responded to question 3 leave the village by travelling towards Colchester and Suffolk either via the A12 or B1408 through Copford and Stanway. There have been proposals put forward to close the access to the A12 at junction 25 to discourage through drivers from using the old A120 once a new relief road is built. However, this would significantly increase the volume of local traffic needing to travel through Copford towards Stanway before being able to join the A12 north bound. The result could be to put more traffic back on the old road than was ever taken off in the first place by the building of the Stanway by-pass.



Back in 1979 a booklet was published by the Highways Department of Essex County Council for alternative plans for dealing with traffic on the A120 at Marks Tey and Little Tey. This booklet identified the problems, but stated *that "there were no major causes of delay to traffic nor are there any parts of the road which are the cause or scene of frequent accidents."* It continues *"With a narrow road and narrow footways pedestrians are subjected to 'buffeting' by passing vehicles and intimidated by the close proximity of heavy vehicle."*

It also reports *"A 12 hour traffic survey conducted by Essex County Council in May 1979 indicated that an average of approximately 8,000 vehicles used the A120 in Marks Tey, 15% of these vehicles were heavy lorries over 30cwt."*

There certainly was less traffic back in 1970s, as can be seen from the photograph below where it was possible to close the road entirely for the Marks Tey Carnival.

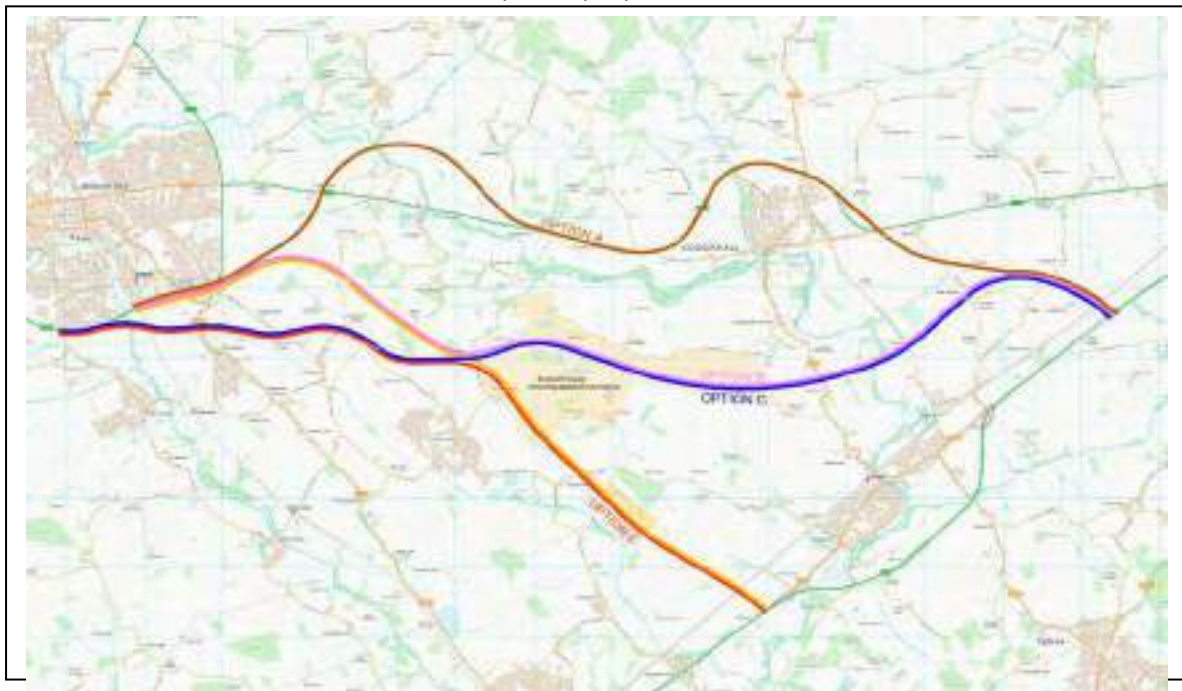


#### Marks Tey Carnival 1975

Photograph taken from the entrance to the housing estate at Ashbury Drive, and looking eastward towards Church Lane and the railway bridge on the A120

Time moved on and more studies into proposed routes were undertaken about a new route for the A120 and in January 2005 the Highways Agency announced that after consideration and consultations they had opted to build a new dual carriageway between the A12 at Marks Tey and Braintree. They had chosen the southern route for the new £220 million scheme with a new split-level intersection on the A12 east of Feering. At Braintree another new junction with the B1018 Witham road would also be built but there would be nowhere else to join or leave the new A120 between the two junctions. The following year in March 2006 a 5 year delay was announced, and the East of England Regional Assembly recommended work should start in 2016 instead of 2011 because of the high cost of the project.

Highways England and Essex County Council undertook public consultations in early 2017 for both the A12 and A120 roads. There were five options proposed for the A120.



Option A being the most northerly and option E being the most southerly. From the responses given to the questionnaire and consultation the votes given for each route was as follows

Route A = 17%  
Route B = 13%  
Route C = 29%  
Route D = 14%  
Route E = 27%

However, Essex County Council Deputy Leader, Kevin Bentley has said that any decision will not be taken simply on a 'popularity contest.'

Published on the "A120 Feasibility Study Project Team" website [www.a120essex.co.uk/traffic-summary-note/](http://www.a120essex.co.uk/traffic-summary-note/) there is a summary report of this study available for all to read, and below are just a few of their many conclusions.

- Our study has shown that today between 21,400 and 25,400 vehicles use this section of road every day
- The highest volume of traffic during peak periods are at each end of the corridor.
- The volume of traffic is starting to overwhelm junctions and push the road past its operating capacity. By 2024 it is estimated that the corridor between Braintree and the A12 [Marks Tey] will be operating well over capacity.

Future policies and land use identified in the same report are -

The Braintree Core Strategy (2010) outlines the following policies with regards to future land use within the context of their spatial strategy.

- Growth Locations for housing should be located at the Main Towns of Braintree and Witham only
- More limited development to serve the local area or deal with specific local issues such as the regeneration of important sites can be located in the Key Service Villages (Coggeshall, Earls Colne, Hatfield Peverel, Kelvedon, Sible Hedingham and Silver End).
- Apart from the identified Growth Locations the open countryside between the Main Towns, Key Service Villages and Other Villages should be kept undeveloped.

Of course it must be realised that the above bullet points are from the Braintree District Council's point of view and are not necessarily those of Colchester Borough Council.

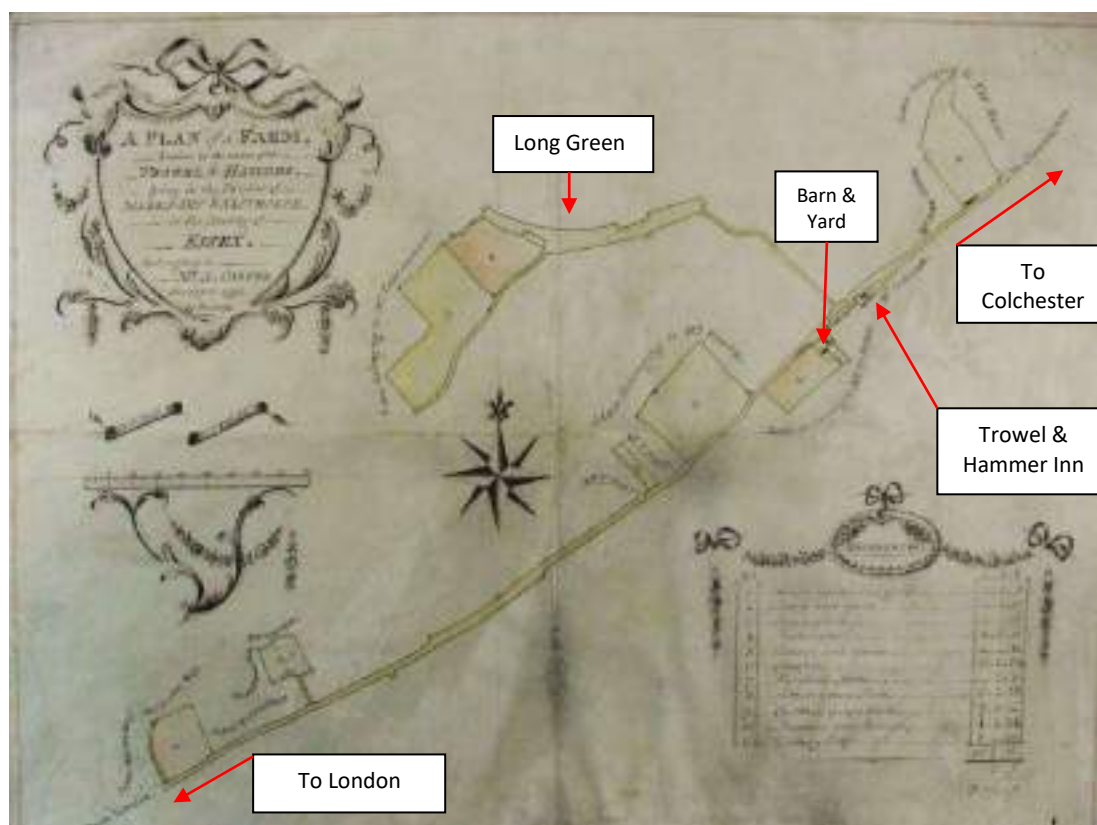
At the time of writing consultations are still continuing with many different opinions being considered for up-grades to both the A12 & A120. Reported in the Daily Gazette on 20<sup>th</sup> November 2017 *"Essex County Councillors have performed a U-turn on plans to reveal which route they back for dualling the A120 – for fear of missing out on government cash."* Their report said *"In the absence of an overwhelmingly strong single candidate option, there is a significant risk that any option chosen by Essex County Council as a favoured option could differ from the option identified by Highways England."*

When or what decisions are to be taken is simply not known at present, and with inevitable increases in costs year on year the question of funding for the project is also an unknown.

### Service stations of yesteryear

Important buildings along the A12 and A120 were of course the three inns providing food and rest for both people and animals. These were the Trowel and Hammer on the A12 near the junction with Doggets Lane, The Red Lion found alongside the A120, and The Prince of Wales which was on the corner of The London Road and North Lane, the original road to Aldham, a section of which was later to be known as Station Road when the railway arrived.

**The Trowel and Hammer** – later rebuilt and eventually known as the Spaniard.



The above map formed part of the sale documents for the Trowel and Hammer Farm and is dated 1793. Apart from being a farm and inn it was an important location in the parish as a place for holding auctions, inquests, coroners courts, farmers meetings and even quoits championships etc. many of which were reported in the local press. It was known locally as 'The Drovers' and certainly on the night of the 1851 census two drovers are recorded as being in residence. 10 years earlier in 1841 on Easter Sunday, and reported in the Essex Standard, *"John Campin, a waggoner was returning with his wagon from London, he met a drove of bullocks on the road between Marks Tey and Feering. Owing to one of the bullocks accidentally getting entangled between the three leading horses some words ensued between Campin and the drover, Robert Simmons."* The article continues by saying more than just words were exchanged! Fortunately, bullocks are not a problem for drivers on the A12 today, but for centuries while the drovers rested at the inn the herds of cattle and sheep rested overnight in the surrounding fields.

The Barn shown on the above map at the corner of the London Road and Doggets Lane was burnt down on 30<sup>th</sup> September 1854 by a boy playing with lucifer matches, but this was not the most explosive incident ever recorded. Earlier in 1815 when a heavy laden wagon was approaching the Trowel and Hammer it was observed to be on fire and Mr. Ford of the Trowel and Hammer and a Mr.

Jacobs who was passing in a post-chaise gave their assistance in saving the horses. However, the wagon driver did not tell them that among his goods was a barrel of gunpowder consequently the explosion resulted in both men being dreadfully scorched. The explosion was distinctly heard over a distance of nine miles, and the road and neighbouring fields for a considerable space were covered with various property, half consumed, or otherwise destroyed, consisting of soldiers accoutrements, wool, hops, a quantity of books, chests of tea and the remains of the wagon. Mr. Ford died from his injuries but not until January 1822.



The photograph on the left is the original building known as the Trowel and Hammer. The brewers were Daniell & Sons. The pub was pulled down in the 1930s to make way for the new A12 dual carriageway and the original pub site is now under the central reservation. Standing outside is the landlord Elijah Blackwell, with two of his grandchildren Frederick Earey and an older sister either May or Gertrude Earey c1911.

A new building was erected further back from the new dual carriageway and initially kept the same name but this was later changed to the Spaniard. It was during this road widening scheme that a Roman Sestertius coin was found on the pub site so perhaps Roman soldiers also stopped on this spot for refreshments 2000 years ago.



The Spaniard has now also passed into history and in its place is the Shell Service Station

### **The Red Lion – Coggeshall Road, Marks Tey**

The Red Lion Public House is a Grade II listed building and English Heritage consider it to have been built c1600. Not very much is known about its very early days but on Friday 27<sup>th</sup> January 1826 it was reported in the 'Morning Post' that the East Essex Hounds, will meet on Monday, at the Red Lion, Marks Tey, at half past ten. Therefore, the area now reserved for vehicles was once the scene of horses, hounds and red coats. The Landlord in the early 1800s was a local man, Barnard Lockwood, who had married the widow Rachel Polley in St. James the Less Church, Little Tey on 7<sup>th</sup> November 1782.



The Red Lion is mentioned in Barnard's will written in 1831, and a year later his 'Dear Wife Rachel' inherits the Red Lion along with the outhouses, buildings, yards, gardens, lands, household goods, furniture, plate, linen, china and the stock of wine, liquors, and beer brewing utensils. At the time of the 1841 census she is running the Red Lion with the assistance of her son Samuel Smith Lockwood. Rachel died in 1849 and the tenant landlord William Patten is recorded on the census in 1851, as landlord and horse dealer, but by 1852 he is declared bankrupt, and Barnard's daughter Mary Lockwood, now married to Edward Bright, returns to manage the pub. Mary died in 1853 and by 1856 Edward Bright was struggling to cope with poor health and financial problems committed suicide in the stables. After many years of serving both local residents and travellers needs this appears to be the last of the Lockwood families association with the Red Lion as it was sold by public auction on Tuesday 19<sup>th</sup> May 1857.

Recorded on the 1861, 1871, 1881 and 1891 census returns the innkeeper and farmer at the Red Lion was Charles Warren. He married Emma Rogers at St. Albrights, Stanway on 10<sup>th</sup> October 1861, and they had three children Charles, Henry and Mary who grew up knowing the Red Lion as their family farm and home. By the time of the 1891 census Charles was aged 66 so it is reasonable to suppose that he decided to retire during the 1890s. By 1894 the landlord was Robert Martin and this is confirmed by him being summoned to court for allowing his cows to feed on the roadside near

Little Tey. Police Constable Hatt stationed at Great Tey gave evidence that this was not the first time such an occurrence had happened and Mr. Robert Martin was fined five shillings, with eleven shillings and six pence costs. Imagine the chaos today if cows were feeding alongside the A120! Mr Martin died in 1898 and is buried in St. James the Less Churchyard, Little Tey so at the time of the 1901 Census Susannah Martin, Robert's widow, is managing the pub with her son Frederick.

Welsh born William Partick and his wife Annie (nee Strange) were the inn keepers in 1911 having moved to Marks Tey from Notting Hill, London, sometime between 1903 and 1909, as their son Cyril was baptised in St. Andrews Church, Marks Tey, on 27<sup>th</sup> July 1909. The Partick family stay in Marks Tey may not have been very long because by the outbreak of WWI in 1914 the name recorded in Kelly's Directory is Thomas James Brown as landlord of the Red Lion Public House. Other landlords of the Red Lion recorded in Kelly's Directory are George James Dring in 1922, and Percy Walker in 1937.

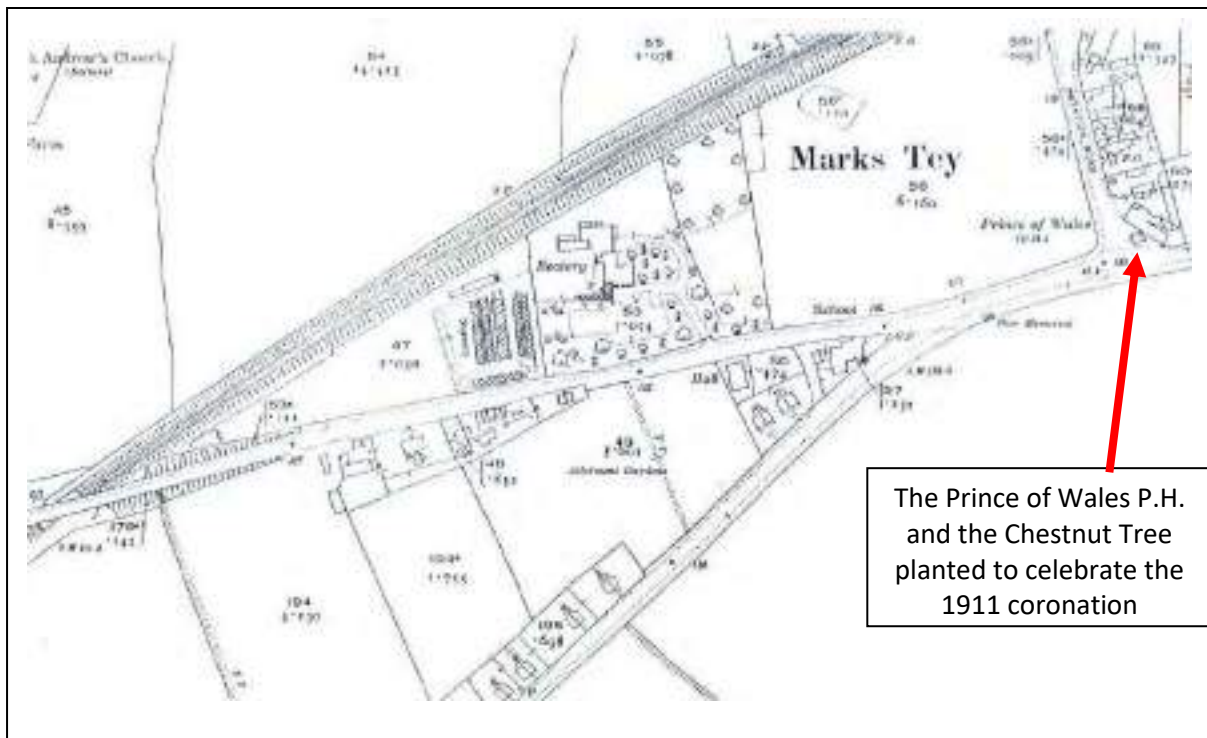


The photograph on the left is the Coggeshall Road, Marks Tey, heading towards the Red Lion and Coggeshall, and was taken during the early 1900s. "The Old Thatched Cottage" is in the middle of the picture. The same view below was taken approximately 100 years later. Not much change except for the lack of grass along the kerb.



### The Prince of Wales – London Road

Located on the corner of London Road and Station Road there have been 2 buildings known as the Prince of Wales. Previously the land and buildings at this location had been known as Bullheads.



The first census return that records the Prince of Wales was 1851 when the innkeeper was Henry Mussett and his wife Tamar. He may have been the landlord at the Marquis of Grandby in Colchester prior to arriving in Marks Tey where in 1844 he is recorded in the Essex Herald newspaper as being an official seller of Bett's Patent Brandy.



The first building known as  
The Prince of Wales, Marks Tey

It was obviously a very popular meeting place for groups and individual because over the years many dinners and celebrations were held there. The Aldham and United Parishes' Insurance Society held their Anniversary Meeting on 24<sup>th</sup> May 1858, with dinner at four o'clock precisely. Charles Gray Round Esq., President of the Society was in the Chair, and tickets for the event being six shillings and sixpence (32½ pence) made it an expensive affair.

With its close proximity to the railway station it no doubt served the needs of travellers and railway workers alike, and the Christmas celebrations were held there annually for the station staff.



The Prince of Wales, Marks Tey after a considerable extension had been added. The original building can be seen on the left and can be identified by comparing the chimneys and position of windows shown in the previous photograph.

Standing outside his pub is landlord William Robert Johnson along with some of his railway customers and local children. This would have been taken shortly after 1911 because the chestnut tree on the right has had time to grow a little after being planted.

Walter George Ridgewell was the landlord in 1916, and his parents John and Mary Elizabeth Ridgewell had previously been recorded as the publicans of the Prince of Wales in Kelly's Directories between 1898 and 1902. At a County Tribunal recorded in the Essex Newsman in July 1916 *"The military representative appealed against the decision of the Local Tribunal in granting three months' exemption to Walter George Ridgewell married, age 39, jobmaster and taxi-cab proprietor, and landlord of the Prince of Wales's Inn, Marks Tey – Mr. Thompson Smith appeared for the applicant – The military appeal was dismissed, and Ridgewell was granted conditional exemption."*

Walter Ridgewell's name appeared in the newspapers again later that same year, this time in the Suffolk & Essex Press in connection with a theft at the Prince of Wales. A soldier from the Royal Scots was billeted at the Prince of Wales when he was caught stealing two fountain pens, a cigarette case, a box of matches and a candle. The soldier was found guilty and returned to his regiment and placed on probation for twelve months.

A Jobmaster is a driver or hirer of coaches for special occasions, and Walter Ridgewell arranged many such special outings for local people. During the 1920s day trips to the seaside were very popular and residents from Marks Tey Parish would depart from the Prince of Wales. Below is a photograph of one such charabanc outing to Southend, and it could well be they were from Marks Tey as local photographer Fred Fitch captured many such pleasurable occasions.



Group photo – Daytrippers to Southend in 1926 enjoy the view from the comfort of their charabanc.

1936, March

## Multi-Colour Brindle Red Facings and—

**Mullion and Transom Window Bricks by**

**W. H. COLLIER & Co., Ltd.**  
MARKS TEY, NEAR CONCHESTER, ESSEX.  
HIGH CLASS HAND AND MACHINE-MADE BRICKS AND ROOFING TILES

—PRINCE OF WALES PUBLIC HOUSE, MARKS TEY, ESSEX—  
Address: Green Road, & Station Approach.  
Telephone: PRINCE 210, SOUTHEND.

We have bricks selected by our customers for the new public house at Marks Tey near Southend. The new house, Mark Tey, is a fine example of modern architecture, and the bricks used are of the highest quality. We have a large stock of bricks and tiles, and we can supply you with the best material for your building.

Our range of products includes Bricks and Facings in all colours, including Brindle and Red. We also have a large stock of Mullion and Transom Window Bricks, and we can supply you with the best material for your building.

In 1933 building plans were submitted for an entirely new Prince of Wales building, and construction had been completed by 1936.

An advert for W.H. Collier, brick maker, Marks Tey, appeared in "The Brick Builder" publication in March 1936 and gives details of the types of bricks used in the construction.

It served the community well until it closed its doors and was demolished to make way for the "Food Company" which opened in 2000.



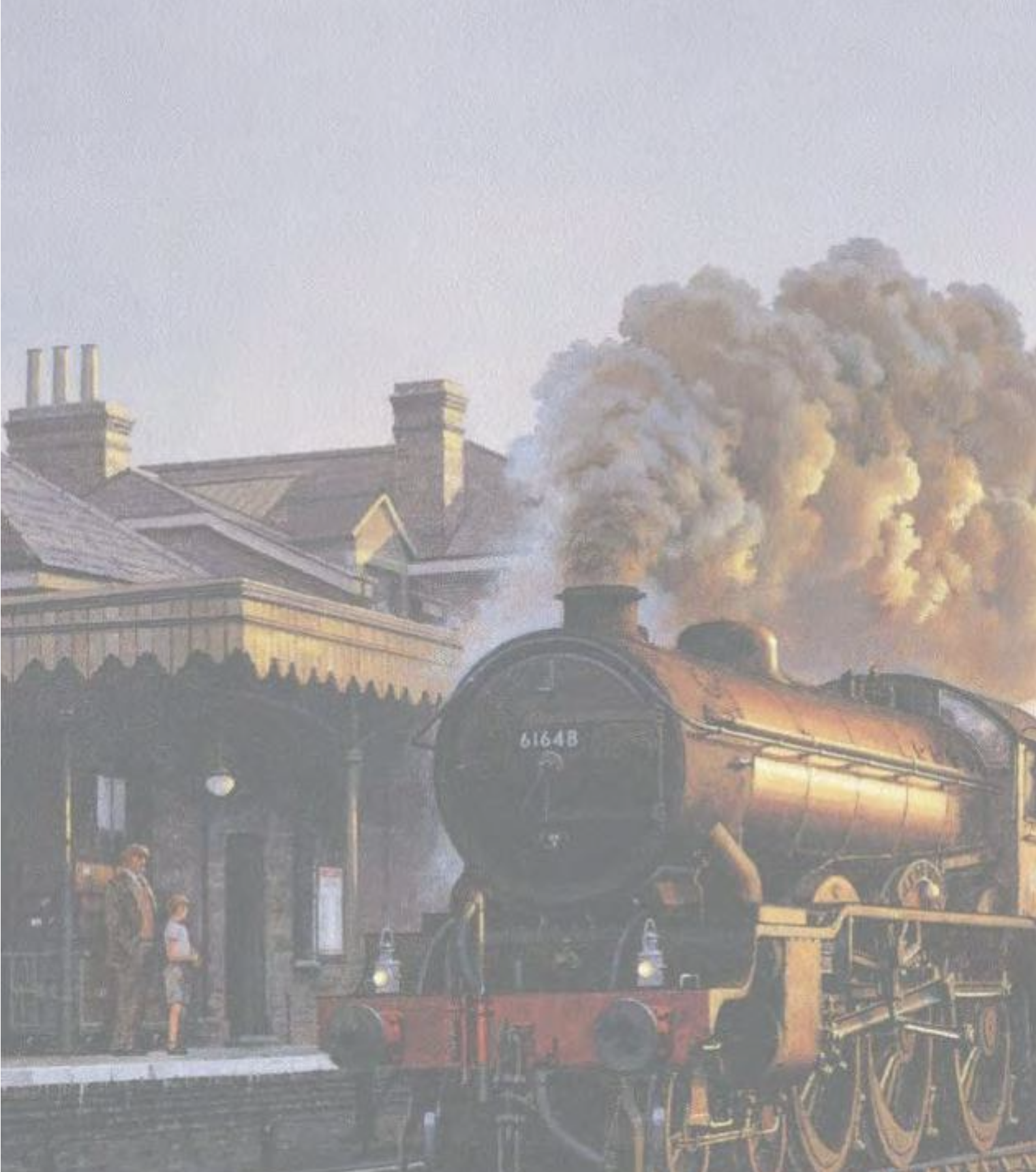
### **The Food Company**

The store won awards for Retailer of the Year in 2011 and The Great Taste Shop of the Year in 2013 but unfortunately this family run company faced huge competition from large supermarkets and closed in July 2017



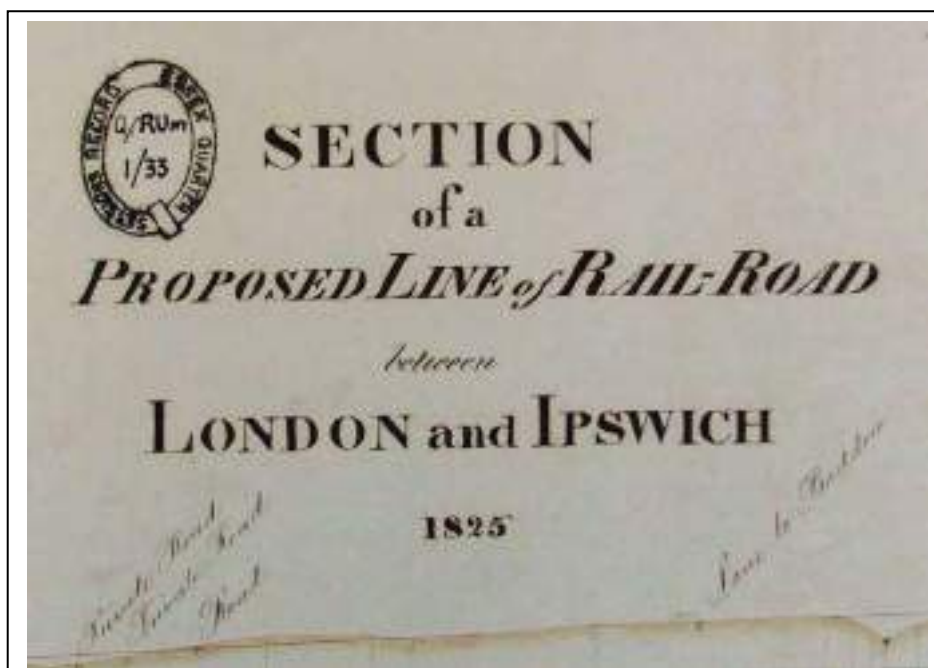
### **The Chestnut Tree**

This tree has been mentioned several times during the character assessment as a reference point. When planted in 1911 to celebrate the Coronation of King George V it marked the start of Station Road with traffic passing either side on the way to and from Aldham.



## **APPENDIX E: RAILWAYS - HISTORY AND DEVELOPMENT**

## Appendix E - Railways



The coming of the railways was a pivotal point for Marks Tey because suddenly there was going to be a quicker and easier journey to London than taking a stage coach on what were considered dangerous roads. Not only would this allow people to move more freely, but farm goods could also be carried in larger quantities for the London markets. However as with any major change it was not without its problems, not least for the people who lost their homes and livelihoods because this train was coming through no matter what objections were put forward.

At a hearing about compensation for loss of land due to the building of the railway, and reported in the Essex Standard Friday 10<sup>th</sup> July, 1840, questions were raised as to why Colchester Borough Council had sold the land for £26 to build Colchester North Station and what were the circumstance surrounding the sale, but more relevant to Marks Tey was Mr. J. Copland's case for compensation. He *"contented that the land not being delineated was not an objection to the case being tried. If that were so they would see, by referring to the map (which had been passed by the House of Commons) that in the Parish of Marks Tey the railway would come to a dead stand, as the property was not there marked to the full extent."* Of course it was the landowners who received the compensation not the tenant farmers.



In 1839 this was the first railway line in Essex to be opened and by 1843 the line was extended to Marks Tey. The drawing on the left depicts one of the earliest trains leaving Shoreditch station. The full article by K.A Frost can be found in the magazine *"The Essex Countryside"* available at ERO, Chelmsford.

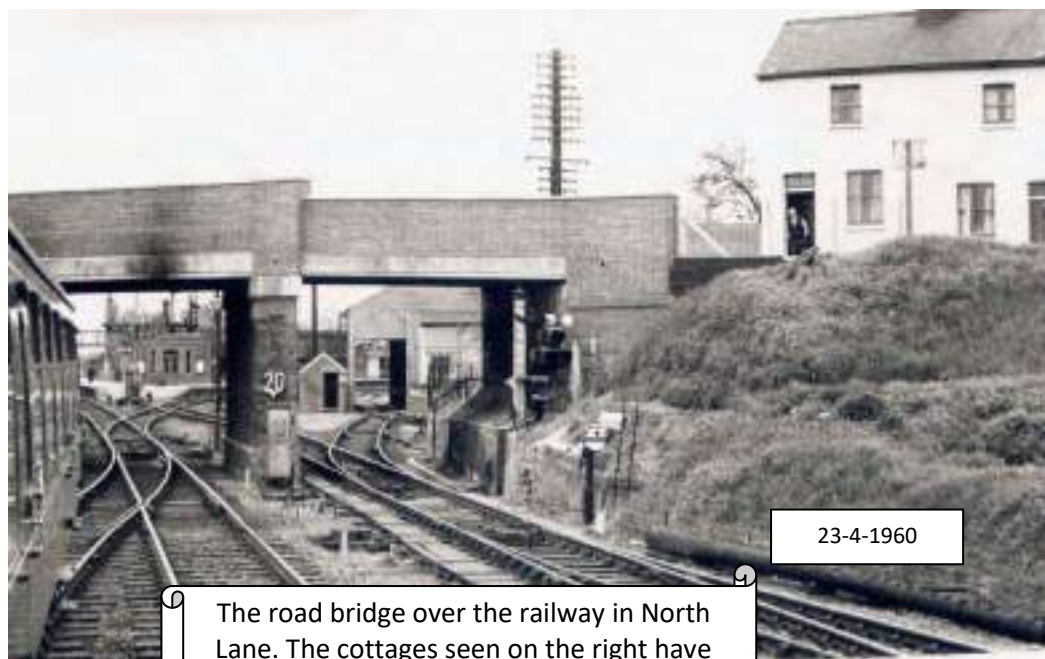


Above is a map which illustrates the first railway lines to be built in Essex with the dates of their opening.

On the right is a timetable published on Friday 7<sup>th</sup> April 1843, in the Essex Standard. It can be seen that there were not many trains daily.

|  <b>EASTERN COUNTIES' RAILWAY.</b>                                                                                                                                                    |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>THIS RAILWAY is now OPEN for traffic from London to Colchester throughout. The trains run daily (Sundays excepted) as follows, stopping at the principal intermediate Stations:</b>                                                                                  |  |
| <b>DOWN TRAINS.</b>                                                                                                                                                                                                                                                     |  |
| LONDON TO COLCHESTER—half-past 8, 11, 2, and 5 o'clock.                                                                                                                                                                                                                 |  |
| LONDON TO CHELMSFORD—2, and a quarter-past 4 o'clock, afternoon.                                                                                                                                                                                                        |  |
| LONDON TO BRENTWOOD (after train)—half-past 6 o'clock, afternoon.                                                                                                                                                                                                       |  |
| <b>UP TRAINS.</b>                                                                                                                                                                                                                                                       |  |
| COLCHESTER TO LONDON—9, a quarter before 11, a quarter before 2, and a quarter before 4 o'clock.                                                                                                                                                                        |  |
| CHELMSFORD TO LONDON—five minutes past 9 and five minutes past 2 o'clock, morning.                                                                                                                                                                                      |  |
| BRENTWOOD TO LONDON—a quarter before 8 o'clock, evening.                                                                                                                                                                                                                |  |
| <b>S.E. Stage coaches meet the Colchester trains to convey passengers to and from Norwich, Yarmouth, Lowestoft, Bury, Berden, Woodbridge, Sudbury, Beccles, Bury St. Edmund's, Stowmarket, Ipswich, Harwich, and all other important towns in the Eastern Counties.</b> |  |
| <b>SUNDAY TRAINS.</b>                                                                                                                                                                                                                                                   |  |
| CALLING AT ALL INTERMEDIATE STATIONS.                                                                                                                                                                                                                                   |  |
| <b>DOWN TRAINS.</b>                                                                                                                                                                                                                                                     |  |
| FROM LONDON TO COLCHESTER—a quarter-past 8, 1, and 5 o'clock.                                                                                                                                                                                                           |  |
| LONDON TO CHELMSFORD—a quarter-past 9 and 2 o'clock.                                                                                                                                                                                                                    |  |
| LONDON TO BRENTWOOD—a quarter-past 10, morning, and a quarter before 8, evening.                                                                                                                                                                                        |  |
| CHELMSFORD TO COLCHESTER—7 o'clock.                                                                                                                                                                                                                                     |  |
| <b>UP TRAINS.</b>                                                                                                                                                                                                                                                       |  |
| FROM COLCHESTER TO LONDON—a quarter-past 8, a quarter before 2, and a quarter before 4 o'clock.                                                                                                                                                                         |  |
| CHELMSFORD TO LONDON—five minutes past 9, morning, and five minutes past 2 o'clock, evening.                                                                                                                                                                            |  |
| BRENTWOOD TO LONDON—2 o'clock, evening.                                                                                                                                                                                                                                 |  |
| COLCHESTER TO CHELMSFORD—a quarter before 7, evening.                                                                                                                                                                                                                   |  |
| Office, Sharnbrook Station, April 3, 1843.                                                                                                                                                                                                                              |  |

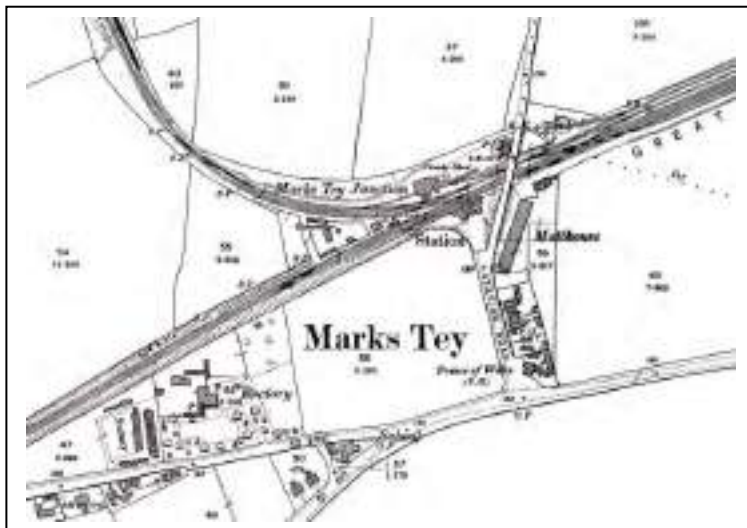
In May 1842 it was reported that the inhabitants of Marks Tey and Aldham had appealed to the Magistrates to instruct the railway company to build a bridge over the line at North Lane, a bye road between Aldham and Marks Tey, as the crossing would be extremely dangerous. A bridge had not been included in the original plans but the Magistrates decided on confirming the recommendation of their committee that a bridge should be built. 175 years later it is still a very narrow bridge, and two cars pass with extreme caution.



The road bridge over the railway in North Lane. The cottages seen on the right have long since disappeared.

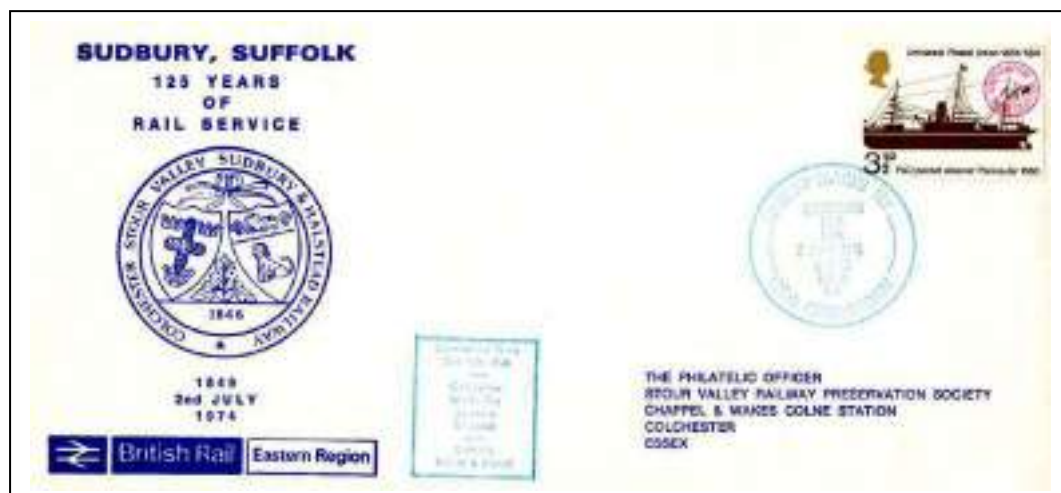
At the start of December 1842 the directors of Eastern County Railways inspected for the first time the line between Ingatestone and Marks Tey travelling in a third-class carriage. They descended from the train at Chelmsford to inspect the station buildings before embarking on the rest of the journey, but at this time the fog became very thick and much of the scenery was obscured. They had intended to leave the train at Long Green level crossing and had arranged for carriages and horses to pick them up at the Trowel and Hammer Public House to complete their journey to the Lexden works. However, the fog was becoming so dense that if they had continued to Lexden works by road the return journey to Ingatestone could not be completed before nightfall and the decision was taken to end their journey at Long Green. They sent the post horses back to the Towel and Hammer and returned home by train.

Travelling in a second-class carriage the second experimental trip of the directors reported in the Essex Standard & General Advertiser on Friday 13<sup>th</sup> January 1843 was more successful. Having passed Marks Tey they reached the Colne Road where a slight accident occurred from the chimney of the engine striking the bridge which was too low for it to pass under. However, after inspecting the damage they continued on to Chitts Hill.



Marks Tey  
Railway Junction  
1887

An Act of Parliament was passed in 1846 to build a line from Marks Tey to Sudbury and this was eventually opened on 2<sup>nd</sup> July 1849. The event was celebrated by a public dinner and grand holiday in Sudbury. Below is a commemorative postal cover dated 1974 celebrating 125 years since the opening of the Sudbury railway line, and in July 2019 the line will reach its 170<sup>th</sup> birthday.





#### The Platform to Sudbury - Marks Tey Station

The picture on the left was taken in 1911 and the goods shed plus the original waiting room can still be seen in the picture on the right taken in 2017. Many other buildings have disappeared such as the Station Entrance (seen from the rear) on the right hand side of the picture, and the signal box that once stood on the platform. The houses near to what is now the entrance to the car park have also been demolished.

Passenger fashions have also changed over the years as can be seen by comparing the two photographs below.

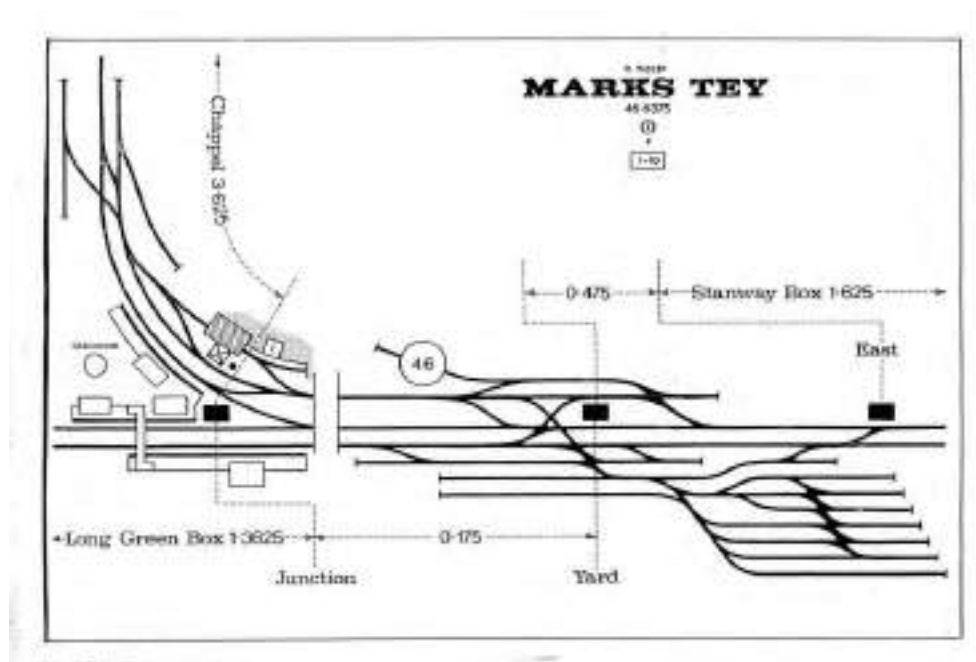


#### Marks Tey Station

Both these gentlemen are giving a greeting. In 1911 this was done by tipping your straw boater and in 2017 by a friendly wave. Notice that although the wooden canopy is still in evidence on platform one (the up-line to London) the lady wearing a long skirt and large hat has become a ghost of the past.

By 1865 the branch line to Sudbury had been extended and lead indirectly to the heart of England becoming a gateway to the west. Marks Tey provided a bridge between Colchester and Cambridge, linking the towns of the Midlands with the Essex coastal resorts. In the days of independent railway companies via Cambridge you could change to the London and North West Railway and arrive at Bletchley junction for Birmingham the west of England, north Wales, Carlisle and Scotland. Unfortunately, most of these smaller lines no longer exist due to the cuts made by Dr. Beeching in the 1960s.

Apart from passengers leaving from Marks Tey Station there were many fresh food products, flowers and animals being transported, and at the railway sidings it was a common sight to see carts and lorries queuing to load their goods. To quote from an article written by Len Friend and first published in the Autumn 1983 edition of Stour Valley Steam *"Trade built up to the extent that goods began arriving at the shed to be sorted and transhipped to other destinations. This necessitated a staff of about sixteen working a 24-hour shift system."*



Not everything arrived at their destination in perfect condition and some fruit and flower growers complained that their goods were not well looked after having been kept in hot wagons for too long. With no refrigerated trucks in the early days it was a difficult task to store perishable goods. Horses and cattle were also transported by train and the cattle pen can be seen on the righthand side in the photograph below.



Horses were used from the beginning for the movement of trucks in the shed and yard. They were worked singly, or in pairs, and were controlled by a horseman and a horseboy whose duties also included feeding, cleaning out and generally looking after the welfare of their charges. It is difficult to realise now that even this new steam powered transport still required horses to function.

As the station was built before the general use of electricity all the works and buildings were lit by gas. This was supplied from a small gasworks situated between the Sudbury branch line and platform 2 – the Colchester bound track.



Marks Tey Railway Station – Gas Works  
Seen above is the building that once housed the gasworks  
photographed during the 1950s and again just before demolition  
in 2016

The types of trains have also changed considerably with the first engines being steam powered. Many people loved the old engines which puffed noisily up and down, and often were seen gleaming in the sun. However, another point of view was they produced smoke and sooty deposits everywhere as the train passed through. Steam was eventually replaced by diesel engines before the main line was electrified.



Ex-LNER  
Gresley B17  
No.61648  
Class 4-6-0

Arsenal at  
Marks Tey

Painting by  
Malcolm Root

The volume of trains has significantly increased since the Victorian Age as can be judged from an article published in the Essex Standard on 2<sup>nd</sup> January 1852 regarding the 'Essex Hunt' who from Easthorpe went to Marks Tey and then twice crossed the railroad near the station before riding to Chalkney Wood. That could not happen today as the line is fenced off for safety.

In the early days of the railway safety on the railway line was not of the same standard as today, and accidents were frequent to both staff and passengers. Press reports often make for disturbing reading. Initially there were many official and unofficial crossing points over the track throughout the Parish of Marks Tey, but one by one these crossings have been closed until today we are left with only two foot bridges, one at Long Green and one in the station complex, and two road bridges, one on the A120 and one at North Lane. Whilst this has improved safety it has also cut the village in two causing difficulty in reaching the opposite side of the track. The crossing at Long Green was a level crossing until it was closed to all traffic and a footbridge installed. This has resulted in 'bolting the back door' because the Long Green / Dobbies Lane level crossing could be used in an emergency should the A120 be blocked either with a traffic accident or in one memorable case by snow in February 1979. For many residents the footbridge does not fall into the category of being a beautiful structure, but it does have both stairs and a ramp for disabled access, and the view from the top over the fields is a bonus.



Long Green Crossing  
Photographed by 'Google Street View' May 2009



Long Green Crossing  
Photographed 23<sup>rd</sup> June 2016

With the extension of the A12 dual carriage way in the late 1960s the original Station Road was lost through deep excavations. Not only were shops, post office, houses and the malting buildings lost but a new road for access to the railway station was also required. The old station entrance was replaced with a temporary ticket hut, and it remained like that until recently when a rebuilding programme was undertaken. However there is still no easy disabled access from platform 1 over to platforms 2 and 3. People who arrive in a wheelchair at the ticket office and wish to travel towards Colchester need to leave the station complex and travel via the road, crossing the very narrow road bridge in North Lane, and re-enter the station via the car park.



The original Marks Tey Station entrance  
Photographed early 1960s.



Marks Tey Station ticket office which replaced the old building



Marks Tey Station Entrance  
Photographed March 2016

Although many years have passed since the railway arrived in Marks Tey do passengers have the same complaints as in the early days? The short answer is 'Yes.' Ticket prices going up and delays still form the topics of discussion between commuters. In 1850 a 'once frequent passenger' wrote to the newspaper complaining of a fare increase between Marks Tey and Colchester for a second class ticket going up from 8d (3p today) to 1/- (5p today). In 2019 a single second class ticket between those two stations costs £5 for an 'anytime ticket.'

In July 1872 there were complaints about delays due to a *'fearful storm' which had displaced the metals of the railway track just outside Colchester. It took 11 hours to repair the track during which time all traffic was stopped. "The trains leaving London at 3.35, 4.25, 5.30 and 8.30pm together with special excursions and Continental trains, were all waiting at Marks Tey where there is but one small waiting room."* The Times, Monday 15<sup>th</sup> July 1872.

Many famous people have passed through Marks Tey Station including Queen Elizabeth II on her way to open the new hospital in Colchester in May 1985, but some have spent longer than they expected. From a report in the Essex County Chronicle, dated 6<sup>th</sup> May 1904

*"Little Tich" has written his autobiography in M.A.P. His first appearance behind the footlights was at the age of sixteen, at the Sir Colin Campbell Music Hall in Colchester. Little Tich was engaged by the proprietor of that establishment at 30s. a week, for a fortnight, to appear three times every evening and to sing three songs at each turn. When he left Colchester it happened that instead of travelling to London as he intended, he got into the wrong train and found himself just before noon on a wet, cold Sunday deposited on Marks Tey platform with his very slender luggage – consisting of his songs, a pair of dancing clogs, some burnt cork, and a pair of trousers – with no alternative but to wait there till seven o'clock in the evening, and with no better dinner than a paper bag of biscuits, which he devoured with tears streaming down into the bag. A porter took pity on his wretched state, and on hearing his story, took Little Tich into the porter's room, and gave him some hot tea in a tin can."*

Little Tich (real name Harry Relph) was a music hall artist who was only 4 foot 6 inches (137cm) tall, which is why short people are sometimes known as 'being a little tich' He was best known for his acrobatic and comedic Big-Boot Dance, with soles 28 inches (71cm) long, and his act can be viewed on 'You Tube'.



Little Tich  
(real name Harry Relph)  
Born: 21<sup>st</sup> July 1867  
Died 10<sup>th</sup> February 1928

The Railway has played an important role in the village by providing employment, and a means of transporting people and goods for over 175 years and has therefore become part of the character of Marks Tey.



## APPENDIX F: FARMING AND SEED PRODUCTION

## Appendix F – Farming

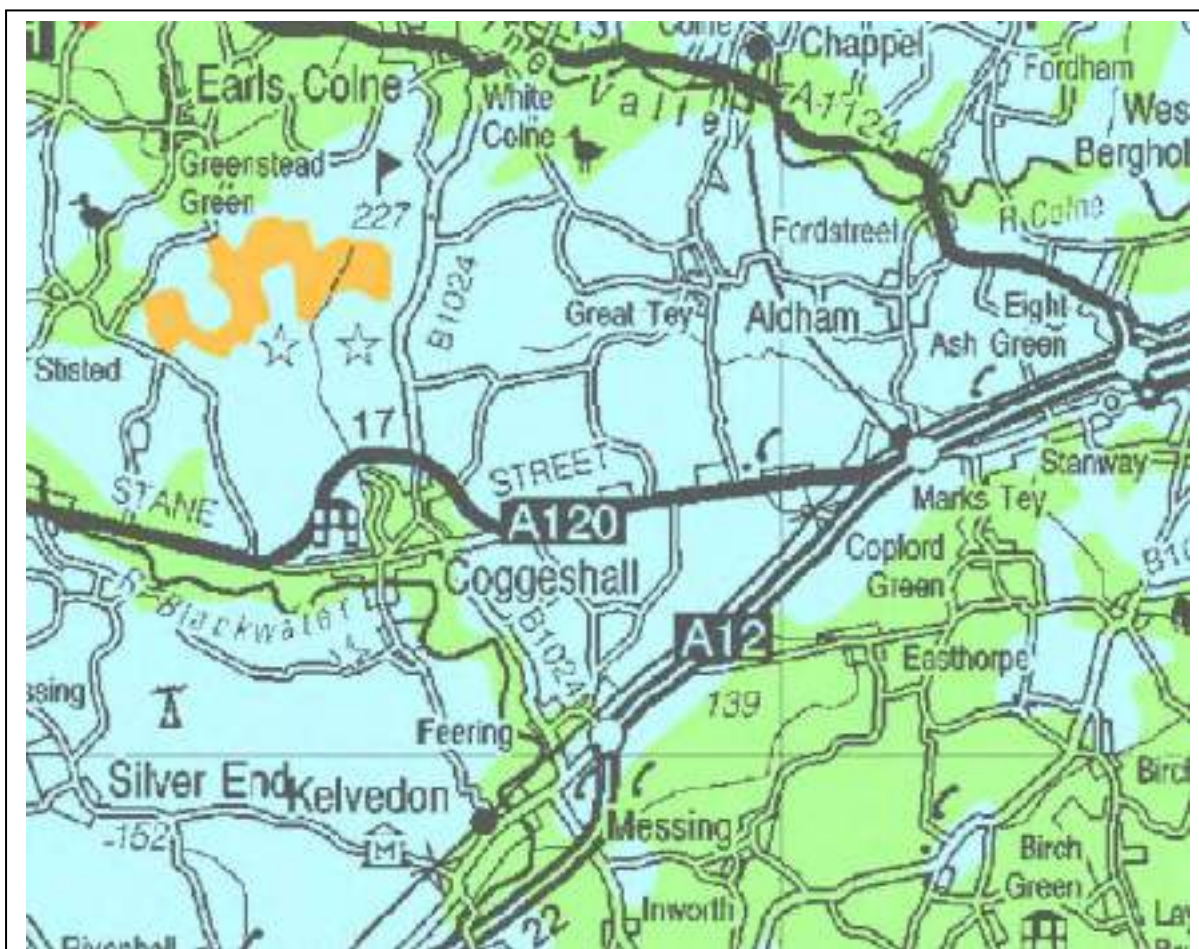
### Land and soil classification

The majority of the land within the parish of Marks Tey is in agricultural use and how this important natural resource is used is vital to sustainable development. This includes taking the right decisions about protecting it from inappropriate development. The policy to protect agricultural land is taken from the website of Natural England [www.gov.uk/government/organisations/natural-england](http://www.gov.uk/government/organisations/natural-england) and the following Government policy is set out in the National Planning Policy Framework (NPPF) published in March 2012 (paragraph 112)

*“Decisions rest with the relevant planning authorities who should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of higher quality.”*

*“The Government has also re-affirmed the importance of protecting our soil and services they provide in the Natural Environment White Paper The Natural Choice; securing the value of nature (June 2011) including the protection of best and most versatile agricultural land (paragraph 2.35)”*

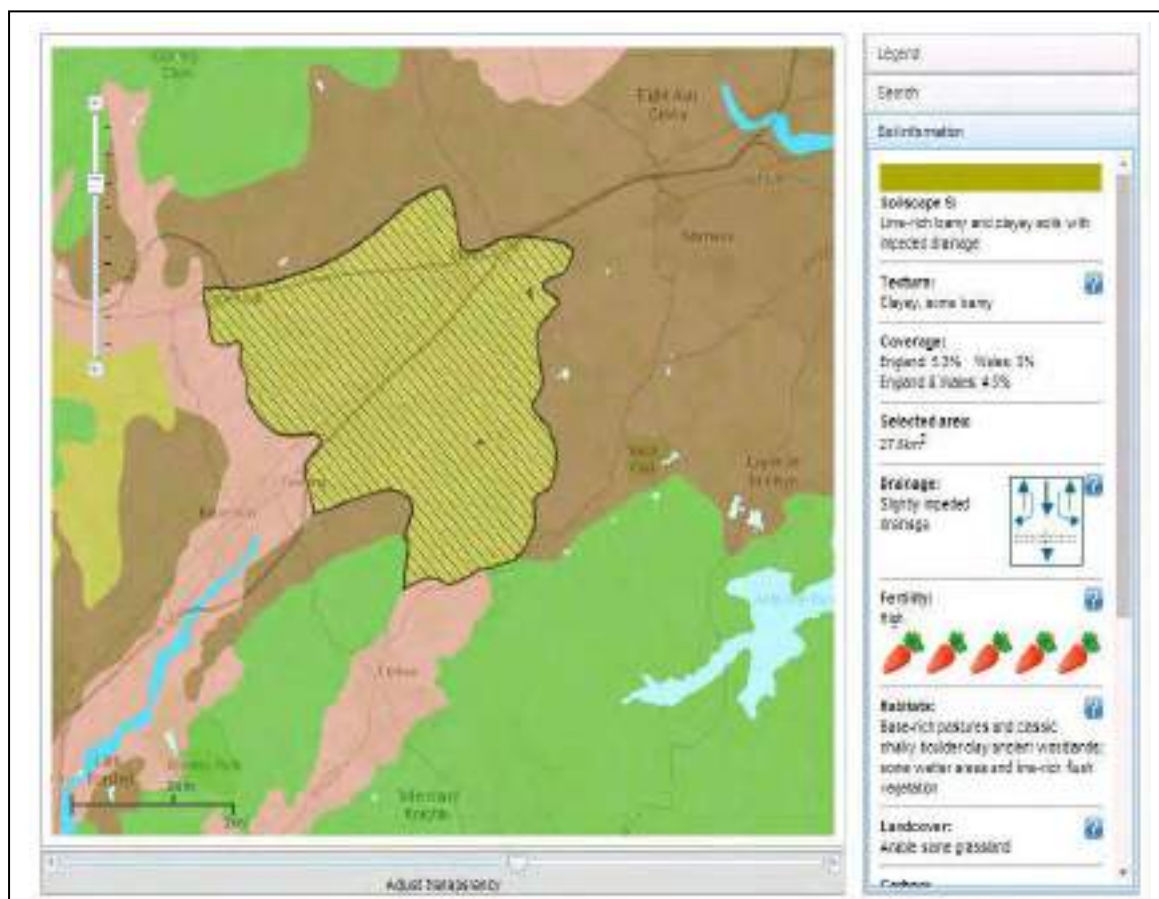
Below is the map identifying the classification of the land found in Marks Tey Parish and it can be seen from the **light blue** areas, which signifies Class 2 - Very Good, and the **green** areas Class 3 - Good, it all falls into the category of best and most versatile land for farming. The yellow patch identifies land which is in non-agricultural use e.g. Earls Colne Airfield and industrial estate, and if there had been any **red** patches these would have indicated land predominantly in urban use, therefore the absence of **red** areas would give an indication that Marks Tey Parish is classed as rural.



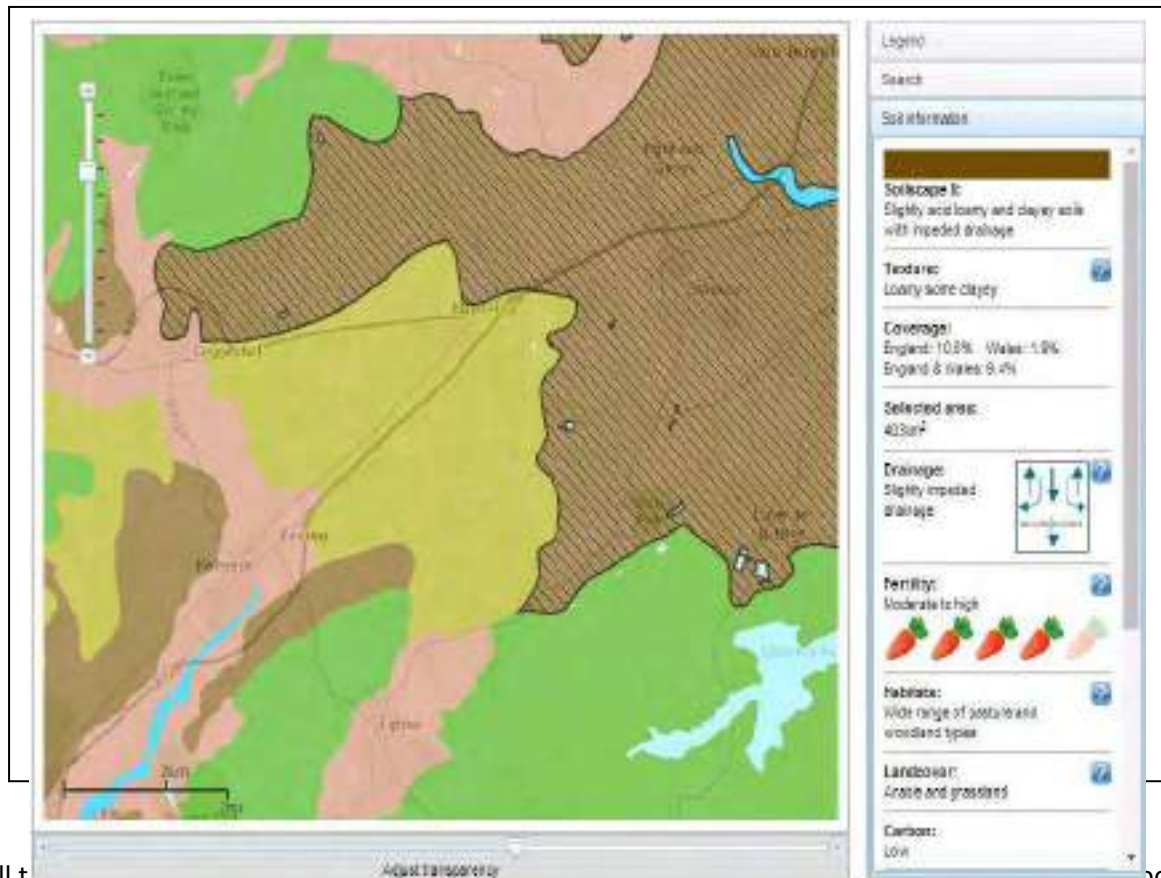
Apart from the land classification the soil is also divided into 27 different types, and an easy to understand classification is provided by Cranfield University UK on their website [www.landis.org.uk](http://www.landis.org.uk) LandIS (Land information system). They are supported by the Department for Environment Food and Rural Affairs (DEFRA). The website provides the following information:-

- Soilscape 1 – 27
- Texture
- Coverage – the % found in England and Wales
- Selected area size
- Drainage
- Fertility
- Habitats
- Landcover
- Carbon
- Drain to
- Water Protection
- General Cropping

The Parish of Marks Tey is predominantly soilscape 9, with the outer edge being soilscape 8. You can see from the maps below that 9 is defined as High Fertility, and 8 is defined as Moderate to High Fertility. Soils of High natural fertility are both naturally productive and able to support the base-rich pasture and woodlands that are now rarely encountered.



Note the 5 carrots, this is the highest productive level possible.



All this food this area is for growing crops and seed production for centuries and possibly for a couple of millennium! With the Roman army garrisoned a few miles away at Colchester they would have needed maximum food production to keep them on the march, and several Roman artefacts have been found in the fields of the parish confirming their presence.

The Department for Communities and Local Government published the National Planning Policy Framework (NPPF) in March 2012 [www.communities.gov.uk](http://www.communities.gov.uk) this document gives the framework by which all planners and developer must abide. Below is just one comment from this large policy document. There are many more!

Under the heading - Conserving and enhancing the natural environment the planners should be

- Protecting and enhancing valued landscapes, geological conservation interests and soils.

However there is a new NPPF due to be published before summer 2018 from what has now become known as the Ministry of Housing, Communities & Local Government. The consultation process closed on 10<sup>th</sup> May 2018 and it is expected that ministers intend to take a more muscular approach in an attempt to increase the delivery of housing. Just what that will mean to rural communities is not known at present.



## Farming History – Marks Tey Parish and the Changing Landscape

Many residents of Marks Tey Parish are interested in the history and heritage of their own community, and by looking at local farming practices is a good source of information to increase their knowledge and understanding of the community. Residents today have little or no connection to the land, but at the very least a link can be found through their homes which were built on fields more closely associated with farming in the past. During the Roman occupation of Britain they needed to cultivate the land growing crops to feed both humans and animals. Their fields were square, each side being one stadia long (185m) the Roman unit of measurement. Evidence for these has been found in East Anglia but they are rare 2,000 years having now passed. During the medieval period the first historical reference to a hedge in England is recorded in the Anglo-Saxon Chronicles 547 A.D. During the seventh century laws were passed making it the responsibility of the farmer to ensure his fields were stock-proof by providing hedges or fences, because if the animals damaged his crops no compensation would be paid. The shape of the fields also changed as the oxen teams which pulled the plough needed a large turning circle so the square fields gave way to a more rectangular shape.



The oxen teams which pulled the Saxon ploughs needed a very wide turning circle. As they always turned anti-clockwise the result is a reversed 'S' shape in the long and thin fields.

At the time of the Domesday Book in 1086 the value of the manor was calculated in terms of land, woodland, ploughs, sheep, cattle, cobs and pigs etc., and even after the start of the industrial revolution in the late eighteenth century farming was by far the most important sector of the national economy. Today in Marks Tey Parish farming still contributes to both the local and national economy.

The whole of Essex was once covered by a huge Royal Forest, and Anglo Saxon communities were established a short distance off the highways such as at Little Tey, Potts Green and Long Green, in small clearings to produce their food, but it all came under forest law. To judge just how large this royal hunting forest was remains of it can still be found as far afield at Epping Forest and Hatfield Forest, and there are records of charges of poaching by 16 men armed with bows and arrows at Dedham in June 1238.



The Royal Forest of Essex stretched from the Thames to the Stour and from Hertfordshire to the sea, but later in the medieval era the sovereigns lost their enthusiasm for the chase and in an endeavour to fill empty coffers allowed parts of the woodlands to be enclosed and cleared. It must have been inconvenient and unpopular with the men of Essex to live under Forest Law with its courts and inquests, even after the Charter of the Forest in 1217 when it no longer punished with mutilation, but imprisonment and fines. It is little wonder therefore that the men of Essex offered the ever needy King John the sum of 50 marks and three palfreys for the disafforestation of *“the forest of Essex which is beyond the causeway between Colchester and Bishop’s Stortford.”* (Stane Street / Coggeshall Road / A120)

The very large oak and elm trees remained in evidence throughout the parish of Marks Tey even after the clearances and field enclosures, and Marks Tey was even known as Tey at the Elms because these large trees were found lining the roads and grew in the hedges. Felling these trees was a dangerous occupation, and in January 1598 there is an inquest report stating that

*“Taken at Marks Tey on 30<sup>th</sup> January, 40 Elizabeth, before Thomas Shaa coroner, on view the body of William Clemens. The jurors say the same Clemens of Marks Tey husbandman on 30<sup>th</sup> January there was cutting off the branch of an elm tree lying on the ground when it fell on him crushing him, whereby he died instantly.”* (ERO – T/A428/1/101) The parish burial register shows he was buried at St. Andrews Church. Marks Tey the following day, although the clerk entered the date as 1597.

Elm Trees are an important aspect to the heritage of Marks Tey Parish and when the housing estate was built at Long Green in the 1970’s a row of elm trees were preserved in Godmans Lane, and that is why some houses have a green areas in front of their homes shielding them from the passing traffic. Unfortunately, although the trees were saved from felling by the housing developer, Dutch Elm disease took its toll a few years later when they died from the disease. It is a shame that today we need to look at photographs to see what a large and magnificent elm tree looked like because nationwide we have lost over 25 million.

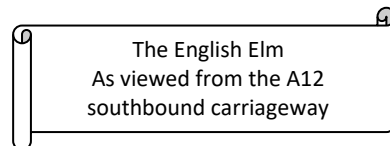


English Elm Tree

However, we do have one left in Marks Tey! The Great British Elm Experiment has identified one on the south side of the A12, but are we about to lose the last elm tree to the widening of the A12?

Below is the map giving the location of the elm tree and can be viewed on The Conservation Foundation website -

[www.conservationfoundation.co.uk/elms/tree/429](http://www.conservationfoundation.co.uk/elms/tree/429)

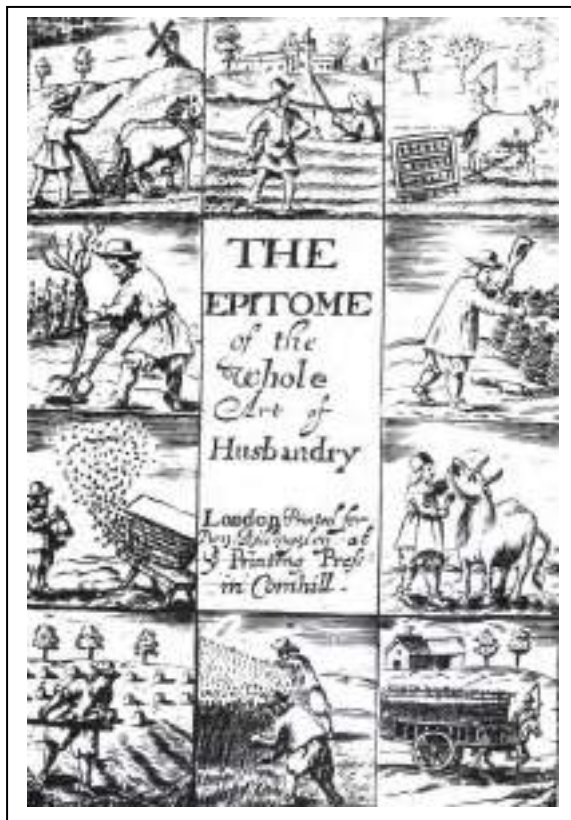


## Crops & Livestock

The balance between mixed farming and livestock has not been a static one as the challenge of supply and demand by the growing or declining population needed to be faced by the farmers and they have taken the necessary actions to protect their incomes during hard times. Even the types of crops have constantly changed, but until the introduction of steam powered machinery around 1850 it was all done with 'man power' aided by oxen or horses.



Over the years farming and husbandry techniques improved and provided greater yields and larger animals, and in the late sixteenth century the work of farmers was helped by the publication of several books providing a more careful and scientific attitude towards the land.



The frontispiece from  
the 1669 publication

*The Epitomie of the  
Whole Art of Husbandry*  
By  
Joseph Blagrave

The design of the plough was constantly changing and varied throughout the country to cope with the different soil types, and here in Marks Tey with its heavy clay soils they needed to be particularly robust. Ploughing matches were held throughout Essex with one such competition taking place on “Liveland’s” field Marks Tey on Wednesday 14<sup>th</sup> October 1840. A report in the Essex Standard a couple of days later stated *“The proceedings excited an interest in the neighbourhood and the field, which is fifty acres in extent, afforded an admiral arena for the display of agricultural skill.”* These meetings gave a platform on which to promote new and improved farm tools and at this gathering a Palmer’s Patent plough was featured with a wheel attached. The wheel operating in the furrow under the plough facilitated its progress and diminished the labour of the horse, but it was feared that in wet weather, upon heavy land, the wheel would become so clogged as to render it almost entirely useless. Below is an illustration of a similar plough used in the 1840s



In recent years the value of the plough to the local community has been recognised and Services of Thanksgiving for the land and for those who work the land have been held at both St. James the Less, Little Tey and St. Andrew's Marks Tey.



At Little Tey, we've come to pray  
for the farms where there'll be ploughing.  
Down each straight row, a tractor will go,  
the wind and rain allowing.  
Alan's brought his old red plough,  
though things like that are not used now.  
In Essex we are mechanised,  
but we still have to ask God's blessing on the task  
that must be done before the sowing.

In days of old, or so we are told,  
the ploughman walked for miles each day.  
Horses would plod with feet in the mud  
to earn their meal a bag of hay.  
Gulls still swooping all around  
food for them in turned, fresh ground,  
lunch for the men was bread and cheese,  
and there's no looking back, or else you'll lose track  
for we all need to follow Christ's perfect way

St. James the Less is where we bless  
the ploughing operation.  
Sowing is done and with the warming sun  
comes the joy of germination.  
As we go on through the year  
little shoots and leaves appear  
making England green and pleasant,  
so we hope you'll come in May, when we go outside to pray  
for God's help when it's rogation

sung to the tune An English Country Garden  
by Percy Grainger

Horses have played an important role in farming, and in Marks Tey like other local farming communities the favoured horse for the job was the Suffolk Punch. These majestic horses helped to shape our rural landscape and were vital to Britain's social history. They pulled the plough, cut the corn, carried the wheat to the mill, and helped to clear the timber. Having a good temperament and being very strong they really do fulfil the term 'work horse.' Frank Warren, farmer and horse dealer lived at Godbolts Farm, and he won many championship prizes for the Suffolk Punch horses he bred. In 1938 he sold his first Woodbridge Show winner Godbolt's Ann (named after his wife) to America to improve the breeding stock over there. So if you see a Suffolk Punch horse in America today its ancestors could have come from Marks Tey.

Suffolk Punch horses  
ploughing



**Dobbies Seed Farm** also used Suffolk Punch horses as they are recorded in the Chelmsford Chronicle 14<sup>th</sup> October 1927, as paying forty six pounds, ten shillings (£46:50) for the registered Suffolk mare "Peachey." The Scottish firm, with headquarters based in Edinburgh, had moved to Marks Tey in the very early 1900s as this was classed as the most perfect area for seed production with its very fertile soil combined with low rainfall. They grew both edible crops and flowers at Palmers Farm and were so successful that the lane became known as 'Dobbies Lane.' They specialised in growing sweet peas, and the owner William Cuthbertson was a respected authority on the subject writing many books and pamphlets. Below is a picture of the Marks Tey farm showing the sweet peas being tended by the farm workers. It is taken from a postcard which had been used as a receipt for payment for seed potatoes and posted in 1912.



**Alexander Dickson & Sons Ltd, Belfast**, a long establish Belfast firm, bought Long Green Farm in Marks Tey during 1913. This also included Sansom's Cottage which they used as their registered office renaming it Hawlmark Farm. Like Dobbies, who were their next door neighbours, they also were seed producers and the tradename for their seeds was "Hawlmark" Seeds.



#### ***Dickson's "Hawlmark" Seeds***

*We have received from Messrs. Alex. Dickson & Sons, Ltd., their list of "Hawlmark" seeds from 1914, being the seventy-eighth year. It includes vegetables seeds, plants and roots, flower seeds, and flowering bulbs, as well as implements and sundries. The varieties in each section are numerous, and the reputation of the firm is a guarantee that they are all the best of their kinds. The demand for them is constantly growing, and we notice that Messrs. Dickson, in addition to their other places, have bought and equipped a farm at Marks Tey, Essex, the best seed-growing county in the British Isles, for growth, selection and further development of their special strains of "Hawlmark" seeds.*

Belfast Newsletter Fri. 23-1-1914



During the first half of the 20<sup>th</sup> century farming continued to be the major source of employment for the residents, and this is highlighted in the school curriculum where husbandry lessons were included in the timetable. On the left is a group of Marks Tey men teaching the boys just how the job should be done in what is thought to be village school garden.

Both world wars brought with it the problems of how to feed the nation while the men were away fighting, and during WWII the Prime-Minister, Winston Churchill, was concerned that with North Atlantic convoys of ships carrying food and fertilizers from America and Canada coming under attack there was a real danger of starvation, and food rationing was introduced. It was imperative that food production be increased throughout the country and the first step introduced by central government was to conduct a farm survey to see what Britain was producing and work out a way of how this could be improved. Here in Marks Tey the Parish Council received a letter on this subject, and it was read out at a meeting held on Monday 4<sup>th</sup> May 1942 in the school room.

*"A letter was read by the chairman [Mr. A.G. Butler] from Allan Gifford, secretary of the "County Garden Produce Committee" 54 New Street Chelmsford, dated 30<sup>th</sup> April 1942.*

*This committee is directly under the Ministry of Agriculture, and appointed solely for the purpose of obtaining cultivation to the maximum on gardens, allotments etc., also the cultivation of vacant gardens and waste ground, It was pointed out the necessity for each parish and district to grow sufficient vegetables for its own needs, especially the non-perishable kind for storage purposes and to encourage the foundation of pig, rabbit, poultry, goat and bee clubs.*

*It was agreed that as the majority of the inhabitants already kept rabbits, poultry or goats, and that very few vacant gardens or waste ground existed the matter should for the present be left on the table."*

Later at the same meeting Mr. R. Porter reported on the water supply stating *"That apart from several wells in the vicinity, capable of yielding many thousands of gallons daily, there are also many storage tanks owned by various firms. These together with pumps would ensure an adequate supply of water in the event of damaged mains by heavy bombing."*

The above entries from the Parish Council minute books provide an insight to life here in the parish for the residents at this difficult time.



## DIG for VICTORY

On the left is one example of many posters that appeared across the country during the war encouraging those left at home to 'do their bit' to help win the war.

During the second world war The Hurst Crop Research and Development Unit at Great Domsey Farm, Marks Tey was established and after the war the size was increased by adding Broom's Farm. This brought the total acreage up to near 400 hectares of land. With purpose built premises including laboratories, greenhouses, barn, offices, library and an administrative block it rightly acquired the name of 'Seed Capital of the World.' For anyone with an interest in this subject "*Seedtime – The History of Essex Seeds*" by Elinor M.C. Roper is recommended for additional information.

Of course farmers have always faced problems in their work because no matter what advances are made mother nature still has to be contended with, and although the soil in the area is very fertile it is heavy clay which dries out and cracks during hot summers, and floods during wet winters. Shown below are the fields adjacent to Long Green which in the winter and Spring of 2016 were flooded from January to June.



Then of course there are the many pests and diseases plus the fluctuation of crop prices all in the daily life of a farmer. It has never been an easy way to earn a living.

Farm fires were not an unknown experience and captured by local photographer Fred Fitch in 1920 is one such event which brought the village out to witness. It did not help that the Parish Council had many years previously agreed to rely on neighbouring Coggeshall and Colchester for a fire engine so by the time they had reached Marks Tey any fire had gained a firm hold.



Reported in the Pall Mall Gazette on Saturday 30<sup>th</sup> October 1920

#### ***Twenty Stacks Burned***

*Fourteen stacks of corn and six other stacks have been totally destroyed by fire at Aldham Hall, near Marks Tey, Essex. A spark from the exhaust of a motor tractor was responsible for the outbreak.*

Machinery has now changed considerably which means that a far smaller work force is now required, and the employment for local people just does not exist. Whereas at one time life was governed by the seasons, and it provided employment and food for the local area now crops are sent much further afield. Farming also provided a social life with many fruit, flower and vegetable shows plus sports competitions between farms and villages, such as football, cricket, tug-o-war and ploughing championships.

Because crops that are grown, are lead by customer demand, those we see around us now are constantly changing but new crops like borage, and echium which provides valuable pharmaceutical oil, and quinoa which local farmers have experimented growing, provides a wheat-free alternative to starchy grains. Quinoa has a high nutrient content, and is also a very good source of calcium, magnesium and manganese. Chia production locally has also been increased as it was sent until recently to the gin distillery based in Witham.

A growing dissatisfaction with oilseed rape combined with a need for wider rotations means growers are seeking new cropping options. Farmers can no longer rely on growing just the four staple crops of winter wheat, winter barley, oilseed rape and spring barley. Grassweed issues and the loss of pesticides mean farmers are widening their rotations and increasing their spring cropping areas. On top of this, oilseed rape is proving problematic in some parts of the UK.

Good soil health and structure are the basis for any successful crop, and the topic is hotter than ever since the launch of the governments 25 year environment plan in 2018. Defra has said it will fund the creation of meaningful metrics to assess soil improvements and cost-effective and innovative ways to monitor soil at farm and national levels. According to Defra secretary Michael Gove, some areas in the UK are only 30-40 years away from what he describes as ‘the fundamental eradication of soil fertility.’

With a world population that is growing, requiring both food and shelter plus every desert increasing in size even more pressure is put on the remaining fertile land to sustain the human race. *“Every planning authority in any country which has farmland or other land that could be used to produce food, should consider it as a very important asset, not the cheapest place in which to build houses.”*

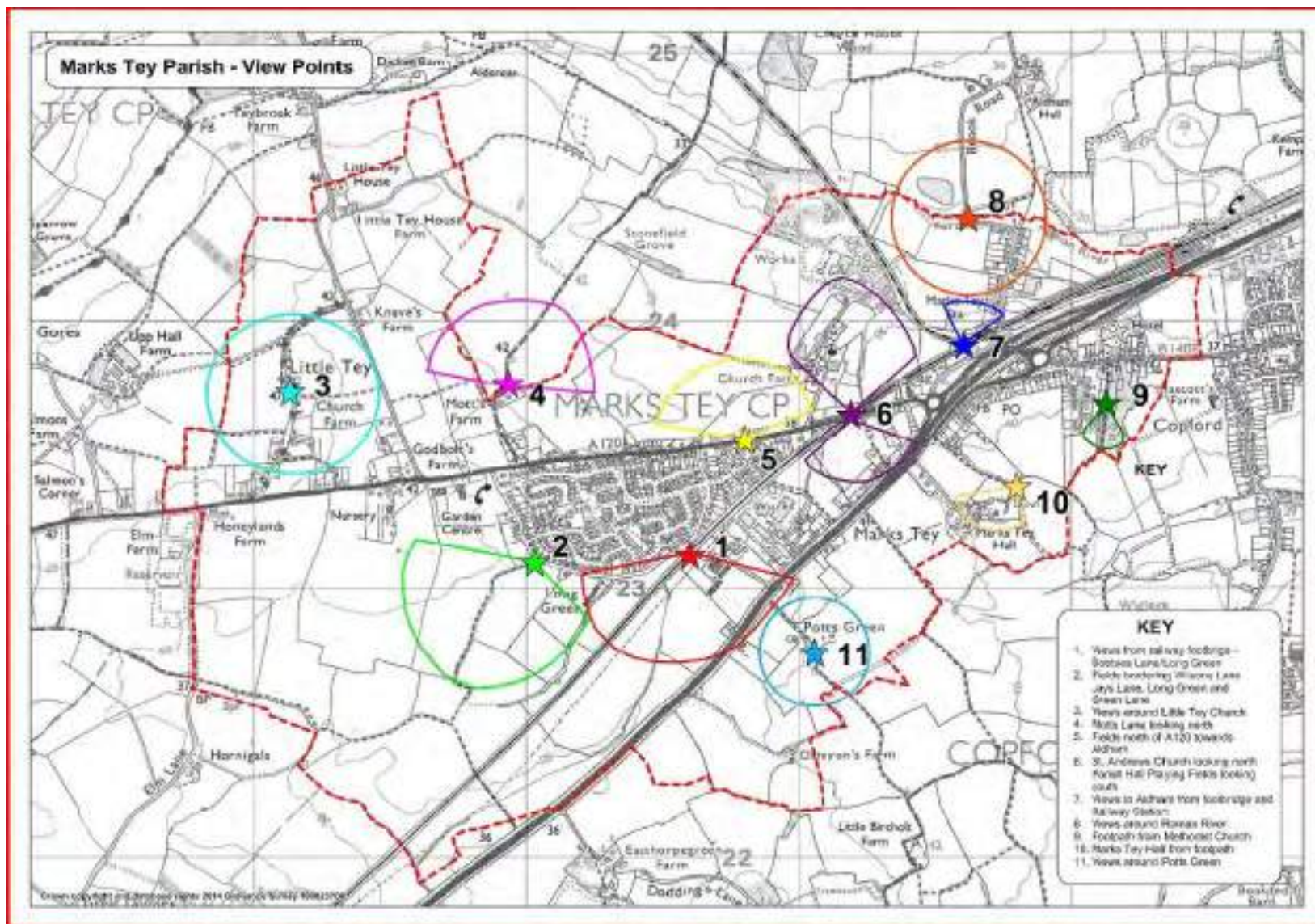
Colchester Gazette - Wednesday 8<sup>th</sup> May 2019



## **APPENDIX G: LANDSCAPES - CHARACTER VIEWS AND SETTINGS**



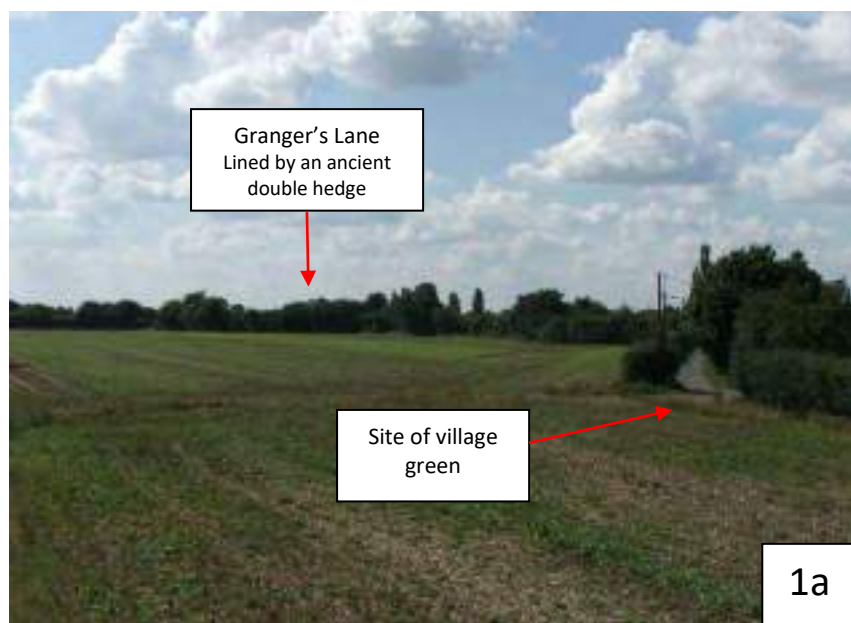
## Appendix G: Landscapes Character Views and Settings – Mapping



## Appendix G: Landscapes Character Views and Settings

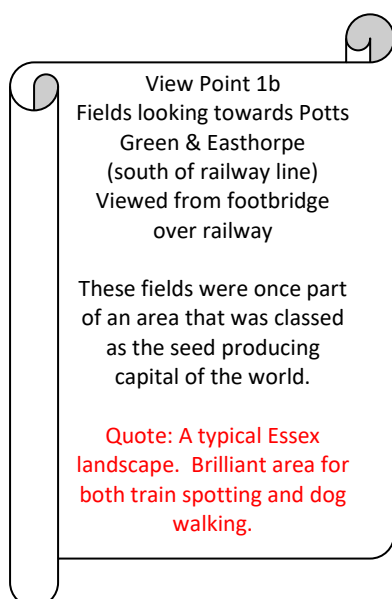
From the results of Question 24 in the Neighbourhood Plan Questionnaire carried out in January 2017 the most cherished and appreciated views by Marks Tey Residents have been identified. These are denoted on the individual Character Area maps contained in chapter 4. The number given below to the view is for identification purposes only and does not represent any order of preference as it was clear from the respondents that all the land surrounding the parish was valued.

*Quotes are taken from the 2017 questionnaire and consultation events.*



View Point 1a  
Long Green  
(north of railway line)  
Site of the village green at Long Green. It is now listed as a monument and connects the listed buildings of "The Green" and "Samsons Cottage." It also was the entrance to the historic Brooms Farm (now demolished) and mentioned by Philip Morant in his book, "*The History and Antiquities of the County of Essex – Volume 2*" published in 1768. Here it is seen viewed from the public railway footbridge at Long Green / Dobbies Lane crossing.

*Quote: Keep a green buffer zone between Marks Tey and possible 'Garden Village' and to allow a recreational area for villagers*



View Point 1b  
Fields looking towards Potts Green & Easthorpe (south of railway line)  
Viewed from footbridge over railway

These fields were once part of an area that was classed as the seed producing capital of the world.

*Quote: A typical Essex landscape. Brilliant area for both train spotting and dog walking.*



1b

#### View Point 2

The public footpath across the fields from Wilsons Lane towards Elm Lane.

The hedges which line the fields in this area are all clearly marked on the 1843 Tithe Map and therefore are considered as ancient. Many smaller fields have been combined and the removed hedges are denoted by Cropmarks and designated as monuments north of the original source of Domsey Brook .

*Quote: We have always appreciated the view, the open space and sky. This is a very popular place.*



2



3a

#### View Point 3a (East)

Looking eastwards from Little Tey Church car park.

The footpath leads to the Great Tey – Marks Tey road. All of the hedges which line the fields and public footpaths can be found on the 1843 Tithe map for Little Tey and are therefore classed as ancient.

*Quote: This area of fields represents Little Tey's rural background*

View Point 3b (West)

Looking westward from  
alongside the pond  
next to  
Little Tey Church.

Although several smaller  
fields have been combined  
resulting in the loss of some  
hedges the remaining hedges  
can all be found delineated  
on the 1843 tithe maps

*Quote: Retain a rural village  
atmosphere for the wellbeing  
of all*



View Point 3c (North)

Looking northwards from  
the pond in Church Lane  
towards the Grade I listed  
St. James the Less Church.

The Church's Norman origin  
is clearly evident in the  
semicircular arches of the  
windows and door  
openings. The interior walls  
have 13<sup>th</sup> & 14<sup>th</sup> wall  
paintings of national  
importance.

*Quote: This has been the  
focus of village life for  
centuries. A village view of  
a lovely historic church*



#### View Point 4

Motts Lane bridleway.  
Viewed across the fields to  
small copse.  
This is the only path or track  
in Marks Tey Parish along  
which horse riders have right  
of way.

*Quote: The three Tey  
churches viewed from one  
spot. Priceless.*



#### View Point 5

Looking northwards from the A120 towards the hills of Aldham, and the Grade I listed St. Andrew's Church Marks Tey. It also captures the view of the Site of Special Scientific Interest (SSSI) at the brickpit which is described as a unique site in the UK and one of 'World Heritage' importance. As identified from the MTNP questionnaire parishioners particularly appreciated the expanse of the above rural landscape with an opportunity to view the ever changing colours of the seasons

*Quote: Probably the most unspoilt and uplifting view in Marks Tey. It's an open view and probably the only one everyone can enjoy.*



6a

#### View Point 6a

Grade I listed St. Andrew's Church, Marks Tey as viewed from the A120 road bridge over the railway line looking northwards with the open rural landscape and hills of Aldham in the background.

*Quote: Beautiful view of the church with distant views of countryside and farming activity.*



6b

#### View Point 6b

Looking south from the A120 bridge over the railway.

The Parish Hall and playing fields provide leisure facilities for all ages, and are set in a large green area augmented with hedges and trees.

*Quote: a lovely open space*



7

#### View Point 7

The view northward to the Roman River Valley and hills of Aldham as seen from the footbridge over the railway line at Marks Tey Station.

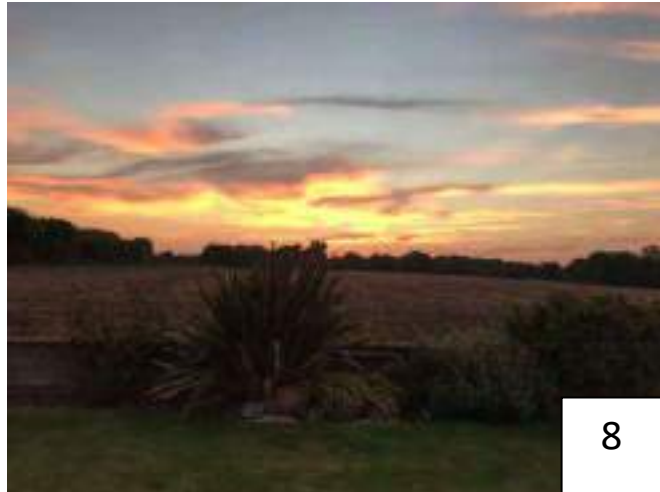
Due to the railway track to Sudbury being laid many fields were both lost and amalgamated which changed the field layout, however the hedges which remain can be found on the 1843 tithe map classifying them as ancient.

*Quote: Preserve the open countryside. Keep Marks Tey a village not a town.*

#### View Point 8 Viewed from The Meadows, (off North Lane, Marks Tey)

Sunset at Roman River Valley. On the 1843 tithe map this field is numbered 217, and during fieldwalking in 1999 Geoff Tann uncovered a Roman pot, tile (including tessera) and a quern in this field.

*Quote: This could become part of a nature conservation area. The river is already a nature conservation area from the sea to Swan Green, Copford  
A natural wildlife preserve and our only remaining river set in farmland.*



8



9

#### View Point 9

The wooded area south of the Methodist cemetery Marks Tey.

In years gone by Marks Tey was noted for its abundance of large trees including Oak and Elm. Today this is the last remaining wooded area or copse in the Parish.

*Quote: This was an old orchard. It has wonderful drifts of snowdrops. A truly natural area.*



#### View Point 10

Marks Tey Hall looking across the moat from the footpath.

Marks Tey Hall was once the most important site in Marks Tey being the home of the Lord of the Manor. It is now recorded as an historic farmstead. On the 1874 – 1887 Epoch 1 map it is shown as a large detached site made up of thirteen buildings, but over 50% of these had been demolished or burnt down by 1966.

#### *Marks Tey Blaze*

*A serious fire occurred on Tuesday at Marks Tey Hall, the occupier of which is Mr. Richard H. Barlow, who lets the agricultural land and buildings to Mr. V. Norfolk. The fire was discovered just before 10.30am when Mr. George Appleby, of Copford, who had been engaged for some time in thatching the first old barn, noticed smoke coming from the centre of it. He rushed to the main entrance and saw flames "going right to the roof." He removed his cycle, but was unable to regain two jackets and his thatching tools, which were destroyed. He was also slightly burnt about the arm. The barn was alight from end to end before the Colchester Fire Brigade could reach the scene, and they successfully concentrated upon saving the adjacent Hall. The barn, farming implements, etc., were destroyed. The barn was one of the largest in Essex.*

*Chelmsford Chronicle – Friday 22<sup>nd</sup> May 1936*

In 1925 in the gardens of the Hall a Bronze Age (2000 BC to 701 BC) spearhead was found. There are three listed buildings on the site Grade II listed c16 Marks Tey Hall, the Grade II c17 barn to the northwest of the Hall, and the Grade II\* c1400 barn to the south of the Hall. There are three historic landscape features on the site including the remains of a moat that once surrounded the Hall. There are also two farm ponds, one thought to be a medieval fish pond, which provide a valuable wildlife habitat. Many of the hedgerows on the farmstead can be traced on the 1843 tithe maps giving them ancient status. Aesthetically the building retains its early character and has been subject to very little intrusive modernisation. The house makes a significant contribution forming the centre piece of the estate and views in the immediate environs.

*Quote: preserve the views to an important heritage site.*



11

#### View Point 11

Village Green at Potts Green  
Listed as a Monument

Looking southeast across the fields towards Easthorpe.

The green is shown on the 1777 Chapman & Andre Historic Map located just southeast of the settlement of Marks Tey. The green is shown to be roughly quadrilateral with a linear section extending to the north. The map shows two collections of buildings on the edge of the green, both of which still seem to be standing. One of these is the Grade II listed C16 Farmhouse Doggets Hammer Farm. For the next 100 years there was little change to the shape or size of the green, but since 1887 there have been changes to both the shape and the size of the green area with it now being slightly larger than it was in 1777.

Although fields in this area have been amalgamated to make them more suitable for modern farming machinery the remaining hedges can still be found on the 1843 tithe maps giving them ancient status.

*Quote: Preserve beautiful open farmland*

## All Heritage assets map

This is a map showing the location of all recorded heritage assets both designated and undesignated. It includes historic buildings, archaeological find spots, archaeological sites (including cropmarks of old field boundaries, now removed) of all periods



To quote Dr. Jess Tipper, Archaeological Advisor, Commercial Services, Colchester Borough Council

*"In terms of below-ground heritage assets, i.e. archaeological remains, previous systematic investigation has been very limited in the study area because of the lack of new and, in particular, major developments. The majority (if not all) of sites and find spots within the parish are the result of chance discoveries. It cannot be assumed, therefore that there are no archaeological remains in the (currently) blank areas, and this will need to be tested using archaeological evaluation techniques (e.g. detailed desk-based assessment, geophysical survey, systematic fieldwalking and trial trenching). This is particularly important within the valleys of the Roman River and Domsey Brook because valley locations, in particular, are topographically favourable for early occupation (of all periods). There is also some high potential for palaeo-environmental deposits (waterlogged deposits within the flood plains of these watercourses). The results of the evaluation work will enable the below-ground archaeological resource to be accurately quantified (both in quality and extent) and it will need to be undertaken prior to the determination of planning permission (certainly for large development proposals). This is in accordance with paragraphs 128 and 129 of the National Planning Policy Framework and Colchester Borough Council's Core Strategy (2008)."*

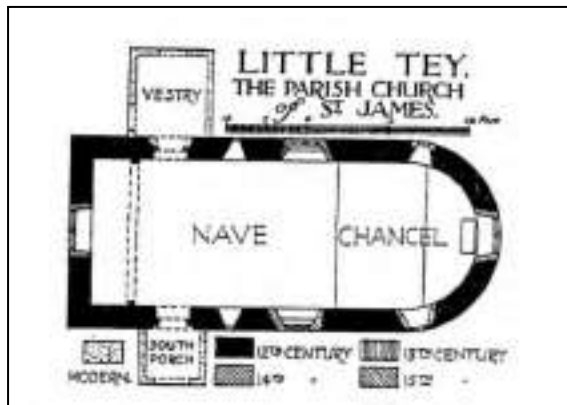
12<sup>th</sup> January, 2016



**APPENDIX H: LISTED BUILDINGS**  
**AREA 1: LITTLE TEY**

## Appendix – H

### Buildings & Details – Grade I Listed - Area 1 Little Tey



**St. James the Less** is Grade I listed and built in the Romanesque style which was the first distinctive architectural style to spread across Europe after the Roman Empire. The outer walls are constructed of flint rubble and limestone dressing with red quoin (corner) stones in the west wall of indurate conglomerate according to English Heritage, but these were described by Nicolaus Pevsner, a renowned academic and author, as puddingstones. These red stones also form a double ornamental course around the exterior of the east apse as can be seen in the photograph above. The roof is thought to have been thatched but was tiled before 1594, when some tiles were blown off the chancel roof, and it may well have been rounded over the apse similar to Copford church. The weatherboard tower has a pyramidal slated roof, and houses one bell cast by Henry Pleasance of Sudbury in 1701.

When entering the church through a 19<sup>th</sup> century porch it can be seen that the height of the doorway has been raised and an oak lintel inserted into the tympanum which has Norman lozenge diapering (please see picture below). What strikes you most on entering St. James the Less is its simplicity and charm. It is a single celled structure, built in the 12<sup>th</sup> century, but has been elevated to a church of national importance by the discovery of two sets of quite remarkable wall paintings. Conservation has been carried out with the aid of a grant from English Heritage on the 13<sup>th</sup> and 14<sup>th</sup> century wall paintings the most notable being a complete Passion cycle.



Photographs taken March 2016

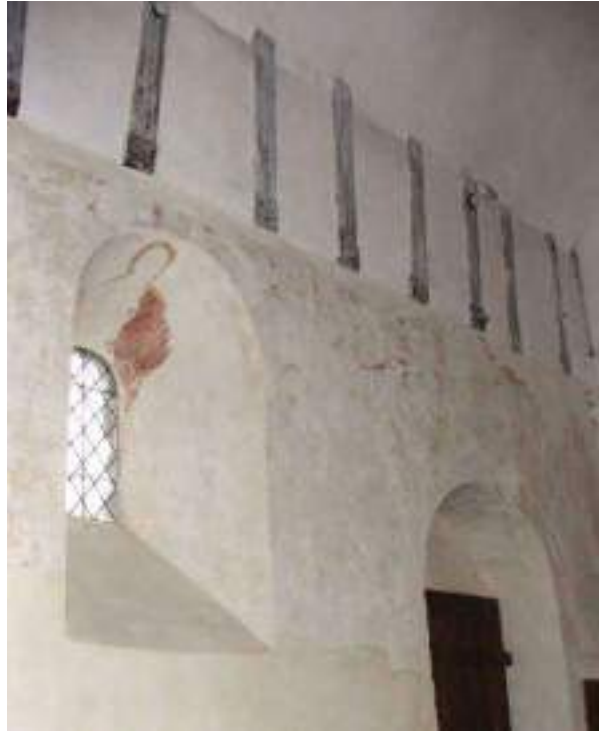


#### Wall Paintings

Above: The detail of Christ kneeling before St. Peter, holding his foot above a raised water basin.

Right: The figure in the window soffit has blond hair and wears a white undershirt with red cloak over his shoulder. He is possibly a saint or martyr.

Photographed March 2016



1930s



2012

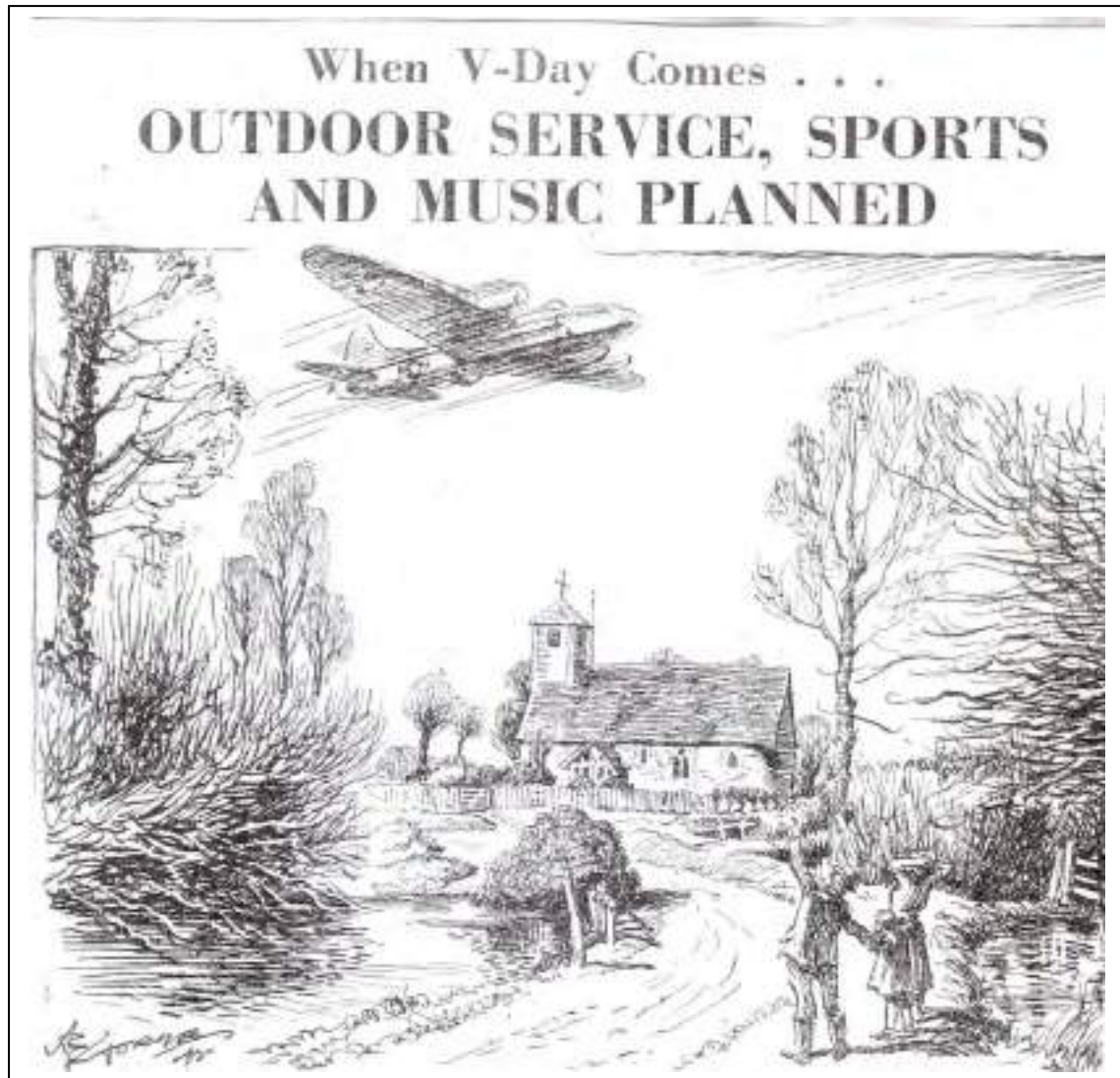


#### St. James the Less, Little Tey

The church viewed from the pond has been cherished by residents for many years with drawings being made in the 18th century and many photographs taken subsequently. It is amazing how very little has changed over the recorded years apart from the addition of the church porch.

The spire can be viewed across the fields from the bridleway in Motts Lane along with the churches in Great Tey and Marks Tey.

Village Life has been focused around the church on many occasions as can be seen from this article below which appeared in the Essex Standard towards the end of World War II.



"The Norman Church at Little Tey was built 800 years ago by the last successful invaders of Britain. Flying Fortress was built by Britain's latest "invaders," whose friendly "occupation" of Essex towns and villages now soon draw to a close. Soon the countryside will revert to its normal quietude, with no roaring more alarming than that of the tractor, and in days to come the handful of "regulars" in country pubs will recall when villages were thronged with Americans and the great bombers swept overhead all day, as Adam Horne here depicts"

*(Adam Horne, well-known Fleet Street artist and illustrator, is contributing a short series of drawings to the Essex County Standard)*

## Buildings & Details – Grade II Listed

**Honeypot Cottage** formerly known as Pyes or Pyescroft is found close to Godbolts Farm. Originally this was four very small cottages but is now listed as a single Grade II building. Built in the 16<sup>th</sup> century it is timber framed, plastered and with a ridged and gabled tiled roof. It originally had a thatched roof, but due to a spark from a garden bonfire it lost its thatch.



Pyescroft – late 1960s



Honeypot Cottage – March 2016

### Godbolts Farm

The name Godbolts has been associated with the story of Little Tey for centuries as a manor known as Godbolts existed in the parish in very early times. Therefore, it is not surprising to find a Godbolts Farm and the position close to the A120, along with large barns on both sides of the road, indicate a substantial complex of buildings. The Farmhouse is Grade II listed by Historic England along with two of the barns, one on each side of the A120. The farmhouse is thought to be 15<sup>th</sup> century construction. It has an H shaped footprint, and is built in timber and plaster, with ridged, gabled and peg-tiled roofs. It represents one of the oldest and most significant heritage assets within Little Tey.



Godbolts Farmhouse  
March 1939

### Godbolts Farmhouse Grade II listed 2017

Little has changed externally as can be seen by comparing the two photographs apart from a new fence and gate, and a new ground floor window.





Godbolts Barn – Grade II Listed  
(south side of A120)

When this building was first listed by Historic England in 1982 it was described as being built in the 17<sup>th</sup> century. Timber-framed and black weather-boarded with thatched ridge and gabled roof having fly-hips. One midstrey with great doors, 5 bays long and one seed-bin right of midstrey (projecting porch).

Above left: photographed in 2014, looking west, showing signs of urgent repair needed.

Above right: photographed in 2017, looking east, the barn is now clad in a black protective cover and the roof is corrugated iron.  
The present condition of the barn is not known.



Godbolts Barn - Grade II listed  
(north side of A120)

An 18<sup>th</sup> century barn of 5 bays and timber framed with black weatherboards. The roof is ridged and gabled with peg-tiles and corrugated iron. The great doors survive at rear.

It is hoped that this will be sympathetically reused in the redevelopment.

Photographed March 2016

### Great Tey Road / Brook Road

This road has been confirmed as being used and probably improved by the Romans. It leads to a Roman Villa discovered south of Warren's Farm, Great Tey. Today there are only a few houses built along this road, but the majority are Grade II listed buildings. There are four houses, The Old Rectory, Little Tey House, Little Tey Barn (converted to a home) and Knaves Farmhouse. In addition there are two Grade 2 listed barns built in the 14<sup>th</sup> and 18<sup>th</sup> centuries located south of Knaves Farm.

**Knaves Farmhouse** Grade 2 listed, built c1850 of red brick with gault (pale coloured) brick trim. This trim can be found at the corners of the building, around the windows and chimney pots. There is a central front door with flat hood under a gault relieving arch. The roof is slate clad.



Knaves Farmhouse  
Built c1850  
Grade II listed

Part of a complex of  
farm buildings

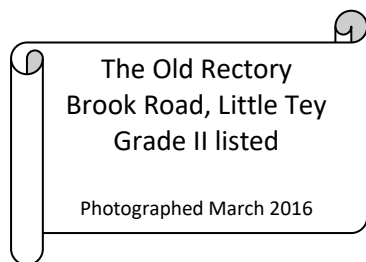


#### Knaves Barns – Grade II Listed

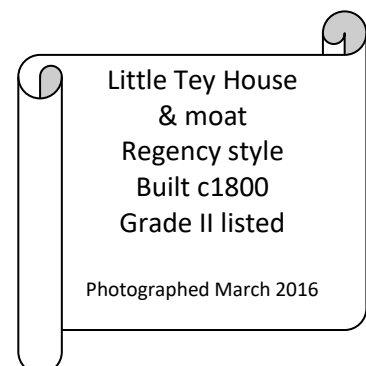
Above right: 18<sup>th</sup> Century timber framed and black weather-boarded, with ridged and gabled roof clad in corrugated asbestos. No midstrey (projecting porch).

Above left: 14<sup>th</sup> century timber-framed with tarred weather-boards and ridged roof, gabled to north, hipped to south, clad in corrugated iron. Two plain doors to street. Inside heavy oak frame of high quality, side-purlin roof. This is the oldest of the Grade II listed buildings in the parish. Both photographs taken March 2016.

**The Old Rectory** Grade II listed can be found at the end of the ancient green lane connecting it to St. James the Less Church. This is recorded by English Heritage as a “complex house built 16<sup>th</sup> century or earlier with later additions.” Comprising of a T-plan timber-framed and plastered building with ridged, gabled, peg-tiled roofs with eaves plus 3 red brick chimney stacks. There are differing types of window indicating there have been many changes made to the building. The main entrance is a glazed Regency styled door, under an Arabesque style porch with hollow-conoid lead roof.



**Little Tey House**, Brook Road, Grade II listed was built circa 1800 of Flemish bonded red brick. There is evidence of it being a moated building, please see the photo below. The ridged roof is slated, and has gabled ends and eaves. Either side of the central door there are flat Classical columns (Pilaster) built out from the wall, and there is a flat hood over the door. The sash windows are small paned and typical of the Regency period.



**Little Tey Barn**, Grade II listed was built as part of the farm complex during the 16<sup>th</sup> century. It has recently been converted into a luxury home. This timber framed barn is clad with black weatherboards which have been retained during conversion. At the time of listing in 1982 it is recorded as having a corrugated iron roof this has now been replaced with tiles. Viewed from the road the character of the barn has been well preserved, and judging by photographs taken for a sales brochure the conversion has been of an exceptionally high standard.



Little Tey Barn  
Grade II listed  
Viewed from Brook Road  
Photographed March 2016



Little Tey Barn  
Grade II listed  
Viewed from the rear  
Photographed 2016



Cart Lodge  
This cart lodge falls within the  
curtilage of Little Tey Barn  
Photographed March 2016



**APPENDIX H: LISTED BUILDINGS**  
**AREA 2A: LONG GREEN**

## Appendix H

## Buildings & Details – Grade II Listed – Area 2a Long Green

## The Green

17<sup>th</sup> century former farmhouse. The construction is two storey framed in timber with weatherboards on gable ends and rough cast front elevation. The ridged roof is covered in peg-tiles with eaves and two red brick chimney stacks.

Local vicar and historian Philip Morant in his 1768 publication *The History and Antiquities of the County of Essex Volume II* mentions William Leapingwell of “Barnfield Farm” and in 1809 Mr. Scott Lithgow was selling “The Green” and the sales map notes that this was previously owned by Mr. William Leapingwell. Therefore, it appears that between 1768 and 1809 the name may have changed from “Barnfield” to “The Green.” Certainly there are press reports discussing meetings held in a very large barn found at “The Green.”

It has had many owners over the years including Christopher Edward Spurgeon who bought the house in 1934 but it is unlikely he actually lived there as he was Chief Mechanical Engineer for Indian North Western Railway, before taking up a similar position in Egypt, and his brother John Frederick Spurgeon held power of attorney. In 1939 Capt. Charles Reginald Pynda Walker of the Inniskilling Dragoon Guards was living at 'The Green' but was away on holiday when two troopers knowing the house to be empty and needing somewhere to sleep broke in. They were charged with breaking and entering and stealing one gallon of whisky, one pudding, two packets of biscuits and two tins of sardines value £3/10/- (£3.50).

The house passed to Christopher Spurgeon's daughter Marcella Florence Priest (nee Spurgeon) who at the time she sold it in 1952 gave her address as Osborne House, East Cowes, Isle of Wight, the home built for Queen Victoria and Prince Albert.



## The Green

A 17<sup>th</sup> century former farmhouse.

Above left: The Green 1924

Above right: The Green 13<sup>th</sup> March 2016

## Sansom's Cottage (also known as Hawlmark Farm)



Sansoms Cottage  
Grade II Listed  
North elevation  
Probably 18<sup>th</sup> century  
comprising one long range  
framed in timber with a peg  
tiled roof.  
Photographed 20.3.2016

Sansoms Cottage  
Grade II Listed  
South elevation  
The peg tiled roof has three flat  
dormer windows  
There is a lower extension to the  
west.  
Note: the name has also appeared  
on documents as Samson's  
Photographed 20.3.2016



Sansoms Cottage was once part of Green Farm, but in 1913 when "The Green" came up for sale the house and farm were sold separately. Sansoms cottage and land was bought by Alexander Dickson & Son Ltd., Belfast, and their purchase was reported in the "Belfast Newsletter" 23<sup>rd</sup> January 1914.

"...Messrs Dickson, in addition to their other places have bought and equipped a farm at Marks Tey, Essex, the best seed-growing county in the British Isles, for growth, selection and further development of their special strains of "Hawlmark" seeds."

This is why on the 1925 OS map Sansoms Cottage is recorded as Hawlmark Farm. Messrs Dickson's farm flourished for many years and in 1939 at the Cheltenham Great Floral Fete they won the Silver Challenge Cup "... for the best display of roses in the show was won by Messrs Alex Dickson & Sons, Marks Tey, Essex."



Left: The name  
is remembered  
today in a  
street name  
on the Colne  
Park Estate.  
Right: By  
appointment  
to H.M. The  
King



## Godmans Farm House



Godmans Farm House – Grade II Listed

Photographed 13-3-2016

Records as far back as 1568 show that a William Sames owned Godmans Farm making this property at least 16<sup>th</sup> century. Built on an H plan it is timber-framed and plastered with a ridged and gabled roof covered with peg tiles.

Godman's Farmstead was shown on the 1897-1904 Epoch 2 map to be a large interlinked site, forming one defined courtyard from seven buildings. However only the Grade II listed farmhouse remains standing after the other buildings were demolished between 1958 and 1973. The footprint has since been overlaid by the expansion of Marks Tey. The map shows historic landscape features on the site, a farm pond to the west and an orchard to the east.

Above on the left is a part of a sales document for 1896 which describes it as a desirable residence with orchard and meadow.

It also states that “A large corn and seed business has been carried on for many years past.”

## The Red Lion



The Grade II Listed Red Lion public house was also a working farm, and the forecourt was the place where the Essex Hunt met. Built c1600 and consisting of 5 bays and two storeys, with plaster over a timber framed structure. The roof is ridged and clad with peg-tiles. The first storey has a range of 4 windows. Ground storey with leaded flat verandah of full length beneath which are 3 semi-hexagonal bow windows with small paned sashes. There are two front doors. Inside the oaken frame is visible, particularly the joists of the first floor.

This is the most popular name for a pub in Britain, but why the Red Lion? There are several explanations to this question but two of the most popular are the early use of the name refers to John of Gaunt, the most powerful man in England for much of the fourteenth century, and the Red Lion is a reference to his heraldic emblem. Secondly that it refers to King James I (VI of Scotland) that when he came to the throne ordered the Royal Standard of Scotland (a rampant Red Lion) should be displayed in public places. However many 'experts' would also dismiss these explanations.

For more information regarding the history of the Red Lion public house please see **Appendix D – Roads – Service stations of yesteryear.**

## Ivy Cottage

This building was once a single farmhouse but by 1896 it had been divided into two cottages as recorded on a sale document. It is shown on the Ordnance Survey map of 1896 to be a large site made up of seven buildings but only the Grade II listed 16<sup>th</sup> century (or earlier) farmhouse remains, the other buildings being demolished between 1904 and 1922. Built on a T-plan it is two storey, timber-framed and plastered in panels. The roof is ridged, fly-hipped, gabled and covered with peg-tiles.



Ivy Cottage c1900 – note the thatched barn on the left



Ivy Cottage 2017

## Motts Farm House



### Motts Farm House

(previously known as Bowers)

Grade II Listed

A 15<sup>th</sup> century house much rebuilt. Four bay range of 2 storeys aligned north-south. The ridged roof with gabled ends is covered in peg-tiles

The north bay was partitioned to form a buttery and pantry and the south bay was the Solar. (A private upper chamber in a medieval house.)

## Mott's Barn

Motts Farm House and Motts Barn are part of a historic medieval farmstead. It was shown on the 1897-1904 Epoch 2 map to be a large detached site made up of five buildings including the two Grade II Listed Buildings, the 15<sup>th</sup> century farmhouse and the 17<sup>th</sup> century barn. The other buildings now appear to have been demolished sometime between 1958 and 1973.

When the 'Barn' was offered for sale in 1861 it was described as a timber and thatched barn with a bay, stable, cow-house and asphalt floor. By the time the 'Barn' was listed in 1982 the roof was recorded as corrugated iron, and inside the structure was side-girt, roof collars and purlins incorporating soot-caked rafters from an older house. In fact much of the timber in the construction or repair of the barn has come from much older buildings. The 'Barn' has been converted into a home and the roof is now tiled as can be seen in the photographs below.

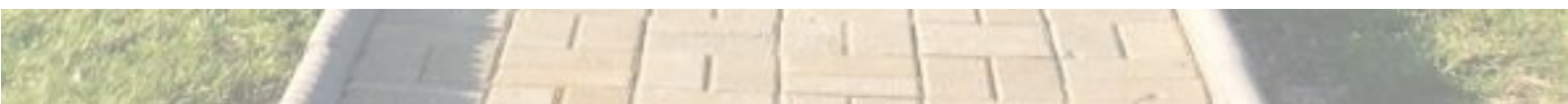


### Motts Barn

Both photographs taken August 2019



**APPENDIX H: LISTED BUILDINGS**  
**AREA 2B: POTTS GREEN**



## Appendix H

### Buildings & Details – Grade II Listed – Area 2b Potts Green

#### Palmers Farm



Palmers Farm

Photographed 17th March 2016

Records can be found back to the 13<sup>th</sup> century for a farm named Palmers Farm at this location, although the present day farmhouse is thought to have been built early 19<sup>th</sup> century. There have been many names associated with this farm such as Joseph Grange in 1666, and Robert Sach in the early 19<sup>th</sup> century so possibly he was the builder of the present farmhouse.



Ordnance Survey  
map 1879

The description recorded by English Heritage is an early 19<sup>th</sup> century house of 3 bays and 2 storeys with corner pilasters [columns] to front and hipped slated roof. Two stock [better quality] brick chimney stacks behind ridge. Three small paned and hornless sash windows on first storey, and 2 matching windows on ground storey. Central door of 6 fielded panels in fielded reveals. Over the front door is a flat hood supported on iron brackets, and two stucco pilasters [columns] each side.

DESIRABLE  
**Freehold Investment.**  
TO BE SOLD BY AUCTION, BY  
**Mr. JAMES BEADEL,**  
At the Chapel Inn, Coggeshall, on Thursday, July 11,  
at Five o'clock, by direction of the Executors of the  
late Mr. Robert Bach,  
**T**HAT most desirable, compact, and well situated  
ESTATE, known as "Palmer's Farm," is in the  
parish of Marks Tey, in the county of Essex; con-  
taining about Sixty Acres of most productive Arable  
Land, divided into convenient inclosures; with a good  
Farm House and convenient homestead. Several of the  
fields abut upon the great Eastern road, and the Estate  
is nearly midway between Witham and Colchester.

AT PALMER'S FARM, MARK'S TEY.  
EXCELLENT  
**FARMING LIVE AND DEAD STOCK.**  
TO BE SOLD BY AUCTION,  
**By J. N. Burridge.**  
On Thursday, the 4th of July, 1844, by order of  
the Proprietor, who has let the Farm,  
**T**WO very compact Grey five-year-old CART  
HORSES, excellent workers, and sound; a  
capital Hackney Mare, a good hunter with a heavy  
weight; superior Pony, 2 excellent Milch Cows,  
with Calves, and now in full profit. A strong  
wagon, tumbrils, carts, ploughs, harrows, iron  
land and garden rollers, cart and plough harness  
for four horses, chaff-cutting machine, bean mill,  
hurdles, and implements; pony chaise and harness,  
brewing utensils, beer casks, and various other  
effects, as will be expressed in catalogues, to be  
had at the Trowel and Hammer Inn, and other  
Inns in the neighbourhood; and at the Auctioneer's  
Office, White Hart Inn, Halsted, Feering, and  
Coggeshall.  
N.B. The Auctioneer begs to call the attention  
of farmers and others to the above cattle, and also  
to the dead stock, which is nearly new, and in  
good order.

Above: Chelmsford Chronicle – 6<sup>th</sup> July 1833

Right: Essex Herald – 18<sup>th</sup> June 1844

On the 19<sup>th</sup> July 1833 the Chelmsford Chronicle reported that *"Mr. James Beadel sold, at the Chapel Inn, Coggeshall, a freehold estate, called Palmers situated at Marks Tey, consisting of 60 acres of arable land, farm-house and out-buildings, to Mr. Coates of Colchester for £2,010."*

The above advertisements for the sale of Palmers Farm in 1833 and again in 1844 give an insight to farm life at that time. They provide information that the land has always been considered *'most productive'* and the list of articles needed to run a successful farm starts with horses no doubt the most important item. Other sales adverts for Palmers Farm mention *"Live and Dead Farming Stock, Mangel Wurzels, Manure, Household Furniture etc."*

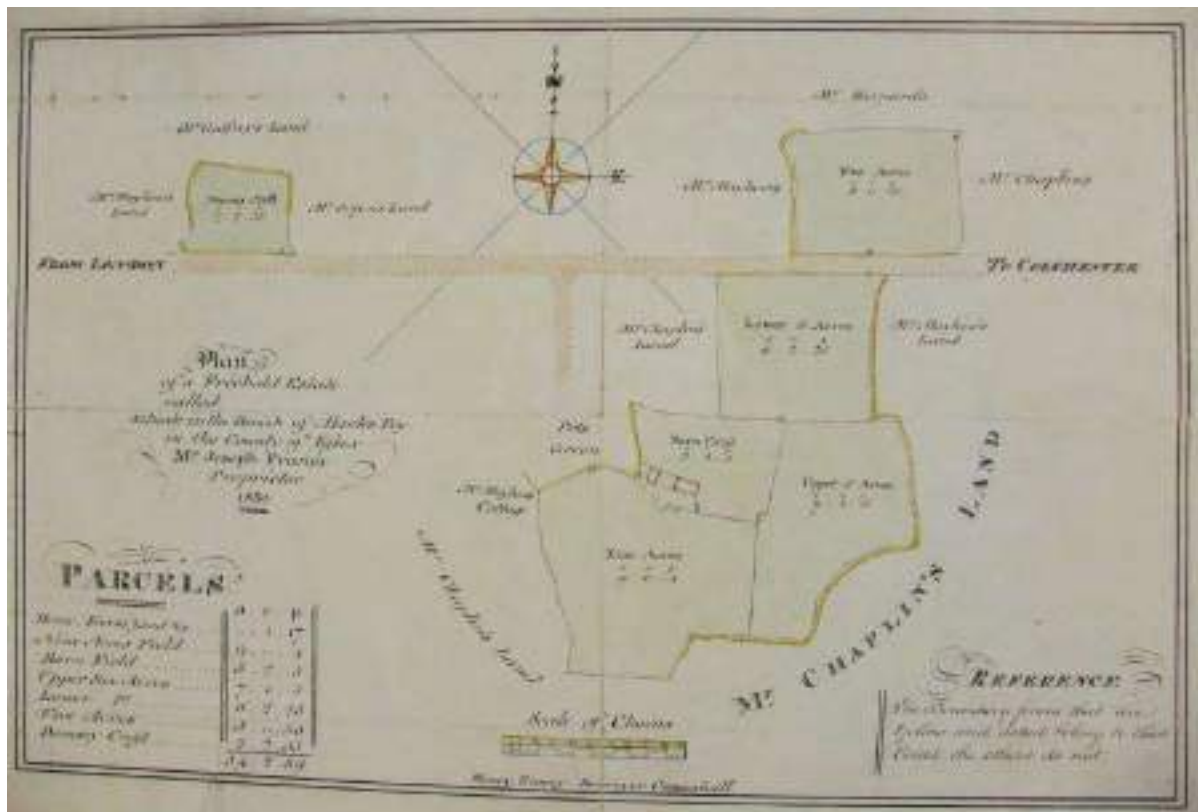
## Doggetts Farm



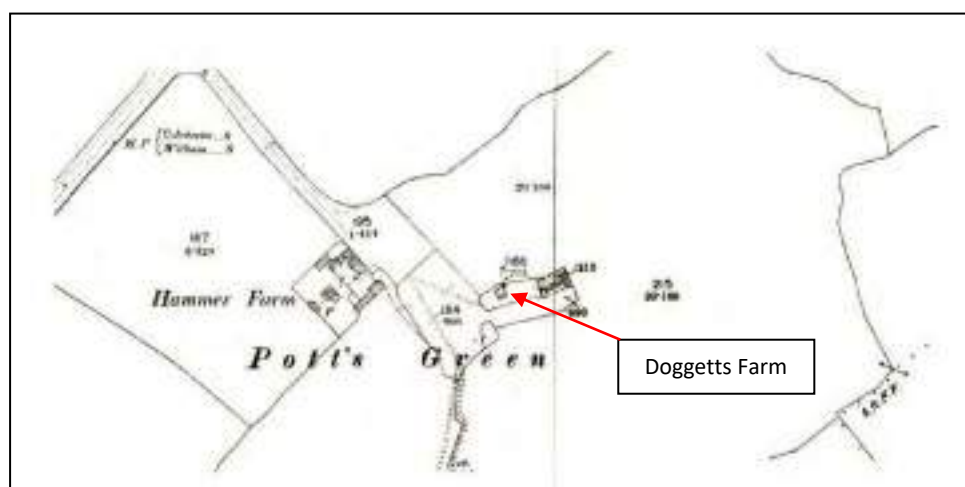
Although the name Doggetts Farm is not a common one it is not unique in Essex. There is another Grade II Listed Doggetts Farm, at Rochford, Essex, and Philip Morant in his book the *"History and Antiquities of the County of Essex"* believes that the farm there took the name from an ancient family, as in 1305 Robert Doggett and Alice his wife held one messuage and 26 acres of arable purchased by Beatrix Doggett. It would require further research to establish if the Doggetts Farm at Potts Green was owned by a member from the same family, but it can be considered as a possibility.

Doggett is thought to be an old London name possibly corrupted from Dowgate, one of the Roman gateways of the City of London, and is now a small ward in the City of London. Out of every million people in the UK, approximately 27 are named Doggett.

Below is a map which accompanied the sale documents for Doggetts Farm in 1830. At that time it was owned by Joseph Proctor, and he may be the origin of the street name now found on the Colne Park Estate – Proctor Way



Doggetts Farm Sale 1830  
Drawn by Henry Emery, surveyor of Coggeshall



1897 Ordnance Survey Map

Doggetts Farm is described by English Heritage as being a timber framed construction built in the 16<sup>th</sup> century and with later additions. The upper floor of the building is jettied meaning it projects beyond the dimensions of the floor below to both the north and south elevations. The peg-tiled roof is ridged. The roof is crown-posted, scarfs halved and bridled which is a description of the type of carpentry joints used in the construction, and can be found in other Essex medieval buildings, such as Cressing Temple Barns. There is a red brick chimney stack in rear slope.

The first storey is clad in weatherboarding and the ground storey is plastered, both features being typical of Essex buildings. During recent extensive alterations and extensions in 2011 the weatherboarding and pargetting (decorative plaster work) were carefully restored to ensure the approved works were carried out without detriment to the architectural character and historic detail of this listed building.

When listed the windows were recorded as leaded casements, but these now appear to have been changed



North Elevation  
Photographed 20<sup>th</sup> March 2016



South Elevation  
Photographed 20<sup>th</sup> March 2016

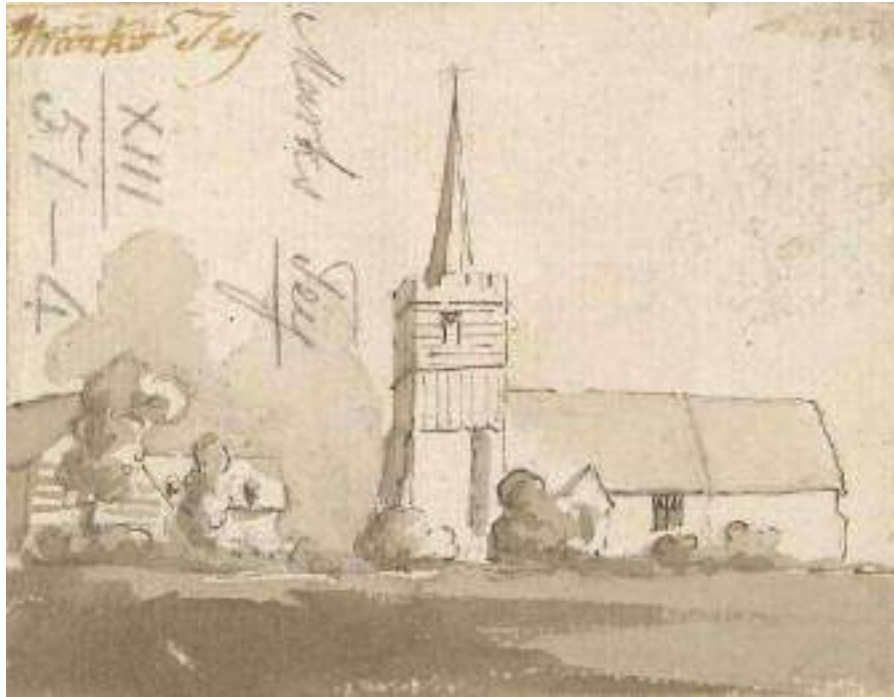


**APPENDIX H: LISTED BUILDINGS**  
**AREA 3A: ROMAN RIVER**

## Appendix H

### Buildings & Details – Grade I & II Listed – Area 3a Roman River

#### St. Andrew's Church – Grade I Listed



St. Andrew's Church

Marks Tey

1780

An ink wash on paper drawing

British Library Online Gallery

*Apart from the church the parsonage barn and possibly the church farm cottage are shown on the left.*

Below is a transcribed advertisement published in the Ipswich Journal on 13<sup>th</sup> September, 1783.

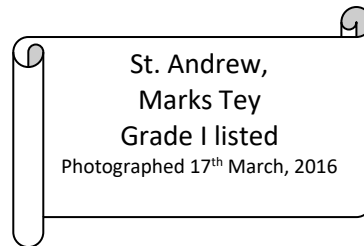
To be LETT

And entered upon at Michaelmas next 1783

All the GLEBE LANDS in Hand, belonging to the rectory of Marks Tey in the country of Essex, containing about Thirty-four acres, and the parsonage barn, cart-horse stable and barn-yard.

Also, All the TYTHES, both great and small, arising within the parish of Marks Tey aforesaid, which are now gathered in kind, except the tythes of the farm, called Marks Tey Hall, which are not to be lett.

Further particulars may be had by applying to Mr. Green of Lexden, or Mr. Townsend of Colchester



Many experts over the years believe that there could have been a church on this site since the arrival of Christianity in Britain. With many Roman finds still being found throughout the parish, and Roman bricks used in the construction of St. Andrew's Church this may indicate an earlier building at this location. To quote Edith E. Mason, (a former headmistress of Marks Tey school) who wrote a short history of the church *"...perhaps when, under the great St. Cedd Christianity was being spread in these parts, a small wooden church was erected here. The Danes who later invaded our shores destroyed such churches and probably another building took its place when peace was restored and almost certainly later when Geoffrey [de Mandeville] took possession..."* which was c1066 when he came over with William the Conqueror. Unfortunately as no records of such churches exist, this must remain mere speculation

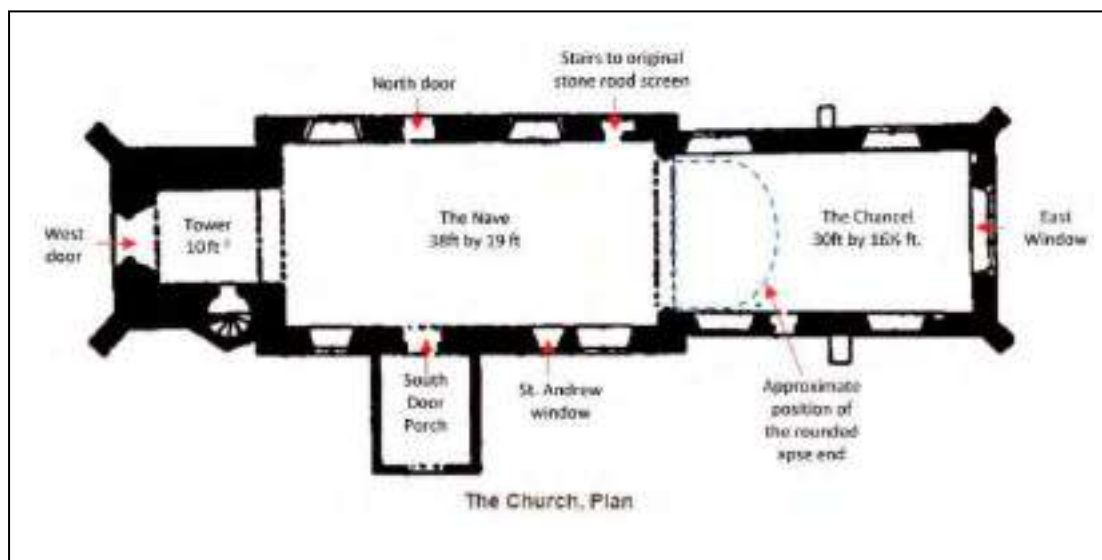
The present day church building is of Norman origin, and was gifted by the Mandeville family to the Priory of St. Botolph, and dedicated to St. Andrew in 1189.



The only remaining original window can be found in the south wall on the right hand side of the south door. At the close of the tenth century it was common practice throughout Britain to reclaim Roman bricks and stone for new buildings, and evidence for this can be seen here at St. Andrew's Church as the semi-circular headed window is surrounded by Roman bricks. It is testament to the quality of the original material and medieval builders who reused it that it has survived 2000 years. The glass depicting St. Andrew is a later addition.

Photographs taken 27<sup>th</sup> March 2017





The external walls are very thick, especially in the construction of the tower, and are supported by large buttresses. The church has been built using a variety of material including septaria and indurated conglomerate with Roman brick window quoins, a section of the tower wall is shown below as an example.

**The church tower** was built at various stages with the base being from the late 14<sup>th</sup> or early 15<sup>th</sup> century. The wooden upper structure is likely to have been constructed c1750, but much of the current oak cladding dates from the restoration carried out in 1885/6, and it was last reshingled in 1952 following bomb blast damage caused during WWII in 1944. The west door is recessed and has hollow-chamfered jambs. There is a two-centred arch with a moulded label and head-stops. To the right of the west door, and built into the wall, is a cross of bricks on a calvary of two steps. In the belfry there were two or three bells but only one now remains, and was made by Pack and Chapman of London in 1772.



St Andrew's Church  
Marks Tey  
Tower & West Door  
Photographed  
March 2016 & 2017



**The South Porch** is timber-framed and of 16<sup>th</sup> century origin. It stands on a dwarf red brick wall built with bricks of differing dates. It has chamfered main timber posts and modern intermediate ones. Over the timber door is an oak lintel which is thought from dendro-chronological analysis to have been felled about the year 1120. Above the oak lintel is a Romanesque tympanum. To the right of the south door is a holy water stoop.

Found in the south wall of the chancel is a priest door of 14<sup>th</sup> century origin with wave moulded jambs and a two-centred arch. The roofs of both the nave and chancel are ridged and gabled, and covered with red peg tiles. They are topped with cocks comb ornamental ridge tiles and stone finial crosses.

The interior of the church has undergone many changes over the years with the oldest part, the nave, dating back to at least 1120. There is evidence that at one time a stone rood screen separated the nave and chancel. As no drawings of this screen have been found it can only be speculated as to the design of the screen, however at the church of St Mary's Great Bardfield, Essex, which is only 22 miles from Marks Tey, there exists a rare example of what it may have looked like here in Marks Tey during the medieval era.

The doorway and stairs found on the north side of the nave in front of the chancel arch would have lead up to the rood loft, but in Marks Tey the staircase, after only a few steps, has been filled with rubble and the upper opening, which would have given access to the rood loft, has been blocked off. The loft would have spanned the width of the church. During the Medieval period the rood screen depicted a large carved figure of Christ on the cross known as the "Great Rood" or "Christ Crucified," and was normally supported by statues of saints. These screens were a common feature in late medieval church architecture. The priest would have used the stairs to reach and then walk across the rood loft to attend to the candles placed before the figures of the saints. It may have also been used as a gallery for singers.



The rood screen at St. Mary's,  
Great Bardfield, Essex

During the latest and controversial re-ordering of the church in 2006/7 it was discovered when the floor was removed and replaced that the nave originally had a rounded apse end. A ledger slab was also revealed in the far left corner of the chancel floor. This ledger slab is also mentioned by Thomas Wright in his book *The History and Topography of the County of Essex*, published in 1736

*In the middle of the chancel, under a flat stone, inlaid with brasses, is the following inscription:*

*"Robert de Teye et Katerine, sa femme, gisent icy Dieu de lour Almes eit m'ci qu decederent le 7 jours d'October, l'an de grace, 1360."*

[Robert de Teye and Katerine his wife lie here...God on their souls have mercy that died on the 7<sup>th</sup> day of October the year of grace 1360] approximate translation.

As the chancel is thought to have been added c1350 it could be that Robert and Katherine may have commissioned the building of the chancel. However this does raise the question if the bones also discovered during the last re-ordering of the church are those of Robert and Katherine de Teye or those of the Rev William Bree and his two wives Elizabeth Puppeltt and Hester Rawstorn as their memorial slabs now occupy the space at the centre of the chancel. What is sure is that things have been moved, and probably more than once, over the centuries.

### The Nave and Chancel

As can be seen from the photographs below there have been many changes over the years to the nave and chancel, including a complete restoration during the Victorian era. It was re-opened on Thursday 4<sup>th</sup> March 1886 with a service to mark the event presided over by the Bishop of St. Albans. The architect was Mr. Edward J. Dampier, of Colchester, Diocesan Surveyor. From extracts of an article published in The Essex Standard, Saturday March 6<sup>th</sup> 1886 *"Fortunately for the archaeological repute of our neighbourhood both the Rector [William Morgan Jones] and Architect set their faces resolutely ...and insisted on restoring in the most strictly conservative spirit the whole fabric, only renewing where absolutely necessary, so that the tower is now handed over in practically the state in which it left the builders hands. Its massive timbers 400 years old...repaired and strong enough to last for centuries more, and protected from the weather by entirely new oak planking. Throughout the Church the same reverent conservation has, we are glad to see, guided the Architect's hand. No single feature has been obliterated, no quaint detail of genuine character has been remodelled and "architecturalised."...The ancient roofs are opened out and shown in their age-worn but sound state...the Font being restored by Mr W.B. Polley of Coggeshall."*



#### The Nave and Chancel

This photograph is a postcard with the date of 1910  
Note the church is lit by oil lamps.

#### The Nave and Chancel

During work to re-order the church 2006/7



#### The Nave and Chancel

Photographed 17<sup>th</sup> March 2016





The roofs of the Nave and Chancel are of the trussed-rafter type.

**The East Window** is considered as modern when compared to the ages of the other windows found at St. Andrews Church, however even this window is over a century old. It was re-glazed in 1925 to a design by George Daniels, and the subject is Worship based upon the Te Deum - part of the liturgy of the old Prayer Book.



**The Millennium Window** was installed in 2001 with the aim to show the changes in the village and celebrate its heritage. The glazing was created by Susan McCarthy of Auravisions in Wickford. Some of its features include the past residents of the village - a Roman centurion, the arms of the Tey family, a puritan and cavalier and representing the future are schoolchildren, Guides and Scouts. A dedication service was held on 11<sup>th</sup> February 2001.



## The Font

*The Font is the glory of the church, being a particularly interesting example of carved oak, octagonal in shape and dating from the 15<sup>th</sup> century. It is unique in Essex but there are two others, one at [St. Lawrence] Chobham and one in [Efenechtyd] North Wales. The basin is lined with lead. The panelled sides of the font are divided by buttresses, each panel formerly enclosing a carved figure on a throne and an evangelistic symbol alternately, but unfortunately, this part of the font has been cut away and defaced probably by Cromwellian vandals. The cover, of octagonal pyramid form is of a later date, probably early 17<sup>th</sup> century. Great importance was attached to fonts in the 16<sup>th</sup> century. 'Whether have you a font of stone with comely cover set in the ancient usual place,' says one old book. The cover and its lock or locks, were especially important to prevent persons practising Black Magic from stealing the Holy water for their evil rites.*

Extract from "A Short History of St. Andrew's Church, Marks Tey" by Edith E. Mason

Since this was written by E.E. Mason, former Headmistress of St. Andrews School Marks Tey, the font cover has been mislaid or at least its whereabouts is not known. The font is an important church fitting both for baptisms as part of the initial welcome into the Christian faith, and as a unique example of medieval church furniture. It was a prominent feature when the church was restored in 1886, as detailed in the article published on 6<sup>th</sup> March 1886 in the Essex Standard...*the fine and lofty tower arch has been exposed and cleaned from whitewash etc. and its handsome proportions now form, with the beautiful old oak font under it, perhaps the finest group in the building.* This position is shown on the postcard photograph below dated 1920. The modern photograph taken on 17<sup>th</sup> March 2016 found the font positioned behind the south door and flanked by fire extinguishers.



This postcard has a 1920 Marks Tey post mark on the reverse



15<sup>th</sup> Century Oak Font  
St. Andrew's Marks Tey  
Photographed 17<sup>th</sup> March 2016



The Font at  
St. Andrew's  
Marks Tey

The font has been valued  
and cherished by  
parishioners for centuries,  
and shown on the left is  
how they decorated it for  
the Easter Flower Festival  
in 1970

The only two other wooden fonts found in Britain are shown below, and it can be seen that neither has an original pedestal making the Marks Tey example unique with fine medieval carving on both the font and its pedestal.



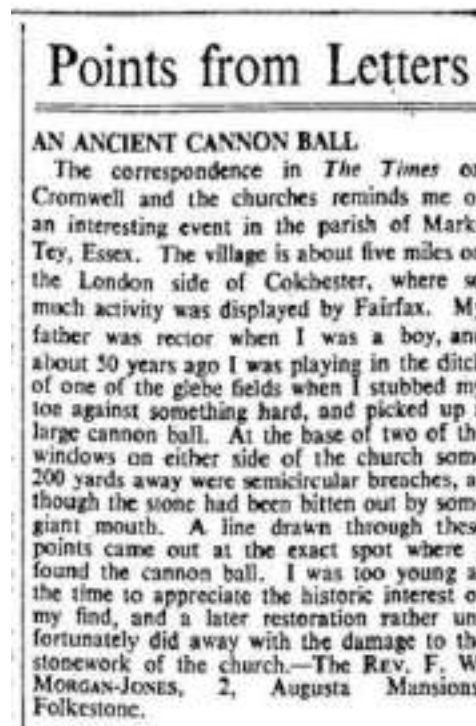
The medieval oak font

The medieval oak font  
St. Michael & All Angels  
Efenechtyd, Ruthin,  
Denbighshire, North Wales



16<sup>th</sup> century octagonal wooden font  
St. Lawrence  
Chobham  
Surrey

Over the years the church has had to weather the storms of both the elements and man, and although the authenticity of the theory about Fairfax's Army using the tower for target practise in the summer of 1648 has been called into question certainly one person believed it to be entirely true. A letter to *The Times* dated 1<sup>st</sup> January 1938, from Rev. F.W. Morgan-Jones, can be read below.



Reported in the Chelmsford Chronicle on Friday 13<sup>th</sup> June 1902 lightning struck and dismantled the weather cock on the church tower, and then passed down the conductor and ripped up the stonework of the gutter on the ground. The weather cock was repaired and returned to his perch.

At various periods in its long history the church has struggled to find funds for maintenance etc. and two business opportunities the church pursued during the 1890's were brick making and timber.

**THE GLEBE, MARKS TEY, ESSEX.**  
**SALE OF TIMBER.**  
**Ernest S. Beard**  
 Has received instructions from the Rev. William Morgan Jones, to sell by auction, upon the Glebe Land, Mark Tey, on **FRIDAY, March 10, 1893**, upwards of  
**100 ELM TREES** of fair quality and dimensions, also **BATLINS** and **BAVINS** arising therefrom.  
 Sale to commence at one o'clock precisely.  
 The company are requested to meet the Auctioneer at the Railway Bridge, near Marks Tey Station.  
 Further particulars may be obtained at the Auctioneer's Offices, Headgate, Colchester. [1037]

Essex County Standard  
 4<sup>th</sup> March 1893

Another 100 elms lost for the title of "Tey at the Elms."

Another report found in the Essex County Standard three years later on 22<sup>nd</sup> August 1896 read –

#### MARKS TEY

*“Brick Fields to be Developed. We understand that some especially fine white bricks have been made from clay taken from the Glebe Lands, adjoining the Railway at Marks Tey, by the Rector’s agents, Messrs. Davis and Davis, of London, and that a syndicate is being formed to work the brick fields, which are 22 acres in extent. Operations will shortly commence. This we hope, augurs well for work in the village.”*

The building of the A12 Stanway by-pass necessitated the demolition of the church hall, and a new one was built during 1967/68 to the north of the church with an access via the church north door. It was officially opened on Sunday 21<sup>st</sup> April 1968 by Lord Lieutenant Sir John Ruggles-Brise. A thanksgiving service was held in the church by the rector C.P. Gilman followed by a reception in the new hall attended by about 160 people.

During the re-ordering of St Andrew’s church in 2006/7, and by removing seven different floor levels improved access was achieved. This also resulted in giving a very flexible layout suitable for a variety of purposes. The opportunity was also taken to install under floor heating and better lighting. A leaflet describing the church today states the renovation returned the building to a simplified space that honours its medieval origins. However during the work it was discovered that the walls were once painted a deep red, and although no traces now remain it may well have been covered with wall paintings matching those found at the neighbouring churches of Copford and Little Tey, which makes the plain appearance viewable today nothing like those found during the medieval era. The only remaining medieval craftsmanship to be seen inside the church is the intricate carving on the font.

#### War Memorial – located in the church yard



Photographed  
17-3-2016

The original position of the war memorial was in the centre of the village close to the junction of the London and Coggeshall Roads. The dedication service of the memorial was held on Sunday 23<sup>rd</sup> January 1921 to honour the sons of Marks Tey who gave their lives in the Great War 1914 – 1919 and was presided over by Brigadier-General F.W. Towsey. It was very well attended by the villagers who paid their respects to their lost family members and friends



**Formerly Church Farm, then Coley House, followed by The Rectory, now a private residence – Grade II Listed**



**Building description**

Built during the 19<sup>th</sup> century with 20<sup>th</sup> and 21<sup>st</sup> century additions and alterations. There are 3 bays, with the central one projecting, and it is 2 storeys high. The hipped roof is slate clad, with the eaves supported on gault consoles. There are two gault brick chimney stacks. The first storey has a range of 3 sash windows under segmental keystone arches with a round-headed window in the central position. Ground storey has flat topped semi-hexagonal bay windows left and right of the front door. There is a flat hood over the front door and square pilasters either side of the door.

The original house on this site was known at various times as Church Cottage, Church House or Church Farm, before it came into the position of William Homan Collier, a brick maker from Reading who re-named it Coley. The original old farm house has been described as a typical Essex cottage possibly built in the 17<sup>th</sup> century.

From the 1841 tithe map and accompanying written description the property was one of several owned by William Green Chaplin and his brother Robert Chaplin, but as they resided at Marks Tey Hall it is unlikely they ever personally lived here.

Published in the Chelmsford Chronicle, on Friday 28<sup>th</sup> June 1861, was the notice of an auction directed under the will of the late Robert Chaplin, Gentleman, of Marks Tey, Essex, deceased, in the following 8 lots.

*“Lot 4 embraces the CHURCH FARM, at Marks Tey, a very desirable Estate of 120 acres, a fair proportion being rich old pasture land, together with a messuage of farm-house, now used as two cottage tenements; a well-built barn, stable, cow-shed, cattle sheds &c; all freehold and tithe-free.”*

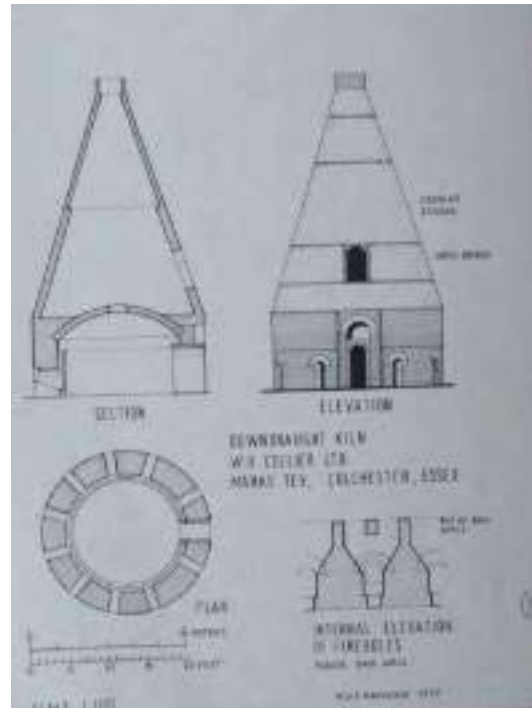
John Wagstaff, a brewer from Little Bentley, had married Sarah Ann Wagstaff from Stanway in 1843, and by 1863 they had moved to Church Farm, Marks Tey. He commenced brick making in a field to the west of the house which was the start of a new industry in Marks Tey, and he also gave the cottage a new and much grander frontage. From the date 1867 chalked onto a roof beam it is believed this was when the alterations on the house took place. John died in 1879 leaving his wife Sarah and three daughters to manage both the farm and the brick business as their only son married that same year and took over running Pilcox Hall Farm, Tendring. The brickworks were advertised for lease, and by the time of the 1881 census William Homan Collier was a boarder with the Wagstaff Family. When the Wagstaff family had the current Church Farm House built, a short distance away but still located in Church Lane, William H. Collier took over the old farmhouse and renamed it “Coley” after Coley Hill Reading where he had lived previously.

W.H. Collier died in 1934 and the trustees of the estate sold the property to Reverend Canon John Thornton Steele for £800. In 1939 Rev. Steele applied to the council for approval to demolish the original rear half of the house, (the old farmhouse) and build an extension. Living at Coley at the time of the 1939 register was William B. Heycock, a retired Indian Civil Servant, along with his family. After the death of Reverend Canon J.T. Steele in 1951 the house was sold to the Chelmsford Diocese for £1,500 and it became the Rectory. A new Rectory was built in the back garden in 2011/2012, and the original house is now a private residence.

## Brick Kiln – Grade II Listed – W H. Collier



Downdraft Bottle Kiln  
Photographed 17<sup>th</sup> March 2016



Downdraft Bottle Kiln  
Drawn by Martin D.P. Hammond - 1977

William Homan Collier arrived in Marks Tey c1880 and leased the brickworks from the Wagstaff family. He expanded the business and produced bricks, roof tiles, pammets (floor tiles), flower pots and drain pipes. Handmade bricks are still produced on site although the processes employed have changed considerably. The circular kilns at Marks Tey give testimony to an early brickmaking process, and represent an exceptional survival of a form of industrial monument now extremely rare nationally. The kilns are of particular importance because all the elements of the firing operation are present: the kilns themselves, the brick-floored working area surrounding the kilns, the flues and the chimney. Thus the whole working operation of the kilns is clearly understandable: the chimney and flues providing the necessary downdraught to fire the kilns and the brick flooring providing a hard work surface over which brick-laden wheelbarrows could easily run. The well preserved internal and external features of the kilns add detail to our understanding of their operation: all the fireholes complete with firebars are present; the pulley operating the damper on the most easterly kiln is still in place. The presence of all these features allows us to draw a complete picture of the firing process at Marks Tey during the late 19<sup>th</sup> century.



Inside of the western  
downdraft bottle kiln  
W.H. Collier Ltd.  
Marks Tey  
Photographed 17<sup>th</sup> March 2016

“Surviving examples of structures, or groups of structures, which illustrate significant stages in the development of brick manufacture, or which exemplify and illustrate the process involved are considered to be of particular importance.”

The above extracts are taken from the Historic England website, list entry number 1020999, where further information regarding the history of brick making in England and W H Collier can be found. The whole area is recorded as a monument, and the western bottle kiln is a Listed Building Grade II.

If being recorded as a monument with a Grade II building was not enough the whole site is also designated as a Site of Special Scientific Interest SSSI, with archaeologists taking a very active role in discovering the history of the earth, making this a site of significant world importance.

In addition the site is managed for the benefit of wildlife with all types of flora and fauna finding a safe home. A carpet of primroses covers the site in the Spring which is really appropriate as the light coloured bricks made here are called primrose bricks.



W H Collier Brickmakers  
SSSI - a site of world importance  
The path to the clay pit  
Photographed 10<sup>th</sup> May 2018

There are many buildings all over the UK that have benefited from being built with Collier bricks including power stations, theatres, churches, business premises and domestic dwellings. One of the latest to be completed can be found in Old London Road, Marks Tey. The high standard of manufacture and the pale colour of the bricks compliment the Grade II Listed “Villa” next door



Beech Lodge – the wall is also built with Collier bricks  
photographed: May 2019



The Villa - before Beech Lodge was built.  
photographed: March 2016



### Clacton Town Hall

Sir Alfred Brumwell Thomas F.R.I.B.A., the architect has specialised in town halls and has a long list of successes to his credit. Essex has a fine tradition in brickwork, and Clacton Town Hall is worthy of its place in the succession. It is faced with multi coloured brindle red bricks supply by Messrs W.H. Collier & Co., of Marks Tey.

The Brick Builder, June 1931



Pictured above and to the right are just two examples of buildings built with Collier bricks that can be viewed in Colchester town centre. The shops along Head Street, photographed in 1933 and the Mercury Theatre photographed in 1997.



### Anniversary Brick 1863 – 2013

To celebrate 150 years of brick making at Marks Tey a special anniversary brick was made. It is displayed here by Maurice Page, Managing Director of W.H. Collier.

Gazette – Tuesday 14<sup>th</sup> May 2013



## **APPENDIX H: LISTED BUILDINGS**

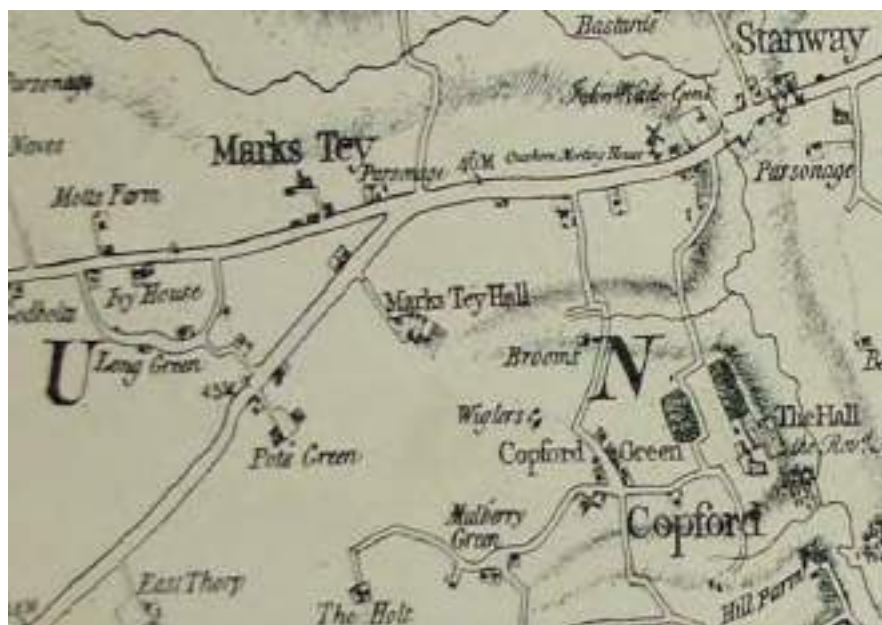
### **AREA 3B: THE VILLAGE**



## Appendix H

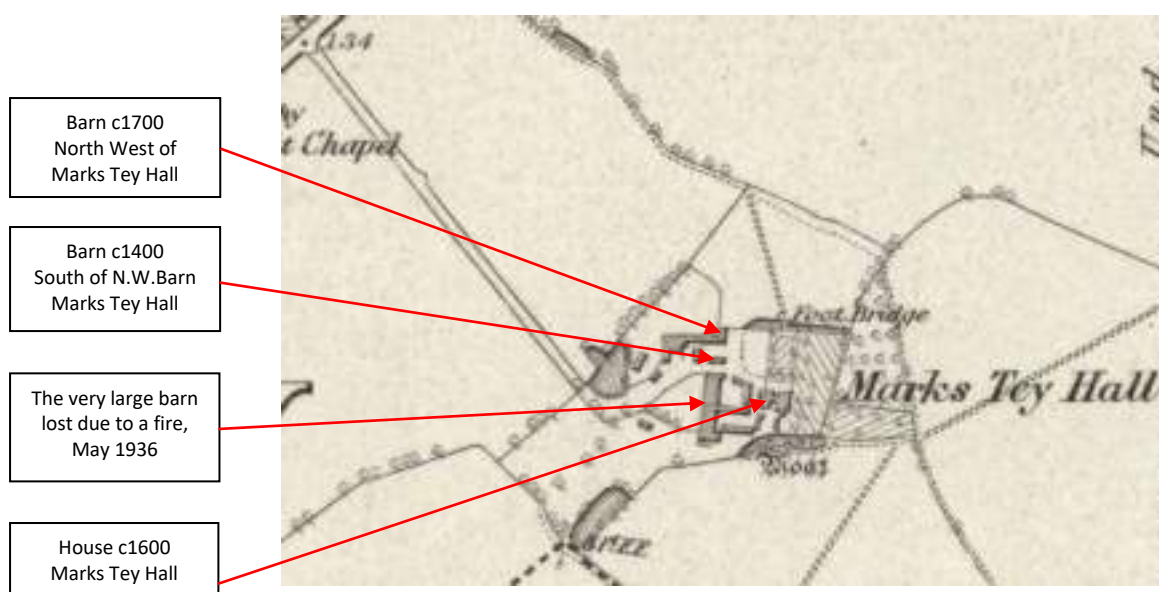
### Buildings & Details – Grade II\* & Grade II Listed – Area 3b The Village

#### Marks Tey Hall – Grade II Listed



1777 map  
by  
John Chapman  
& Peter André

The map above created by John Chapman & Peter André in 1777 is one of the earliest maps of this area and it clearly marks several buildings found at the Marks Tey Hall Estate. Below is the ordnance survey map of 1881 which gives details of the footprint of the house and barns plus a footbridge over the moat.



Barn c1700  
North West of  
Marks Tey Hall

Barn c1400  
South of N.W. Barn  
Marks Tey Hall

The very large barn  
lost due to a fire,  
May 1936

House c1600  
Marks Tey Hall

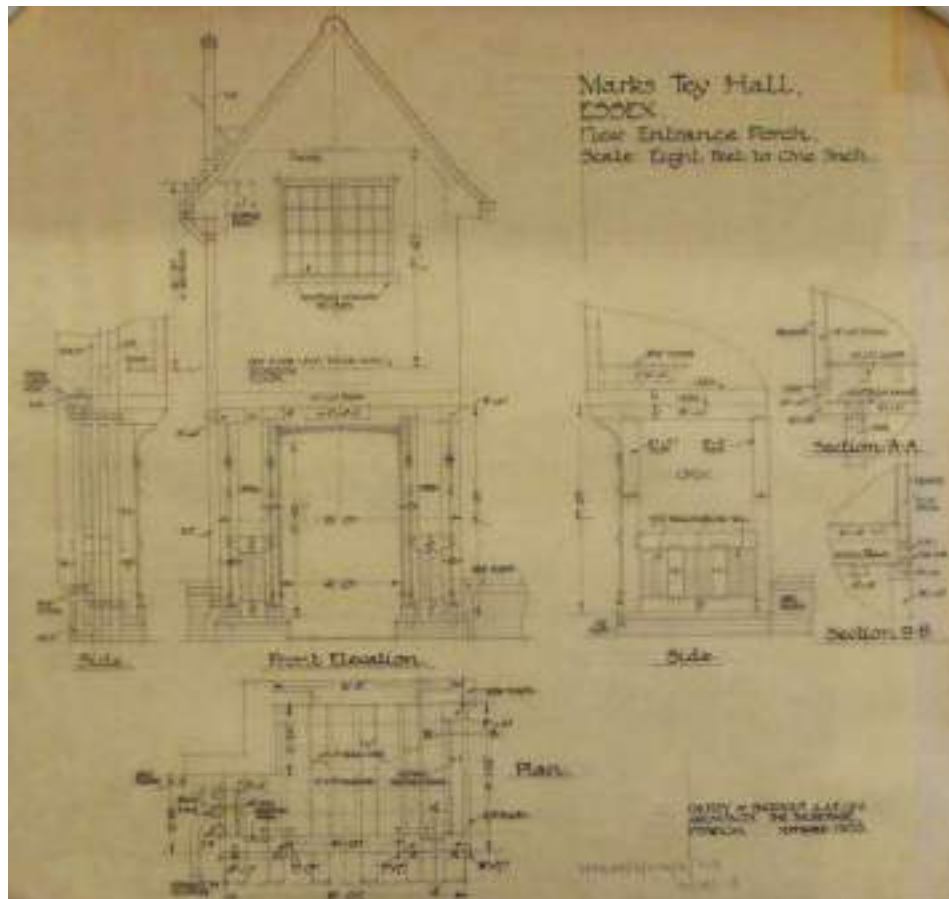
Marks Tey Hall was formally the manor house of the parish, and written records confirm that a house stood on the site from the 14<sup>th</sup> century, but that does not mean there were no earlier buildings at this location. The present house dates from the 16<sup>th</sup> century, but from research carried out in the cellar there may be evidence of the survival of the earlier structure.



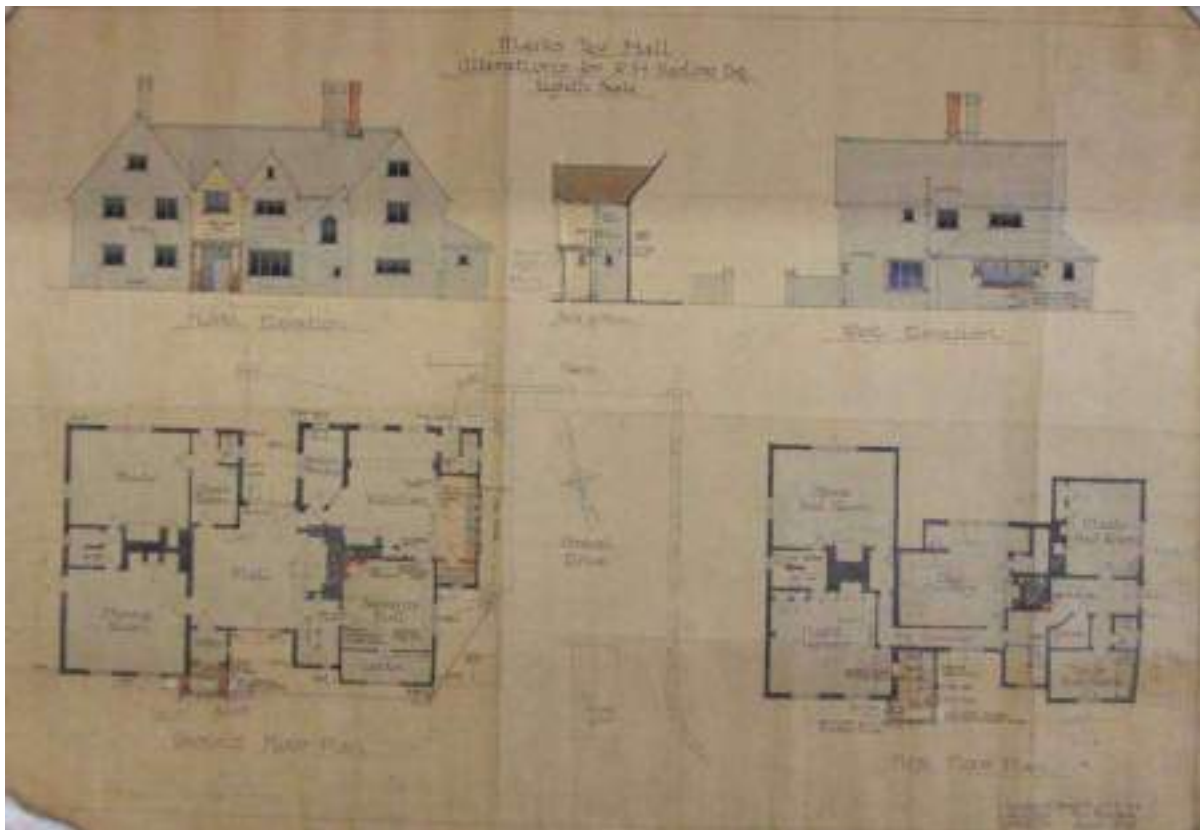
**Marks Tey Hall & N.W. corner of the moat**  
Photographed 14<sup>th</sup> March 2016

Details published on the Historic England website state the present Marks Tey Hall was mainly built in the 16<sup>th</sup> century, but there is evidence of both earlier and later sections of the building. Parts of it are of timber-framed construction and built on an H-plan. It is two storeys high plus attics throughout and has a basement. The exterior is plastered and has a classical ornament of an interlaced guilloche band at first floor level. The right cross wing has a lean-to on its east flank which contains an Elizabethan round-headed and keystoned casement window. All windows are leaded casements.

The roofs are ridged with gabled ends and covered with red peg-tiles. There are three red brick chimney stacks. The Tudor style porch was added in 1935 and designed by Ipswich architects Cautley and Barefoot.



Below are the plans for alterations to Marks Tey Hall in 1935 for R.H. Barlow Esq. drawn by the Ipswich architects mentioned previously and illustrates where the new porch will be added. They also indicate the H-plan of the 16<sup>th</sup> century building.



The Estate was last sold in 2012 and shown below are two photographs from the sales brochure. At that time several of the rooms displayed exposed beams and some wood panelling which may have come from another building.



## A Visit by Charles II – Marks Tey Hall – 1659



A portrait of Charles II  
c1665  
by an unknown artist

Recently information has come to light of a report of Charles II spending two nights in hiding at Marks Tey Hall in September 1659. The research trail started in Australia with David Noakes, a present day descendant of the Lay family, and an old newspaper report (transcribed below) in the “Singleton Argus & Upper Hunter General Advocate” – Wednesday 15<sup>th</sup> October 1879.

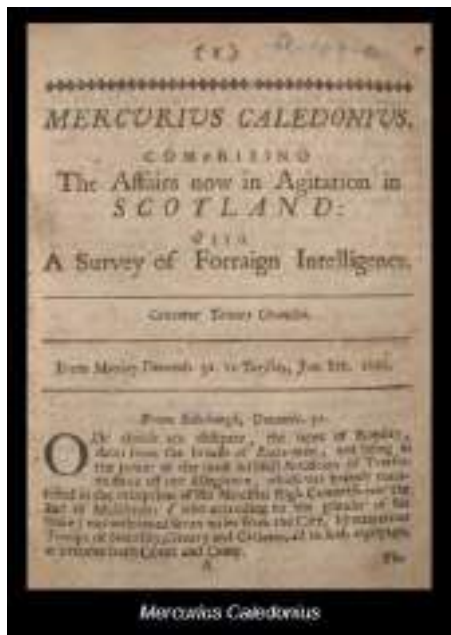
*“A Literary Curiosity - We have now in our possession a rare literary curiosity, in the shape of an early number of the Caledonian Mercury. This paper is now one of the leading journals in Scotland, and is a fine broad sheet. The specimen before us was printed on the 8<sup>th</sup> January, 1661, and is now 218 years old. It has been in the family of Mr. C.H. Lay, of this town, for the past 159 years, having been discovered, by his great-grandfather amongst some of his father’s relics, and carefully kept since that time. It is printed in the old style of letter, while the spelling is also old-fashioned. Foreign is spelt ‘forraign’ skilful ‘skillfull’ and day’s ‘dayes’ Etc. The paper is thick and rough, and (from its age no doubt) of a very yellow colour. It is composed of eight pages 5½ inches wide and 8½ long...”*

*...The paper under notice was, given to its present owner by his father in 1850, and has been in his possession since 1818. Mr. Lay’s father informed him that it was discovered by his great-grandfather at the family residence, Marks Tey Hall, Essex about 1720 in the strong room, with other papers. Around this was a paper with an account of Charles II having remained two days at the hall in hiding, with two friends, in 1659. Mr. Lay’s great-grandfather and his brother were both desirous of owning the Mercury, they decided to draw lots, one to have the paper and the other the account of Charles II. The brother got the latter. The reason that the paper is in such good preservation is that it has nearly always been packed away. It has been 20 years at one time without seeing the light since its present owner has had it.”*

At the time of the newspaper article Mr. C.H. Lay was the Inspector of Telegraphs for northern New South Wales. He founded two Masonic Lodges, was the Telegraph/Post Master at Rutherglen Victoria, and in addition carried out many fund raising entertainments for local hospitals. He was a well respected citizen and there is no reason to question his reliability.

It has been checked at Essex Records Office (ERO ref: D/DEt M40) that the Lay family did indeed lease Marks Tey Hall in 1685, and the name Robert Lay is recorded at Marks Tey in the UK Poll Book and Electoral Register for 1702 and 1722.

There is also no question that the newspaper Mercurius Caledonius was genuine as today a copy can be found in the National Library of Scotland.



Transcription - published in Edinburgh 1661:-

### *Mercurius Caledonius*

From Monday December 31 to Tuesday, Jan  
8<sup>th</sup> 1661

Our clouds are dissipated, the rays of Royalty, dart from the breasts of Scotsmen, not being in the power of the most skilful Artificers of Treason to stave off our Allegiance, which was bravely manifested in the reception of his Majesties High Commissioner the Earl of Middleton's (who according to the grander of his State) was welcomed seven miles from the City by numerous Troops of Nobility, Gentry and Citizens, all in such equipage as become both Court and Camp.

Middleton returned from exile on the Continent with King Charles II, and was appointed commander-in-chief of the troops in Scotland and Lord High Commissioner to the Parliament of Scotland, which he opened in January 1661 as reported in the above newspaper article

During 1658 talk of restoring the monarchy gathered pace and groups of conspirators were preparing for a general uprising. The key players were Sir Edward Hyde, 1st Duke of Clarendon, serving as Charles's Lord Chancellor in exile, Daniel O'Neill, Groom of the Bed Chamber, James Butler, 1st Duke of Ormonde, and George Digby, 2<sup>nd</sup> Earl of Bristol. It is recorded that Ormonde and O'Neil travelled to England in 1658 and the following extracts are from a biography by Thomas Carte, *"History of the Life of James Duke of Ormonde Vol. II,"* p.176 establishes the background for Charles's visit the following year in 1659.

*"The Marquis [Ormonde] with only one servant slipt down into Holland where he met Daniel O'Neill (who had much encouraged the undertaking) and having hired a small vessel at Scheveling, they embarked together for England. It was the beginning of January this year, that the Marquis of Ormonde landed at Westmarch [West Mersea], seven miles below Colchester in Essex. Mr O'Neill and he kept together as far as Chelmsford, and there parted. The Marquis getting to London met with Sir Philip Honywood, and was conducted by him to proper places for his concealment, and to the parties with whom he was to discourse."*

*"This after a month's stay he [Ormonde] left London telling the gentlemen with whom he conversed that Sir Philip Honywood should know where to find him when he could be useful."*

In 1659 Charles was asked to reinstate the monarchy and it is very possible he needed to travel to England to make these arrangements. Charles certainly disappeared from public view in September 1659 and as these were dangerous times secrecy would have been of paramount importance. There is conflicting information as to how long Charles was *"missing"* from *"vanishing en route to Spain in early September along with two companions. He was out of touch with Hyde and everyone for nearly three months"* – The Kings Revenge p128 by Jordan & Walsh. To 16 days from 6<sup>th</sup> to 22<sup>nd</sup> September

as suggested by Eva Scott in her book published in 1907 *“Travels of the King Charles II in Germany & Flanders.”* p.402.

There is no question that from 6<sup>th</sup> September 1659 Charles and his two friends had ample opportunity to make a secret visit to Marks Tey. The two friends with Charles were James Butler 1<sup>st</sup> Duke of Ormonde and George Digby, 2<sup>nd</sup> Earl of Bristol which is confirmed by both Eva Scott and Thomas Carte.

The journey from the landing place of Westmarch [West Mersea] to Marks Tey may well have been undertaken by small boat by travelling up the River Colne and into Roman River which eventually passes close to Marks Tey Hall. Looking at Roman River today it is difficult to imagine it being deep enough to be navigable by a small boat, but there are written accounts of it being deep enough to swim in at Roman River Bridge and ford, Marks Tey, up to the 1930s. The river also passes through the ancient Friday Woods which are still used by the army for training, and they also want to remain invisible to the enemy.



## Marks Tey Hall – North West Barn – Grade II Listed



Photographed 22<sup>nd</sup> August 2017

### The east elevation

The barn was built in the 17<sup>th</sup> century of red brick and glazed blue headers laid in English bond. It has three bays and two storeys. The first floor is mounted on 3 binding joists, and the rafters are mainly original. There are three casement windows on the first floor above a central door with casement windows each side. Featured in the brickwork are blue glazed headers in diaper patterns on the east and south elevations above the string course which runs around the building

### The west elevation, gables and roof

The roof is covered with peg-tiles between 2 brick-coped gables of which that to the north has the remains of a finial. The eaves are corbelled. The north gable end has a window in the ground floor while the window in the south gable has been blocked. Two diagonal chimney shafts, of a later date, are placed centrally in the west slope of the roof



Photographed 14<sup>th</sup> March 2016 prior to some remedial work being carried out

The building is aesthetically a high status outbuilding and built with bricks similar to those used at Layer Marney Towers. It is a significant example of an early brick built building. It was designated as being 'At Risk' in May 2004 and reported in 2013 as being in 'Poor' condition.

## Marks Tey Hall – Barn South of North West Barn – Grade II\*

Built c1400 this exposed timber framed barn is aligned east to west, and although known locally the North West Barn has been named the 'Chapel Barn' what if over the centuries the description has been transferred to the wrong barn? The North West Barn is aligned north to south which is an unusual alignment for a Christian place of worship, and there are no church like features such as windows or doors found in the North West Barn. In the South Barn large full height windows have been inserted into the south elevation letting in a lot of light so what was it they wanted to see clearly? Certainly not the grain when the barn was fitted out as a granary, and animals would suffer from the heat behind so much glass during the summer months. The original purpose for this building is unknown, but at some early date the building had a first floor, which has since been removed.

On the south and east elevations there is brick noggin infill between the timber frame in a herringbone pattern, and the west elevation has a brick base with timber cladding above. To the north there is a lean-to structure of a 20<sup>th</sup> century addition.



South Elevation  
Photographed 11<sup>th</sup> August 2017



West Elevation  
Photographed 14<sup>th</sup> March 2016

The roof was once covered with red clay peg tiles, but these have been removed, possibly because their weight was too great for the weakened joists



from Sales brochure 2012



Photographed 20<sup>th</sup> August 2017

Internally the construction of the roof is a crown post timber frame and presents a historic aesthetic which can still be read and understood. To quote the Heritage Impact Assessment carried out by Tim Murphy of “Purcell – Architects, Master Planners & Heritage Consultants” Colchester in 2013 *“The building itself is not associated with any specific historic event but formed part of the property of the manor and is likely associated with the earlier manor house which predates the existing building.”*



Marks Tey Hall – South Barn  
Crown Post Roof  
Photographed by “Purcell”  
February 2013  
Heritage Impact Assessment

“Purcell” of Colchester recommended that some immediate remedial work was undertaken and followed quickly by a more in-depth analysis of the situation to minimise any addition damage. Some work has been carried out since their report, however the building is still in danger and in 2018 it was placed on the ‘*Heritage at Risk Register*’ by Historic England. They are hoping to open discussions with the owner and the local authority regarding potential solutions for the barn, and hopefully, the wider site.

#### **Marks Tey Hall – The moat and grounds**

The moat dates from the medieval period and would have been typically found at a Manor site of this date. It would have originally surrounded the manor house as a form of defence against attack, and a large part of it still remains. The sections missing are thought to have been lost due to remodelling of the grounds during the 19<sup>th</sup> century. There are brick remains of the footbridge found at the north arm of the moat, and this bridge provided direct access towards the house from land to the north. It has been recommended by consultants that both the moat and bridge should be retained and conserved in any future proposals for the site.

Moat & Footbridge  
foundations  
Photographed by “Purcell”  
February 2013  
Heritage Impact Assessment



### Marks Tey Hall – Medieval Fishpond



The large medieval fishpond, identified in red on the map, was a valuable part of the Lord of the Manor's resources, as it provided fresh food during the winter months. However, as they were a difficult environment to maintain they were a marker of power and authority because only rich nobles and institutions could afford to maintain them. It has been recommended by consultants that this valuable historic pond should be retained in any future development of the area.



Winter and Summer Views of the Pond

### Marks Tey Hall – Other Buildings – boundary walls – Hall Chase

Marks Tey Hall is an important historical site with an interesting composition of structures and landscape features. The site holds two Grade II listed buildings and one Grade II\* listed building. Other buildings within the site which are not individually designated are protected as heritage assets under the curtilage of Marks Tey Hall. Below are examples of other structures found at the site in need of repair and conservation. Photographed 14<sup>th</sup> March 2016.



## The Villa – Grade II Listed



The Villa  
Photographed 17.3.2016

Although Historic England suggests “The Villa” Old London Road was built c1840 there is evidence to show that it was probably built a decade later. Built with gault brick, the pale colour was popular in the Victorian era, of 3 bays and 2 storeys with a hipped slated roof and two brick chimney stacks situated on the rear slop of the roof. The corners of the building have pilasters which are a flat representation of a classical column in shallow relief. On the first floor there are three small paned sash windows above a centrally place door with matching windows either side. The door is of fielded panels in heavy stucco case, with moulded entablature.

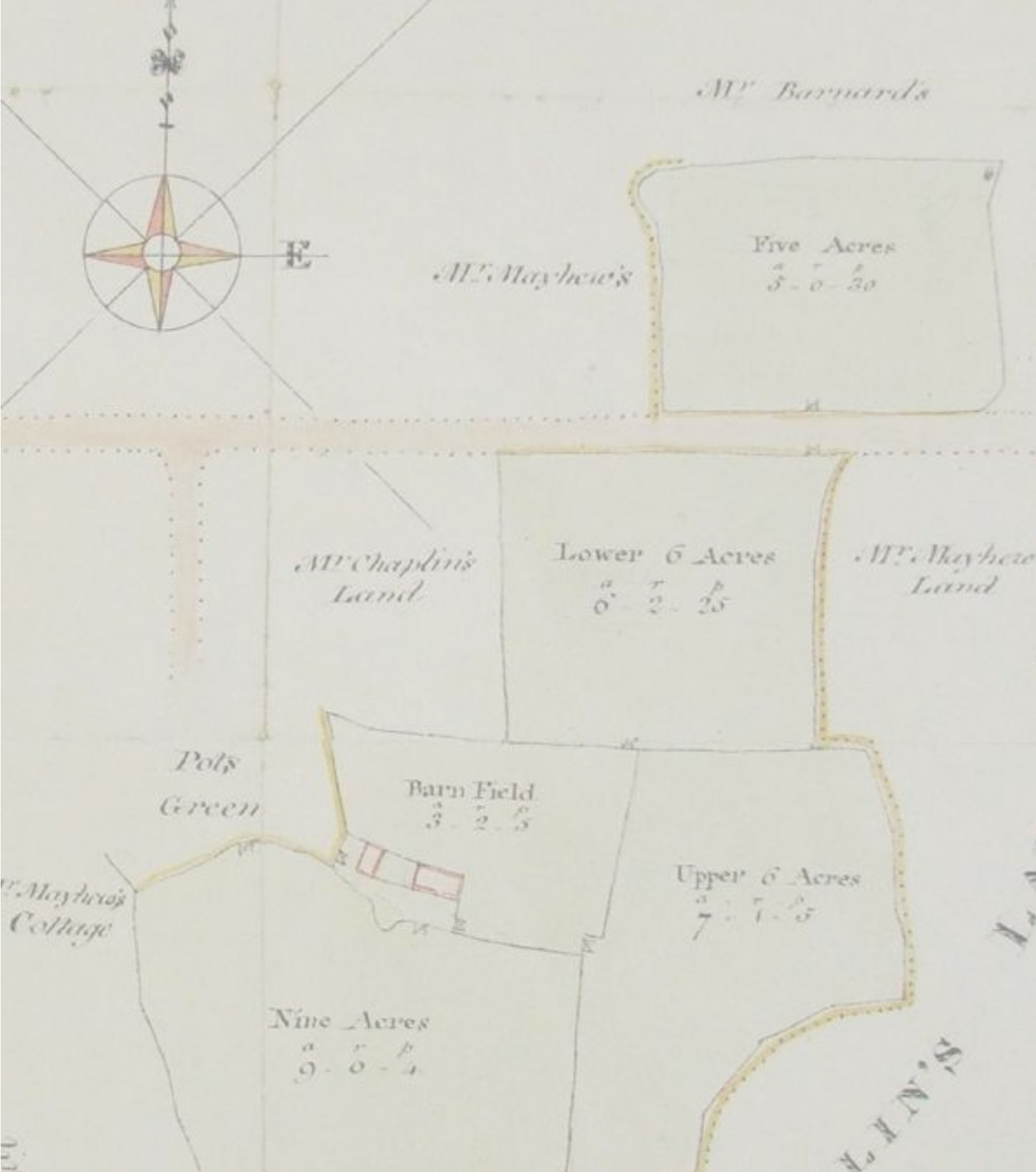
Daniel Tampion, farmer, blacksmith and church-warden, had moved from Suffolk to Marks Tey by the time of the 1851 census when his mother and sister were also staying with him. Daniel married Mary Cask on 15<sup>th</sup> January 1854, at St. James the Less, Little Tey, and shortly afterwards it is thought that “The Villa” was built on land bought by Daniel Tampion, in 1856/57 from Robert Chaplin and William Green Chaplin of Marks Tey Hall. The 1868 UK Poll Books and Electoral Registers read:-

Tampion, Daniel, Marks Tey, Villa.

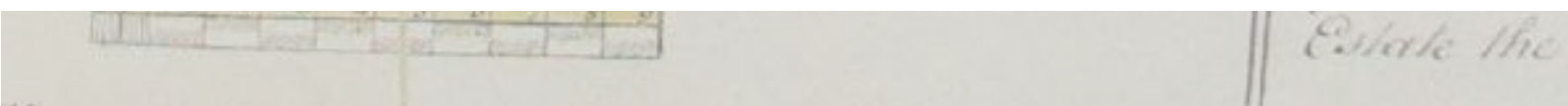
There was a very large fire at the farm in September 1876 with all the stacks and wagons being lost. Damage was estimated at between £400 & £500. Thomas Park was charged with feloniously setting fire to four stacks of corn and a stack of straw, the property of Daniel Tampion. The proceedings were heard at the Old Bailey, London’s Central Criminal Court, in November 1876.

By the time of his death in 1884 Daniel Tampion not only owned “The Villa” but other tenements, blacksmith’s shop, orchards and garden grounds. The villa was sold by auction on 28<sup>th</sup> February 1887 at the Cups Hotel in Colchester to Mr. William Middleton of Clacton for £320. The description read *“Lot 1. A freehold residence at Marks Tey known as “The Villa,” with garden, stabling, a chaisehouse &c., lately in the occupation of Mrs. Mary Tampion.”*

The house and grounds passed through several hands over the next hundred years and in 1979 approximately 9 acres of land was convey to Marks Tey Parish Council. “The Villa” is a four bedroom, detached house, which is still privately owned, and is currently for sale with a guide price of £500,000.



## REFERENCES



## References

### Publications

Beech, G. & Mitchell, R.

#### **Maps for Family and Local History**

The National Archives, Kew, Surrey

2004

Booker, J.M.L. (1979)

#### **The Essex turnpike trusts, Durham theses,**

Durham University Durham E-These Online: <http://etheses.dur.ac.uk/9568/>

Bucks, S. & Wadey, P

#### **Rights of Way – Restoring the Record**

Bucks & Wadey Publishing

2012

Buncombe, George

#### **A Nostalgic look at Marks Tey in the Days of Steam**

The Essex Countryside - Volume 12 No. 89, pages 352 - 353

June 1964

Cromwell, T.K.

#### **Excursions in the county of Essex – Volume 1**

Printed for Longman, Hurst, Rees, Orme and Brown

J. Greig, Upper Street, Islington

1818

Edwards, Peter

#### **Farming – Sources for Local Historians**

B.T. Batsford Ltd, London

1991

Essex Planning Officers Association

#### **New Uses for Rural Buildings – The Essex Report**

Essex County Council

March 1993

Fullagar A.P. & Virgo, H.E.

#### **Map Reading & Local Studies 3<sup>rd</sup> Edition**

Hodder and Stoughton, London

1984

Hindle, Paul

#### **Roads & Tracks for Historians**

Phillimore

2001

Jordan, Don & Walsh, Michael  
**The Kings Revenge – Charles II and the Greatest Manhunt in British History**  
Little, Brown Book Group  
100 Victoria Embankment, London EC4Y ODY  
2012

Kain, Roger J.P. & Prince, Hugh C.  
**The tithe surveys of England and Wales**  
Cambridge University Press  
2006

Kemble, James  
**Prehistoric and Roman Essex**  
The History Press  
2009

Kendle, Tony & Forbes, Stephen  
**Urban Nature Conservation**  
E & FN Spon, an imprint of Thomson Professional  
1997

Lucy, G.  
**A Look Beneath the Essex Landscape**  
Essex Rock and Mineral Society  
1999

Lyons, G.  
**Essex Roads Through the Ages**  
Essex Countryside - Volume15 no.123, pages 466 - 467  
April 1967

McConnell, Primrose  
**The Diary of a Working Farmer - a Year's Farming in Essex**  
The Cable Printing and Publishing Co. Ltd.  
1906

Mason, Edith E  
**A Short History of St. Andrew's Church, Marks Tey**  
The Church Publishers, Chapel Place, Ramsgate  
Date unknown

Morris, J. General Editor, Rumble, A. Edited by  
**Domesday Book - 32 – Essex**  
Phillimore, Chichester  
1983

Morant, P  
**The History and Antiquities of the County of Essex - Volume 2**  
Published by: Osbourne, T. ,Whiston, J., Baker, S., Davis, L., Reymers, C., White, B.  
London 1768

Mountfield, David  
**Stage and Mail Coaches**  
Shire Publications Ltd. Oxford OX2 0PH  
2003

Muir, Angus  
**Andersons of Islington**  
James & James the registered imprint of Landscape Books Ltd.  
1988

Murphy, Tim  
**Marks Tey Hall – Heritage Impact Assessment**  
Published by: Purcell, Architects, Master Planners & Heritage Consultants  
St. Mary's Hall, Rawstorn Road, Colchester CO3 3JH  
February 2013

Norfolk, Harold & Norfolk, Edith  
**Oral History – Colchester Recalled**  
Essex Record Office: Reference SA 8/1857/1 & SA 8/1858/1  
1994

Parsons, Roger & Beech, Patsy  
**National Sweet Pea Society – Annual 2019 pp. 88-93**  
**One Essex Parish – Marks Tey**  
Publish by: National Sweet Pea Society  
May 2019

Pearson, Jane  
**Rural History – Economy, Society, Culture – Volume 9, Number 1, pp. 43 - 56**  
Threshing Out the Common in Community: The Great Tey Riot of 1727  
Cambridge University Press  
April 1998

Pevsner, Nikolaus  
**Pevsner's Architectural Glossary (second edition)**  
Yale University Press, New Haven and London  
Printed in Britain by Gormer Press Ltd.,  
2018

Pretty, Professor Jules  
**The East Country**  
Comstock Publishing Associates a division of Cornell University Press  
2017

Rackham, Dr. Oliver  
**The History of the Countryside**  
Phoenix Press  
2002

Reaney, P.H.

**The Place-Names of Essex**

Cambridge University Press

1935

Roper, Elinor M.C.

**Seedtime – The History of Essex Seeds**

Published by Phillimore & Co Ltd

1989

Rowe, P.J., Atkinson, T.C., and Turner, C.

**U-series dating of Hoxnian interglacial deposits at Marks Tey, Essex**

Journal of Quaternary Science, Vol. 14. pp. 693-702

June 1999

Turner, C.

**The Middle Pleistocene deposits at Marks Tey, Essex**

Philosophical Transactions of The Royal Society of London. Series B. Vol 257. pp .373-440.

March 1970

Twinch, Carol

**Tithe War – 1918-1939 The Countryside in Revolt**

Published by Media Associates, Norwich, Norfolk

2001

Wallis, Andy T.

**Stour Valley Railway – Through Time**

Amberley Publishing

2011

Wilby, Brenda (1917–2009)

**The Marks Tey I Remember**

Unpublished – written 1980s

Wright, John

**The Natural History of the Hedgerow and ditches, dykes and dry stone walls**

Profile Books Ltd.,

2016

Wright, Thomas esq. of Trinity College Cambridge

**History and Topography of the County of Essex**

George Virtue, Paternoser Row, London

1736

Yorke, Trevor

**British Architectural Styles – An easy Reference Guide**

Country Side Books, Newbury, Berkshire

2008

## Websites

[www.digital-documents.co.uk](http://www.digital-documents.co.uk)

British Archaeological Site Database. ARCHI UK Database

[www.britishnewspapersarchive.co.uk](http://www.britishnewspapersarchive.co.uk)

British Newspapers dating from the 1700s

[www.buildingarchaeology.co.uk](http://www.buildingarchaeology.co.uk)

Tree Ring Services – Building Archaeology Research Database (BARD) Recording Key Building Features: An Illustrated Glossary

[www.cambridge.gov.uk/cambridgeshire-green-infrastructure-strategy](http://www.cambridge.gov.uk/cambridgeshire-green-infrastructure-strategy)

Cambridgeshire Green Infrastructure (GI) Strategy

Note: Essex Green Infrastructure (GI) Strategy is currently being developed (2-7-2018)

[www.colchester.gov.uk](http://www.colchester.gov.uk)

Borough of Colchester – Official Site

[www.communities.gov.uk](http://www.communities.gov.uk)

National Planning Policy Framework (NPPF) Department for Communities and Local Government

[www.cpre.org.uk](http://www.cpre.org.uk)

Campaign to Protect Rural England

[www.datashare.colchester.gov.uk:8010/connect/analyst/?mapcfg=Planning](http://www.datashare.colchester.gov.uk:8010/connect/analyst/?mapcfg=Planning)

Spectrum Spatial Analyst - search planning applications map - Colchester Borough Council

[www.essexbiodiversity.org.uk](http://www.essexbiodiversity.org.uk)

The Essex Biodiversity Action Plan 2010 – 2020

[www.essexfieldclub.org.uk](http://www.essexfieldclub.org.uk)

The Essex Field Club – the leading society for wildlife and geology enthusiasts in Essex

[www.essexwt.org.uk](http://www.essexwt.org.uk)

Essex Wildlife Trust – The leading conservation charity for Essex

[www.gale.com/uk/c/the-times-digital-archive](http://www.gale.com/uk/c/the-times-digital-archive)

The Times Digital Archive 1785-2012 - Gale

<https://www.google.co.uk>

Google Maps & Street View

<https://www.gov.uk/government/organisations/homes-and-communities-agency>

was replaced by Homes England and Regulator of Social Housing

<https://www.gov.uk/government/organisations/natural-england>

Natural England – Government advisers for the natural environment in England

<https://www.gov.uk/government/publications/hedgerows-survey-handbook>

Hedgerow Survey Handbook issued by the Department for Environment, Food and Rural Affairs  
29<sup>th</sup> March 2011

[www.hedgehoghaven.co.uk](http://www.hedgehoghaven.co.uk)

Hedgehog Rescue Centre, Colchester and Frinton

<https://www.historicengland.org.uk>

Protecting the Historical Environment of England

[www.landis.org.uk](http://www.landis.org.uk)

Soil and land information system for England and Wales

[www.leaf.leeds.ac.uk/green-space/](http://www.leaf.leeds.ac.uk/green-space/)

Leeds Ecosystem Atmosphere and Forest (LEAF) Centre

A brief guide to the benefits of urban green spaces.

[www.magic.defra.gov.uk](http://www.magic.defra.gov.uk)

Magic Maps

<https://www.essexinfo.net/marksteyparish/>

Marks Tey Parish Council website

[www.nhbc.co.uk](http://www.nhbc.co.uk)

National House Building Council

<https://www.rhs.org.uk/advice/wildlife-garden>

Royal Horticultural Society (RHS) tips & advice for creating your own wildlife garden

<https://www.rspb.org.uk>

Royal Society for the Protection of Birds

[www.rtpi.org.uk/planning-aid](http://www.rtpi.org.uk/planning-aid)

Planning Aid England, Royal Town Planning Institute, London EC3R 8DL

[www.seax.essexcc.gov.uk](http://www.seax.essexcc.gov.uk)

Essex Archives on-line



## **ACKNOWLEDGEMENTS**

## Acknowledgements

This Character Assessment would have not been possible without the help and assistance of many Marks Tey residents who provided information and photographs from their personal collections.

A large **Thank You** goes to Alan and Pauline Mattin for the tour of their heritage collection, and the Richer and the Cowan families of Little Tey. Elizabeth Baxter for sharing her mother's memories and photographs. Andrew Waters, local historian of Copford, for his many contributions of photographs, historical documents and advice. Diana James for photographs and information regarding the Parish Hall. Richard Lofthouse for family history connected to Collier's Brick Yard. Nikki Lax for a wonderful tour around the brick yard and for sharing the company records. Keith Ward, for his memories of being a butcher in Marks Tey. Darren Croft for sharing his knowledge about historical artefacts found in Marks Tey, and Judith Robson for background information about Long Green, plus Susan Bains for the use of her bat detector. Staff at Marks Tey Parish Council Offices for access to the historic minute books. Also there are hundreds of others who have taken the time to complete questionnaires and enter discussions at open events, plus suggesting further resources to explore. Without you all this document would be lacking the voice of the community.

Thank You must also go to the academics who provided historical and technical knowledge over the last four years of research. Among these were:-

Gerald Binns & Hazel Moore – Heraldic Consultants (Italy)  
Claire Fidler – Historic England  
Prof. David Horne – Micropalaeontology, Queen Mary University, London  
Roger Parson's – Archivist, National Sweet Pea Society  
Andrew Philips – Colchester Historian  
Gopalasingam Pirathapan – Principle Engineer – Essex Highways  
Dr. Lorna Shaw – Essex Wildlife Trust  
Dr. Christopher Thornton – an author to the series of books "Victoria County History"  
Dr. Jess Tipper, Archaeological Advisor CBC

Staff at CBC – mapping department  
Staff at Colchester and Ipswich Museums  
Staff at Essex Records Office- Chelmsford  
Staff at Huntingdon Library, California USA  
Staff at Liverpool Museums  
Staff at National Archives – Kew, Surrey  
Staff at Natural History Museum, Colchester  
Staff at Suffolk Records Office – Ipswich

Consultants:-

Rachel Hogger & Darren Carroll who provided help and advice on the content of the Character Assessment whilst in production.