

Marks Tey Neighbourhood Plan Consultation Statement December 2020

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1. Introduction

1.1 On behalf of the Steering Group responsible for preparing Marks Tey's draft Neighbourhood Plan, and the Parish Council, I am presenting this Consultation Statement, the Basic Conditions Statement and the draft Plan to Colchester Borough Council for the Regulation 16 consultation. The Consultation Statement is required under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended) to include information on the following:

1. Details of the people and bodies who were consulted about the proposed Neighbourhood Plan
2. An explanation of how they were consulted
3. A summary of the main issues and concerns raised by the people consulted
4. A description of how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood plan.

Cllr. John Wood, Chair. Marks Tey Steering Group

1.2 The consultation activity undertaken for Marks Tey's Neighbourhood Plan can be broken down into 6 key stages, as follows:

1. Inception	Starting the process
2. Early Engagement	Exploring the Community's Needs
3. Vision and Values	Searching for the right vision
4. Turning the Vision into plans	Finding practical policies
5. The draft Neighbourhood Plan	Preparing and printing the Plan
6. The Reg.14 Consultation	Preparation and running the process

2. Inception of the Plan

2.1 Once Colchester Borough Council decided to commission a new Local Plan for the Borough, for 2021 - 2033, Marks Tey Parish Council realised that it should protect the village as much as possible against potential housing developments and gain as much as possible from any developments undertaken, through having a neighbourhood plan. In July 2015 it agreed to go ahead with the idea, and set up a public meeting for 19th July, with the involvement of Essex Rural Community Council & Colchester Borough Council. News of the event reached every household, thanks to the July edition of the village newsletter. The level of interest was reflected in the attendance, with 150 residents visiting the village hall for the presentations and 34 people taking part in the workshops. These led to an agreement to move forward with 7 local priorities for action, which were health service provision, improvements to the road network, parking for shopping, water and sewerage, rural footpaths, commuter parking and the need for a secondary school. Some of these were later replaced by others which were more directly ones that a neighbourhood plan could and should address, and these have been the subject of much of the public consultation that has since taken place.

2.2 A Steering Group was created to undertake the Plan, acting as a sub group of the Parish Council, with a membership of councillors and volunteers and a chair, its own terms of reference and a delegated budget from the Parish Council. The first meeting was held in September 2015, and since then the Group has met regularly, often twice a month, until the Regulation 14 consultation took place.

2.3 During its first few months the Steering Group tackled many issues in its quest to produce an evidence based Neighbourhood Plan. Among these were why there was a need for a plan, which agencies would be important in helping achieve the plan, devising a project plan with outline costings, and considering how it would engage with the community. Consultation would be on many fronts, through the Parish Council's Facebook page and website, its newsletter, which is delivered to all households frequently throughout the year, and individual public consultations. There were also such practical matters to settle as agreeing on a logo (eventually choosing one designed by the son of one of the Steering Group members) and designing banners to hang in public places around the estate for advertising events.

2.4 Crucially important from the start was the decision to set up 7 working or topic groups supporting the main group, each having its own leader. A detailed account of their activities and membership appeared in the November 2015 newsletter. They took on many of the issues highlighted at the initial meeting, namely housing, the economy, environment, getting around, infrastructure, community facilities / wellbeing, heritage, which was tasked with preparing the character assessment; the getting around and infrastructure groups were soon combined. To keep costs to a minimum, it decided which tasks should be done by the Group and which required consultants. Consideration was given to asking the RCCE to do a housing survey, but the Group decided to do this in house, as was the case with all of its surveys. Alongside their specialist roles, the groups had the common task of reviewing what evidence was available about their individual area of responsibility and what would need exploring further.

3. Early Engagement: Exploring the Community's Needs

3.1 The Steering Group took its first step towards collecting evidence of peoples' views through its first survey of every household, in December 2015. Alongside asking about peoples' household details, it looked to rank aspects of the village, these being housing, job opportunities, leisure, transport, healthcare, shopping and education. In addition, it looked to the future, asking how people viewed Marks Tey as a community, the quality of the environment, the best things about the village and what should be the two main priorities for the Neighbourhood Plan. Group members delivered the questionnaires, organised post boxes and collected the results for analysis, and their efforts brought in 150 responses. At the same time the Steering Group began considering the concept of garden communities as the model for housing developments in the village.

3.2 To keep the community informed, the March 2016 edition of the village newsletter described the topic groups in some depth, setting out their activities in some detail:

- * The Environment Group: Collecting data on pollution, flooding and noise, and surveying the local hedgerows, and local people were invited to contact members if they had concerns about such matters.

- * The Heritage Group: Collecting details of all listed buildings, monuments and archaeological finds, as well as ancient, including Roman, lanes. It also very much wanted anyone with finds to contact members or the County Council.

- * The Economy Group: Looking at the village's economy with a view to undertaking a survey so that it could develop some proposals for its future

- * The Infrastructure Group: Assessing the state of the roads, the rail and bus links and parking, so that it could assess their adequacy and level of use.

* The Facilities and Wellbeing Group: Exploring the local community support arrangements and their venues so that it could get an overall view of the community's needs.

3.3 An open day took place in April 2016, when the housing survey evidence was presented to 50 people in the village hall, with displays and refreshments. Particularly important among the issues raised were the two main roads, the need for more footpaths and for disabled access to the station.

3.4 The task of finding out about the local community's needs led to a number of other consultations and surveys:

* **The Heritage Group** faced many challenges covering all aspects of the history of the parish throughout the ages, gathering information from official historical documents and private collections, and having discussions with various groups, as it covered a wide range of topics to build up a comprehensive picture of how Marks Tey Parish developed into the place we know today. Specific heritage questions were included in the main surveys, and face to face consultations took place at open meetings. At one meeting, in April 2016, a collection of photographs was displayed on 5 notice boards, one for each of the 5 character areas, Little Tey, Long Green, Potts Green, Roman River and the Village. In all 57 photographs depicted buildings from medieval times to the present day, and features special to the Parish, such as the war memorial, village greens, ponds and stiles. Residents were invited to comment on the display with a view to gauging their popularity and determine which had the greatest appeal. The same consultation was also repeated at Poplar Nurseries later in the month. The findings can be found in the Character Assessment, Appendix A, page 132.

* **The Environment Group** received the results of a bird and wildlife survey carried out in conjunction with the RSPB Big Garden Bird Watch in January 2016. 100 adults and some children took part, and their completed forms were collected from post boxes at the pharmacy and Poplar Nurseries. Apart from birds a small number of animals were also included to help judge how much wildlife is part of the village life. A year later another survey covering environmental issues was included in the second **housing** survey, described elsewhere in this statement. The results confirmed the findings of the previous year, and both surveys are reported in the Character Assessment, Appendix C, page 158

* **The Economy Group** surveyed 112 businesses in June 2016, because knowledge of the local business network was limited, and attracted a 47% response rate. It was evident that most of their staff did not live locally and most relied on travelling by car to and from work. Among the findings was that a majority had been in Marks Tey for a long time, and 25% thought their current site would not allow for expansion.

* **The Housing Group** surveyed local estate agents in July 2017. While the Group had collected evidence on what local people felt was desirable in terms of future housing development, it needed to balance this against the views of the expected demand for housing as seen by Colchester estate agents. This small survey attracted 28 responses, and the findings were that, while Marks Tey is a popular place for people to move to, it is less popular than areas closer to the town, which are more attractive for families needing schools, especially the various secondary schools in the Stanway area.

* **The Getting Around Group** surveyed rail commuters in July 2017. The station is a central feature of local life, but one that brings with it difficult parking problems that also impact on adjacent areas on the west side of Colchester. In recognition of this, the Steering Group undertook this survey, which attracted 175 responses. The evidence made it aware that a majority of rail travellers come from outside the village, with some travelling quite some distance, and usually by car. These findings have had an impact on those policies in the Plan which are concerned with the consequences of heavy commuter traffic.

* A survey of the London Road shopping area was undertaken in February 2018 to explore the widely reported problems relating to parking, pedestrian access and speed limits.



Some of our display boards of Marks Tey's heritage

3.5 The Steering Group ensured that the community was kept very aware that other agencies would have an influence on the Parish's future, through developers' plans and Colchester Borough Council's evolving Local Plan. The Parish Council had previously had dialogues with two developers, Gateway 120 and Wests, and two public meetings were organised, in June & July 2016 and reports on the progress of the Local Plan were placed in the newsletter. There were two later meetings with these developers, when they presented their plans to the Parish Council in spring 2018.

3.6 Despite the Group's efforts, it was aware that it might not be effectively reaching many younger people in Marks Tey. A special questionnaire was designed for St Andrew's School fete in July 2017, which resulted in 32 responses, and a visit was made to the School in October, followed by another in early 2018, in an effort to reach more younger people. Other efforts to talk to people who are harder to involve are mentioned elsewhere, such as the school holiday picnics.

4. Developing the Neighbourhood Plan's Vision and Values

4.1 Throughout the Group's journey, and through its many activities, its vision of a 'new' Marks Tey was gradually becoming clearer, with the second household survey in December 2016 being the most important stage in this development. The survey had a dual purpose, one being to gather factual evidence, the other to address our quest for a vision. This survey formed the basis of our Neighbourhood Plan, and involved all households, and covered the original topic groups and the

initial set of 8 objectives. Questionnaires were delivered to every household and could be handed in at one of the numerous 'post boxes' located around the village, or completed online.

4.2 There were 328 responses, which was a response rate of 17%. The evidence's importance for was that it showed a strong preference for variety in the housing that would be on offer, but not for larger homes with 4 or more bedrooms, flats or apartments. The findings were presented in April 2017 at a public meeting in the village hall, where each of the topic groups had a stall and collected the views of the 29 people who came along.

4.3 In the other part of the survey, the Group set out its vision and its priorities, for public examination. The vision was to strive for:

"A sensitive sustainable community development reflecting the housing and employment needs of the locality; helping to create further cohesion in the village, whilst maintaining our countryside surroundings and improving highways, path and cycleways, to gain better access to our surrounding environment"

4.4 This vision was reflected in its 8 priorities, which were:

- * Supporting development when it is in conjunction with sustainable transport solutions
- * Preserving or improving access to green spaces
- * Protecting or adding to the current community facilities as a result of new development
- * Improving access to community facilities by ensuring paths and cycle pathways are part of any new developments
- * Creating more employment opportunities for local people
- * Protecting the natural environment, the flora and wildlife, for the benefit of the people
- * Creating a more cohesive and connected community
- * Development that reflects the community's varied housing needs

4.5 The response was overwhelmingly in favour of all the priorities, as there were very high levels of agreement with each one; approval in each case ranged between a 'low' of 89% and a high of 97%.



Our Display at Marks Tey's Summer Fete, 2018

5. Turning a Vision into a Plan: Finding Practical Policies

5.1 By 2017 the Group believed it had to move further on its vision and values, once the necessary groundwork of collecting evidence of what people regarded as the major issues for the Plan had been done. The appointment in April 2017 of Rachel Hogger, of Modicum Planning, was to help in progressing the Plan in this direction. She advised commissioning the support of a masterplanner for the purpose of developing a consensus as to what the draft vision for the Neighbourhood Plan meant, in spatial terms. The 4 key questions to be explored were:

- a. How can further cohesion be created in the village?
- b. How can access to the countryside be maintained and improved?
- c. What are the options for improving pedestrian (and other non-vehicular traffic)
- d. Improving connectivity throughout the Plan area

5.2 The Steering Group subsequently commissioned, via the Locality Support programme, a report from Out Design, which was based on its own research and two masterplanning support workshops held on 1st. September and 2nd. October 2017 with members of the Group. While the Out Design work was being prepared and the character assessment work was underway, the Group continued its consultation work, with a survey which included questions on matters which would inform those pieces of work. This included questions on locally valued views, locally valued heritage assets, preferences on addressing challenges related to severance created by the A12 and A120, and the railway line.

5.3 Out Design's final report, in January 2018, was valuable in that it came up with some of the headings for our eventual 15 policies, such as a distinctive sense of place, a place easy to get around, housing fit for purpose, adaptability to change and successful public space. It also helped the Group work out a set of proposals for projects that the Parish Council could take on board as community actions or projects; these can be found in Chapter 7 of the Plan.

6. Preparing the Draft Neighbourhood Plan

6.1 The Out Design report, together with the character area maps that had been drawn up as part of the character assessment work, played a leading role in the Group's display at the August 2018 fete. Members had prepared a short summary of the Plan, and ran a stall handing out copies along with pens and bookmarks, and copies of a questionnaire. There were displays showing the draft plan vision statement, the objectives, the important views and buildings, the development scenarios from the Out Design report and the character area maps being used to inform the writing up of the character assessment. Flyers advertising the fete were distributed around the parish, and details and the questionnaire were on the website. The questionnaire was in two parts. Central to the first was the Parish's vision, and the 8 objectives which support it, and central to the second were the Out Design report's 4 questions, on cohesion in the village, access to the countryside and pedestrian movement, and a set of possible solutions. Responses were invited, in the form of the extent of peoples' likes or dislikes of the objectives.

6.2 In total 60 questionnaires were completed by residents at the August 2018 fete, by residents in London Road following the fete and by parents who took their children to the August community picnic at the village hall. The community picnic was an important part of this consultation since most attendees were parents and so represented a younger age group.

6.3 Following the summer fete, the Group worked with its consultant to prepare the first draft of the neighbourhood plan. The draft plan vision, the objectives, the Out Design report, the emerging Marks Tey Character Assessment alongside the recent consultation feedback very much informed this process.

6.4 By December 2018, the Group was ready to share a draft version of the Neighbourhood Plan with planning officers at Colchester Borough Council and held their first meeting to discuss the plan content on 31 January 2019, followed by a further meeting at the Colchester Borough offices on 18 March 2019.

6.5 Much of the Steering Group's energies, in 2019, with the active support of Colchester Borough Council's Planning Department, went into frequent revisions of the draft Plan and finishing the Character Assessment, along with preparations for their printing. By the time of the parish fete in August, a detailed summary of the Plan was ready, and so it was on the Group's stall at the fete and it was also delivered around the village with the newsletter

6.6 Final arrangements for the consultation process to start in February 2020 were made last autumn. Venues for public displays were to be the village hall, St Andrews and Little Tey churches, the village pharmacy and St Andrews Junior School, the displays comprising stands for the 15 policies and tables for copies of each document & questionnaires, and boxes for returns. Unfortunately the School found it impractical to allow members of the public in its main building during school hours, and the pharmacy, which had just moved its premises, found its space was too limited to accommodate the displays.

7. The Regulation 14 Consultation

7.1 The draft Neighbourhood Plan was agreed by the Steering Group and then adopted at the 10th February Parish Council meeting, with a starting date in mid-January, though the date was subsequently delayed till 24th February. Much energy went into preparing residents for the consultation. There was considerable publicity, with a notice in the Colchester Gazette the local Coggeshall & Marks Tey Life free magazine, and notices on the Parish Council's website and Facebook page, as well as the displays around the village. All these places had posters, which were also displayed in local shops (the butchers and post office) and on the Council's notice boards. The volunteers who delivered the February newsletter distributed a 4-page summary of the Plan's policies, the questionnaire and advice as to where people should return it, which was either online or to the village hall. On 14th March, during the consultation, there was an open session in the village hall, when people could question the chair of the Steering Group members and its members.

7.2 The arrangements for local businesses, statutory agencies and the local landowners was different. All were reached via emails or received posted or hand delivered letters, especially the small local businesses. Appendix 11 provides a list of all those statutory consultees who were directly consulted at this stage. Once the consultation period was extended, many of the statutory agencies and landowners who had not responded had repeat communications. In all, 103 businesses, 40 statutory agencies, 8 landowners, 1250 households and 45 voluntary bodies that regularly use the village hall had invitations to take part in the consultation.

7.3 The whole consultation was changed by the Covid pandemic, once its seriousness was evident and the lockdown measures began on 23rd March, in the middle of the 6-week period. The main locations, the churches and village hall, were suddenly closed, with the displays and documents being

quarantined. After much debate about how to react, the Steering Group asked the Parish Council to agree an extension, which it did, on two occasions, so that it lasted 21 weeks, until 12th July.

7.4 As the pandemic's main impact was that the consultation became low on peoples' priorities, the Steering group arranged for alternative ways by which people, especially those who were older and more isolated and less able to make online responses, could take part in what we were doing. These changes meant new notices on the website, new posters for each of the extensions periods, further press reports and frequent posts on Facebook, where we placed requests from both the Parish Council chair and the chair of the Steering Group for people to contact them with their problems. The Group reached those mainly elderly residents who were more isolated by hand delivering letters offering to make special arrangements so they could more easily take part in the consultation.

Responses to the Consultation

7.5 Responses were received from 19 statutory consultees.

- Statutory authorities: Colchester Borough Council, Anglian Water, Feering Parish Council, Highways England, Historic England, North Essex CCG, Natural England, the Environment Agency and Essex County Council.
- Landowner/developers: Gladman, Strutt and Parker (representing Marks Tey Ltd who have interests in the land that comprises the former Anderson site), WH Collier, Andrew Martin Planning (representing Crest Nicholson and R. F. West Limited), Boyer (representing Mr Andrew Mattin in respect of Livelands, London Road), Carter Jonas (representing Cirrus Land Limited and Gateway 120) and City and Country on behalf of Marks Tey Farms Ltd and in consultation with Network Rail Infrastructure Limited in respect of land around Marks Tey railway station and beyond.
- Others: Forestry Commission.

7.6 Their comments were provided via letter and have been logged in the table appended at Appendix 8.

7.7 A total of 63 individuals responded to the NP Questionnaire made available in both paper format and online via survey monkey. The results of this show overwhelming support for the draft NP vision, objectives and planning policies. This report is available to view at Appendix 7. A series of open ended responses were received as part of the online and paper questionnaire. These are reported in Appendix 9. They are from residents, community organisations and other non-statutory consultees.

7.8 The key points raised by residents in the open format responses related to the topics listed below. In the main the consultees were supportive but raised issues around the difficulties and challenges residents face with respect to traffic related issues along the A120 and the A12; the need to improve facilities at Marks Tey railway station, parking issues around Marks Tey railway station and the London Road shops. One consultee was keen to see improved cycle paths in the parish so that people could avoid using the A120.

Summary of Reg 14 comments from residents, community organisations and other non-statutory consultees (as noted from the open-ended responses on the questionnaire):

Topic comment related to:	Number of comments
A120 / A12 traffic issues	15
Marks Tey train station	3
London Road parade	4
Car Parking issues	5
Employment	2
Need to improve cycling infrastructure	1
Character Assessment	15
Out Design Report	11

7.9 Comments received from statutory consultees and the two landowner/developer/agents are summarised in the table below.

Summary of Reg 14 comments from statutory consultees:

Consultee	Supportive overall?	Areas of concern/disagreement
Colchester Borough Council	Yes.	A range of comments providing suggestions for improving the wording of the document. Objection in relation to the proposed extent of London Road parade in Policy MT14.
Anglian Water	Yes.	Whether utilities infrastructure would be considered appropriate countryside uses in relation to proposed Policy MT04
Feering Parish Council	Yes.	A range of comments providing suggestions for improving the wording of the document.
Forestry Commission		No comments.
Gladman	Yes	Objection to the proposed use of settlement boundaries. Generally that the NP should allow for more flexibility in terms of new development.
Highways	Yes	Agreement with the plan in relation to current capacity issues on the A12 and A120. Support for Policy MT01. Interest expressed in the idea of a Green Bridge. They express they are keen to work with the Parish Council to find solutions with regards to pedestrian safety along the A120 They would not support the expansion of employment uses at the former Anderson Employment site unless the A12 has been improved and the existing substandard access is closed.
Historic England	Yes	No specific comments
North East Essex CGG	Yes	A response confirming that health care provision will be provided to meet needs of the Garden Community. Note: this comment is no longer applicable since the Garden Community has been withdrawn

Consultee	Supportive overall?	Areas of concern/disagreement
Strutt & Parker	Yes	<p>They would like the larger extent of the site to be allocated for employment use in the NP (as per the adopted Local Plan and not the emerging Local Plan)</p> <p>Provision of footpath and cycle link to Dobbies Lane is a key consideration (as per NP) in their own proposals to bring the site forward for employment redevelopment.</p>
WH Collier		They would like the village boundary to be extended to include the full landholding on land at WH.Collier owned land.
Andrew Martin	Yes Agreement with the key issues, vision, objectives	<p>This response is largely in relation to the promotion of the suitability of 155 hectares of land to the south of the village for development. Key points are:</p> <ul style="list-style-type: none"> - they could improve connectivity between London Road and the Marks Tey station through a green or living bridge; - it is necessary for the NP to be drafted on the basis of the emerging Local Plan - the current consultation is premature given the Local Plan not being resolved. - London Road parade is the logical and preferred direction of future growth - Asserts that evidence was presented to the Local Plan Examination Inspector that there was scope and sufficient capacity in the existing road system to develop between 1,000 to 2,500 homes in advance of the delivery of the major A12 and A120 improvements - objection to the proposed extent of London Road parade (Policy MT14) <p>Note: since this response was made, Highways England have announced their preferred route for the A12 alignment which changes the context provided for this site significantly.</p>
Boyer	Yes.	<p>This response is largely in relation to the promotion of the suitability of land at Livelands to the south of the village for development. Key points are:</p> <ul style="list-style-type: none"> - Site could deliver early residential development without any strategic constraints - Settlement boundaries should be flexible to allow appropriate sites to come forward in the future should the proposed allocation in the Local Plan not come forward as anticipated - Objection to the extent of the London Road parade in Policy MT14. <p>Note: since this response was made, Highways England have announced their preferred route for the A12 alignment which changes the context provided for this site significantly.</p>

Consultee	Supportive overall?	Areas of concern/disagreement
Carter Jonas	yes	<p>This response is largely in relation to the promotion of the suitability of land at the proposed Garden Community. Key points are:</p> <ul style="list-style-type: none"> - Would like the inclusion of a policy that recognises the Garden Community where this would identify what the Marks Tey community would like to see in the first phases of the Garden Community - With regards to MT01, there is capacity for some development to come forward in the parish before the planned dualling of the A120 is in place - The A120 needs to be by-passed in order for benefits to be delivered to the parish. Plans are referred to which they assert demonstrate how 2,500 homes could be located in the parish and allowing traffic to be removed from the A120.
Natural England	Yes	<p>Natural England welcome the inclusion of Policy MT12 – Essex Coast Recreational Disturbance an Avoidance Strategy (RAMS).</p> <p>Natural England suggest an addition to this policy directly referencing the need for the consideration of avoidance measures within the boundaries of any development such as on-site greenspace and links to footpaths.</p> <p>Concern that a HRA has not been provided with the consultation.</p>
Environment Agency	Yes	<p>They state the Copford Water Recycling Centre is at capacity and ask that this is noted as an environmental constraint in the NP.</p> <p>They also state the plan area lies over Source Protection Zones and therefore recommend a specific approach to be taken when development proposals come forward on land that potentially may cause contamination.</p>
Essex County Council	Yes	<p>A detailed response providing comments on a range of matters. With regards to the A120, Essex County Council state:</p> <p><i>The A120 between Braintree and the A12 at Marks Tey, which stretches through the plan area, is the last stretch of single carriageway road between the M11 and Colchester. Over the years, and particularly since the stretch of the A120 from Stansted to Braintree was upgraded, the single carriageway of the A120 between Braintree and the A12 has become increasingly congested and unreliable. This has led to poor levels of service and safety for road users, impacting on economic growth and development in the region, as well as affecting the well-being of local residents via impacts on the local environment and access to essential services. With traffic volumes expected to increase, congestion on the A120 will get worse, further exacerbating the impacts on travel, local residents and economic growth. A new dualled A120 to the east of the parish boundary will reduce journey times and remove traffic from the</i></p>

Consultee	Supportive overall?	Areas of concern/disagreement
		<p><i>local towns and villages, including Marks Tey. The existing A120 severs the connectivity of the parish, which the plan presently states is negatively impacted through A120 noise and air pollution. ECC has identified its "favoured" (rather than "preferred") Route D which would join the A12 south of Kelvedon. ECC considers this would help address A120 movements but would also be instrumental in addressing through traffic issues in the area. The recent RIS2 announcement in March 2020 included commitment to progressing further development work on the A120 dualling including detailed design, land assembly and statutory processes that are required to prepare the scheme for delivery. The A120 dualling scheme will be considered for inclusion in the RIS3 programme, and is considered to be amongst the most advanced unfunded strategic road schemes in the country (in terms of design stage) so once funding is secured it is 'shovel-ready'. ECC, and partners, will continue to lobby for a committed A120 scheme as early as possible.</i></p>

A description as to how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan:

7.10 Appendices 8 and 9 provide a log of all the responses received at pre submission stage. It also provides detail on how the issues raised have been addressed as well as any resulting changes made to the plan. The resulting changes include:

- Updates throughout the plan to reflect the withdrawal of the Garden Community from the Local Plan during the examination in summer 2020
- Updates throughout the plan to reflect the updated position with regards to infrastructure decisions by Highways England on the A120 and the A12
- Reflecting the position more accurately with regards to the Essex and Southend-on-Sea Waste Local Plan and the Minerals Local Plan as far as the implications for the Marks Tey NP area are concerned.
- Updating Policy MT01 (A12, A120 and Station Infrastructure Improvements) to ensure that prior to any development proposals being accepted (even once the planned improvements to the A120 and 12 have taken place) in the parish evidence needs to be provided to demonstrate that road capacity is in place and demonstrating the proposals incorporates necessary mitigation measures necessary to protect the residential and street scene environment.
- Updating Policy MT04 to reflect the context created by the withdrawal of the Garden Community from the draft Local Plan
- A more comprehensive description of the findings of the Out Design Urban Analysis as a way of supporting the design and character policies
- Inclusion of place characteristics into Policy MT05 for the Roman River area which were not included at the pre submission stage.
- The inclusion of the Parish Hall Recreation Ground as a Local Green Space. As commented by Colchester Borough Council, the removal of the Garden Community from the Local Plan removed the scenario for relocating the Parish Hall to a different location in the parish.
- In response to concerns raised by the Environment Agency, the inclusion of a paragraph in Policy M11 (Protecting and enhancing our natural environment) regarding contaminated land.

- Amending Policy MT15 (Anderson Employment Site) so that it functions as a site allocation and includes criteria on the necessary requirement for an improved access on to the A12. This change was made in light of concerns raised by Highways England.

7.11 Later in November and December 2020, as the NP Steering Group prepared for the submission stage, a further set of minor editing changes were made to the plan.