



GREAT TEY NEIGHBOURHOOD PLAN 2022-2033

CONSULTATION STATEMENT

DECEMBER 2023

Great Tey Neighbourhood Plan Group
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1: INTRODUCTION

The policies contained in the Great Tey Neighbourhood Plan ('GTNP' or 'the Plan') have been developed as a result of extensive interaction and consultation with the community and businesses within the parish. This engagement process has been an ongoing part of the work, since the inception of the GTNP in 2017 and has included an open day, surveys, public exhibitions and meetings with interested parties within the parish; developers and City of Colchester Planners.

This Consultation Statement has been prepared in accordance with regulation 15(2) of Neighbourhood Planning Regulations 2012 (as amended), which requires that a consultation statement should:

- contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- explain how they were consulted;
- summarise the main issues and concerns raised by the persons consulted; and
- describe how these issues and concerns have been considered and where relevant addressed in the proposed neighbourhood development plan.

2: GREAT TEY NEIGHBOURHOOD PLAN COMMITTEE

On 2nd June 2017 the Great Tey Parish Council made a formal application to Colchester Borough Council (now: Colchester City Council) to designate an area that the Neighbourhood Plan would cover, constituting the entire parish. Following acceptance of the designated area by Colchester City Council on 20 June 2017, a committee was formed comprising Parish Councillors and other parishioners to commence development of the Neighbourhood Plan. Details of group members past and present are listed in the appendix (Appendix A). Terms of reference were drawn up and adopted by the new Committee (also referred to as the 'Plan Group') at a meeting on 20 March 2018 (Appendix B). Colchester City Council nominated a Planning Officer to support and guide the committee in its work, although there have been gaps in that guidance. It was decided to hold an open afternoon and parishioners were invited to come and give their views on the future of the parish, covering a range of topics including: Housing, Employment, Leisure, Environment and Infrastructure. The attendance was not sufficient to provide a realistic representation from the village, so it was decided that members would approach groups within the community to give them the opportunity to express their views. The comments received have been collated and included in this report.

3: SUMMARY OF ENGAGEMENT AND CONSULTATION, ISSUES AND OUTCOMES:

The Plan Group has made every effort to involve all those living and working within the parish in contributing to the Plan. An important part of the neighbourhood plan process has been to ensure that all residents of Great Tey parish have had an opportunity to give input into the work. The Plan Group has spent a great deal of time and energy speaking to as many individuals, local groups and businesses as possible throughout the process. There has been ongoing engagement with the community – to share and disseminate information and to seek input - and also some key consultation activities at strategic points in the process.

Of particular note is that, after the initial engagement of the Plan, it was identified that all areas of the parish had engaged well with the exception of the residents in the west of the parish at Broad Green. These residents had not engaged as well as other areas. As a result they were specifically invited to a meeting of the Neighbourhood Plan Group in June 2019.

4: TIMELINE OF CONSULTATION

A timeline of consultation is included in the appendix (Appendix C)

The sections below describes, in fuller detail, the engagement and consultation that took place during the course of the Plan preparation. This is divided into four main stages:

- Consultation
- Consolidating Findings
- Exploring potential sites for development (Call for Sites)
- drafting the Plan

5: CONSULTATION

Consultation took place in a number of ways noted below and additionally the monthly parish newsletter, “Round & About Great Tey” carried articles and comments when appropriate:

Leaflet Drop: In September 2017 the Plan Group hand delivered letters to every household notifying residents within the Parish of the production of the Plan and the consultation that was ongoing, with relevant information on how to respond.

Public Exhibition:

On the 30 of September 2017 the Plan Group held an exhibition in the village hall. In total 28 members of the public attended, representing 3% of the population on the parish, based on the 2011 census. The exhibition provided a Powerpoint presentation with an overview of the process and purpose of the Neighbourhood Plan, and invited attendees to give their views under the following topics:

- Employment
- Environment
- Housing
- Infrastructure
- Leisure

The topics were agreed by members of the Plan Group as being of relevance to the community. The Powerpoint presentation is reproduced in the appendix (Appendix D). The views were gathered by means of colour co-ordinated Post-it notes, which were retained and collated. This same format was used at meetings with groups in the community. The Plan Group also had a stand at the Issues and Options consultation event that was held by the North Essex Authorities (Colchester, Braintree, Tendring and Essex Councils) on 21 November 2017 as part of the Development Plan Document consultation, which was well attended.



Open meeting 30 September 2017



Attendance at community groups and organisations:

Members of the Plan Group attended different community groups and organisations between 2017 and 2019. The Plan Group met with the following organisations:

- The Women's Institute
- The Thursday drop-in
- Preschool Christmas fair

- Parochial Church Council
- Scouts

They also had a stand at the Great Tey Primary School summer fete on 29 June 2019.

At these events members of the Plan Group presented the issues facing Great Tey going forward and then an opportunity was given for attendees to respond on the day of the event or to submit a response at a later time

School Discussion: The school was invited to engage in a project expressing their views on how they see the village in the future. Opinions have been received from years 5 and 6.

Scout Project: The Great Tey Scout and Beavers Groups were set the task of considering the type of development they would like to see in the village, and their responses have been recorded.

6: CONSOLIDATING FINDINGS

Comments were organised into 5 broad topic areas and take into account the main points raised. A summary of the responses is provided in the appendix (Appendix E). The following table shows the main issues raised under each topic and illustrates how they have been addressed in the Plan.

ISSUE	EXAMPLES OF COMMENTS	POLICY
EMPLOYMENT		
Public transport	Local transport essential; Better bus connections.	GTTEY 4:Non-policy action (NPA) A
Support local services	Shops etc need to be supported; Smaller sites across the parish to encourage employment;	GTTEY 7:B
Industrial areas	Support local initiatives, such as Tey Brook, East Gores and Warrens Farm area	GTTEY7:B
ENVIRONMENT		
Green spaces	Keep as much countryside and green spaces as possible; Maintain and improve our countryside environment	GTTEY2:A GTTEY3
Wildlife	Keep woodland spaces and various habitats; We have Tawny, Barn and Little Owls in the village	GTTEY5:B GTTEY5:C
Footpaths	Encourage use of public footpaths and keep these clear; Encourage people to use public footpaths	GTTEY4:A
Traffic	Encourage people to drive safely through our village; Perhaps some speed calming measures on the main road through the village	GTTEY4:NPA B
HOUSING		

Low cost housing	Providing less expensive houses for starting out/downsizing means we could keep local people; Homes for local people with a good percentage of affordable homes	Covered by NPPF
Community	Planners need to respect our wish to remain a village and not swamp us with houses; Homes need to be part of the existing community.	GTTEY1:A
Range of dwellings	Variety of housing in keeping with the rural setting; Housing type: mixed - 2/3/4 beds;	GTTEY1:Biii
Sympathetic style	As long as the housing was pleasant to the eye; Housing style should reflect local buildings	GTTEY1:Bv GTTEY2:A
Amenities	A few more houses will bring new families, this supporting the school, pub, and public transport. Enough houses to allow us to grow as a village - a number that we can support with our school	GTTEY7:A
INFRASTRUCTURE		
Public transport	Would support community bus idea to Coggeshall or Sainsburys Stanway, Marks Tey station; A better level of public transport would encourage more younger people to stay in the village	GTTEY7:NPA A
Road maintenance	Road maintenance a priority	GTTEY7:NPA C
Street lights		GTTEY6: A
LEISURE		
School pool	Improve sports facilities e.g. pool as is being currently worked on.	No policy
Village hall	Support our thriving village hall.	GTTEY7: A
Green space maintenance	Maintain park and open space so it can be used by all	GTTEY7: NPA B

7: EXPLORING POTENTIAL SITES FOR DEVELOPMENT:

On the advice of the CBC planning policy officer the plan group issued an update on the consultation and undertook a call for sites in September 2019, as the previous one was out of date. Two small sites were put forward, one adjacent to the A120 on the border of the parish, and a parcel of glebe land in the centre of the village. In addition, a long-range plan was proposed by a local landowner, with a vision for development extending over 50 years, including 3 sites for residential development, employment sites and woodland. Following consultation with parishioners it was decided not to include any additional sites in the draft plan as the sites allocated in the CCC Local Plan (Section 2) were sufficient to fulfil Great Tey's contribution towards the City's housing needs. Furthermore, survey responses showed that the majority of residents were not in favour of any further development. A copy of the survey and a summary of the responses is included in the appendix (Appendix G and H).

8: PRODUCING THE FIRST DRAFT:

Once all the survey responses had been received and collated, the Plan Group set about developing an initial draft of the Plan, with the support of a Planning Consultant. Group members compiled an introduction and a history of the Parish, in consultation with local historian, Dr Jane Pearson. They produced photographs of cherished views across the parish. The Planning Consultant supported them to produce a vision, objectives and policies to reflect the views expressed by the community during initial consultations. This draft version of the Regulation 14 Neighbourhood Plan was informally consulted on with CCC officers. Feedback received was taken on board in a modified draft.

9: PRE-SUBMISSION (REGULATION 14) CONSULTATION

The Plan was then prepared for the Pre-Submission (Regulation 14) public consultation. The poster advertising the consultation is provided in the appendix (Appendix H). The consultation ran for just over six weeks between 15 March 2023 and 28 April 2023. The Neighbourhood Plan and supporting documents were made available for comment in the following ways:

Paper copies of the plan were available at venues in the parish - the Kings Arms pub, the Chequers pub and the village hall. A digital copy was also available online, on the Great Tey Parish Council website (<https://www.greattey.com/neighbourhood-plan/>), to read or download. Representations could be submitted by email or by post.

Letters were sent to appropriate statutory bodies informing them of the Regulation 14 consultation and how they could respond. A list of these consultees, provided by Colchester City Council, and the email sent to them is contained in Appendix (Appendix I). Responses were received from the following statutory consultees:

- Essex County Council
- Anglian Water
- Historic England
- Natural England

Responses were also received from Colchester City Council and the Environment Agency after the consultation deadline had closed. However, these were taken into account.

Responses were received from four members of the public.

The Steering Group considered the representations made and, where appropriate, made amendments to the Plan. The representations and responses are shown in the Appendix (Appendix J).

10: STRATEGIC ENVIRONMENTAL ASSESSMENTS AND HABITATS REGULATION ASSESSMENT

STRATEGIC ENVIRONMENTAL ASSESSMENT:

In August 2023, Colchester City Council undertook a screening of the Pre-Submission (Regulation 14) version of the Neighbourhood Plan, seeking views from the statutory bodies

(the Environment Agency, Natural England and Historic England) to assist in the determination of whether or not the GTNP would have significant environmental effects in accordance with current requirements, set out in the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004.

The conclusion of the (Strategic Environmental Assessment (SEA) Screening Report, published in September 2023, was as follows: 'The Great Tey Neighbourhood Plan determines the use of a small area at local level and is effectively a minor modification to the Colchester City Local Plan. The plan will result in positive, long-term effects. However, none of these effects will be significant. Therefore, the LPA has concluded that the Great Tey Neighbourhood Plan will not require an assessment of the significant environmental effects of the plan under the SEA Directive and Environmental Assessment Regulations based on the content of the submission draft plan (May 2023)'.

In addition to conforming to its EU obligations, the Plan does not breach, and is otherwise compatible with, the European Convention on Human Rights.

HABITATS REGULATION ASSESSMENT

Under Directive 92/43/EEC, also known as the Habitat's Directive, it must be ascertained whether the draft Plan is likely to have significant effects on a European site designated for its nature conservation interest. The Directive is implemented by the Conservation of Habitats Regulation Regulations 2010. Assessments under the regulations are known as Habitats Regulation Assessments (HRA). An appropriate assessment is required only if the Plan is likely to have significant effects on a European protected species or site. To ascertain whether or not it is necessary to undertake an assessment, a screening process is followed.

Based on the Pre-Submission (Regulation 14) version of the Neighbourhood Plan, Colchester City Council consulted Natural England (the statutory body) and published an HRA Screening Report in September 2023. The conclusion was that the Plan is not likely to have significant impacts on European protected species or sites, either on its own or collectively, and therefore an HRA was not required.

The Screening Report, including the response from the statutory body, has been submitted at Regulation 16 stage as part of the evidence base for the Plan.

11: CONCLUSION:

The Neighbourhood Plan Group has undertaken a very thorough engagement programme in order to develop its Neighbourhood Plan. It has set out a comprehensive vision and objectives. In developing the policies to achieve the vision and objectives, the Neighbourhood Plan Group has actively engaged with a wide range of stakeholders and the Plan has evolved accordingly.

Feedback from Colchester City Council and from the Regulation 14 consultation has enabled the Plan to be shaped into its final version, to submit to Colchester City Council.

This report fulfils the requirements for the Consultation Statement, set out in Regulation 15(2) of the Neighbourhood Planning Regulations 2012 (as amended).

APPENDICES

Appendix A	Group members past and present
Appendix B	Group Terms of Reference
Appendix C	Timeline of Consultation
Appendix D	Powerpoint for meeting 30.9.17
Appendix E	Summary of Public Consultation responses
Appendix F	Call for Sites survey
Appendix G	Summary of responses
Appendix H	Reg 14 poster
Appendix I	List of Statutory Consultees
Appendix J	Matrix of responses to Reg 14 Consultation

APPENDIX A
GROUP MEMBERS PAST AND PRESENT

- Damian Arbon – Parishioner
- John Crookenden – Parishioner
- James Elmer – Parishioner
- Robert Frost – Parish Councillor
- Matthew Halls – Parishioner
- Marian Hamer - Group Chair, Parish Councillor (resigned 2022), Parishioner
- Philip Hunt – Parish Councillor
- Ian King – Parishioner
- Simon Mann – Parishioner
- Noel Mead – Parishioner
- Ian Robertson – Parishioner
- Alan Warnes – Parish Councillor
- Mary Williamson – Parish Councillor (resigned 2020), Parishioner

APPENDIX B

GREAT TEY NEIGHBOURHOOD DEVELOPMENT PLAN COMMITTEE TERMS OF REFERENCE

Name: The name of the organisation shall be Great Tey Neighbourhood Development Plan Steering Group.

Purpose: The purpose of the Steering Group shall be to support the Parish Council to carry out the following tasks:

- Investigate and identify support for the Neighbourhood Development Plan.
- Identify sources of funding.
- Take responsibility for planning, budgeting and monitoring expenditure on the Neighbourhood Development Plan and report back to the Parish Council on these matters.
- Liaise with relevant authorities and organisations to make the Neighbourhood Development Plan as effective as possible.
- Identify ways of involving the whole community and gather the views and opinions of as many groups and organisations in the community as possible.
- Determine the types of survey and information gathering to be used.
- Be responsible for the analysis of the survey, as well as the production and the distribution of the final report.
- Identify priorities and timescales for local action in the Project Plan, including the lead organisations and potential sources of project funding.
- Regularly report back to the Parish Council on progress, issues arising and outcomes.

Membership: The Steering Group will be made up from a good cross-section of the community, including Parish Councillors nominated by the Parish Council

Roles and Relationships:

- Parish Council Insurance will cover the previously agreed activities of the Steering Group and volunteers, but Steering Group members, in liaison with the Parish Clerk, need to ensure that terms of the insurance are not breached. Parish Councillors, who are also members of the Steering Group, will act as liaison between the two bodies and provide regular report to the Parish Council, for endorsement.
- The Parish Council will provide the opportunity for the endorsement of regular reports via its meeting agenda
- Working Groups will carry out duties specified by the full Steering Group, which may include, but is not limited to:
 - Data gathering
 - Consultations
 - Making recommendations
- The make-up and purpose of Working Groups will be regularly reviewed by the full Steering Group
- It is expected that all Steering Group members abide by the principles and practice of the Parish Council Code of Conduct including declarations of interest.

Meetings:

- The Steering Group shall normally meet monthly (but every two months as a minimum), or as may be required.
- At least three clear days' notice of meetings shall be sent to members via the communication method agreed with, and appropriate to, each individual member.
- Whenever possible, notices of meetings should detail the matters to be discussed.

- The Chair shall keep a record of meetings, and circulate notes to Steering Group members and, where deemed necessary, the Parish Council in timely fashion.

Working Groups

- The Steering Group may establish such Working Groups as it considers necessary to carry out the functions specified by the Steering Group.
- Each Working Group should have a lead person.

Finance

- All grants and funding will be applied for and held by the Parish Council, who will ring-fence funds for Neighbourhood Development Plan purposes only.
- Notification of all planned expenditure will be given to the Parish Council before actual costs are incurred.
- The Finance Co-ordinator shall keep a clear record of expenditure supported by receipted invoices and will regularly review and update the budget in liaison with the Parish Clerk.
- The Finance Co-ordinator in partnership with the Parish Clerk will draw up and agree with the Steering Group procedures for volunteers who wish to claim expenses.
- The Finance Co-ordinator will report back to the steering Group and the Parish Council on planned and actual expenditure for the project.
- Invoices will be made out in the name of the Parish Council who will pay them at their next scheduled Parish Council meeting.
- Members of the community who are involved as volunteers with any of the Working Groups may claim back any previously agreed expenditure that was necessarily incurred during the process of producing the Neighbourhood Development Plan. This includes, but is not limited to, postage, stationery, telephone calls, and travel costs.

Dissolving the Steering Group: At the conclusion of the Neighbourhood development Plan project the Parish Council and Steering Group should discuss the future working of the Steering Group. If the Steering Group wishes to dissolve it must notify the Parish Council

These Terms of Reference were adopted at a meeting of the Great Tey Neighbourhood Plan Group on the 20th March 2018.

APPENDIX C

CONSULTATION TIMELINE

Date	Activity	Coverage
2017		
February	Parish Council Meeting 14.2.17 Attended by members of the public following inclusion of land to the east of New Barn Road in Colchester Borough Council (CBC) emerging Local Plan	On agenda for Parish Council meeting.
February	Open meeting in Great Tey Village Hall 28.2.17 Meeting for all parishioners regarding development in Great Tey. Attendees were asked to contact the parish clerk if they were interested in setting up a Neighbourhood Plan Group (NPG).	Publicised in village newsletter and posters on village notice boards. Approx 90 people attended
April	Meeting between CBC planning department and members of Great Tey Parish Council (GTPC) Meeting to discuss the process of producing a Neighbourhood Plan. Alternatives to the NP were also discussed.	
May	Inaugural meeting of the Neighbourhood Plan Group 8.5.17 Inaugural meeting held in the Chequers Pub in Great Tey, attended by 2 Parish Councillors and 3 residents	
June	Advert in parish newsletter inviting residents to join the NPG	Parish wide
August	Notices advertising forthcoming open day on 30.9.17 An advert was placed in the parish newsletter inviting parishioners to attend an open day at Great Tey Village Hall. Posters were also placed in the village notice boards and in the 2 pubs in the village.	Parish wide
September	Open Day and Exhibition at Great Tey Village Hall 30.9.17 Parishioners were invited to attend an open day and exhibition, and given the opportunity to give their views under 5 headings relevant to the community; Employment, Environment, Housing, Infrastructure and Leisure . Attendees were able to view posters outlining the process of producing a NP. There was a slide show of images of Great Tey. They provided their comments by means of colour-coded Post-it Notes. Members of the NPG were in attendance to answer any questions.	28 people attended
September 2017 – January 2019	Members of the NPG attended meetings of various community groups to gather views of attendees.	Parish wide

APPENDIX C

	The members of the NPG attended meetings of the Women's Institute, the Parochial Church Council and the Thursday Drop-in at the village hall. They also had a stand at the Pre-school Christmas Fayre. The scouts were invited to complete a survey, and children at the primary school were invited to give their views.	
October	Notice in monthly parish newsletter asking parishioners to forward their views on the 5 areas of interest. The notice also included a further call for members to join the NPG	Parish wide
November	Members of the NPG attended a training session hosted by the Rural Community Council of Essex (RCCE) on Community Engagement 16.11.17 2 members of the NPG attended a training session on gathering information from the community.	
2018		
May	Notice in parish newsletter advising residents that NPG members would be attending local community groups to gather views on the 5 areas of interest. The notice also included an invitation to visit the NPG stand at the forthcoming village fair.	Parish wide
June	Stand at the Village Fair 16.6.18 The NPG had a stand at the Bi-annual village fair held on the Old Playing Field in Great Tey.	All who attended the village fair
2019		
February	Notice in parish newsletter advising details of proposed development A notice was placed in the February newsletter advising of a proposed scheme for 10 new dwellings on Brook Road in Great Tey, and inviting residents to comment on the proposals.	Parish wide
June	Summary of comments to date A summary of comments received to date was published in the parish newsletter. A detailed summary and analysis of the responses was published on the parish website.	Parish wide
September	Call for sites GTPC issued a Call for Sites in September 2019. Posters were displayed in the village notice boards and the 2 pubs in the parish. Adverts were also placed on local Facebook pages and a notice was published in the parish newsletter. Applicants were asked to respond by 30 September.	Parish wide
2020		

APPENDIX C

October	Update and Consultation following 'Call for Sites' issued to all households The NPG produced a pamphlet updating the community on the response to the 'Call for Sites'. This included a survey on asking parishioners for their preferences regarding 3 proposed sites. It also asked parishioners to comment on the proposed layouts for the site off New Barn Road, which was included in the CBC emerging Local Plan. The survey was delivered to every household in the parish. It was advertised on the Parish Council Facebook page and in the monthly parish newsletter. Respondents were asked to reply by 21 November 2020.	Parish wide
2021		
January	Publication of results of survey on village website: The results of the Call for Sites survey was published on the Parish website. They were also published in the monthly parish newsletter	Parish wide
2022		
May	Community facilities survey: The plan group decided to conduct a survey in the parish to obtain views on improving community facilities to reflect changing working circumstances. The survey was published in the parish monthly newsletter. Unfortunately there were not sufficient responses to provide meaningful evidence.	Parish wide
June	Summary of responses to 'Call for Sites' survey: A summary of the comments received in the Call for Sites survey was published on the Parish website.	Parish wide
2023		
March – April	Regulation 14 consultation: The Reg 14 consultation ran from 15th March 2023 to midnight on 28th April 2023, including an open meeting in the Village Hall on 1 April. The consultation was advertised on the parish website, in the monthly parish monthly newsletter and on social media. Statutory consultees were also invited to comment.	Parish wide Statutory consultees.

WELCOME

This is your opportunity to tell us what is important to you. We want to receive your views. Please tell us what you think is important to be considered within the Great Tey Neighbourhood Plan.

WHAT IS A NEIGHBOURHOOD PLAN?

A Neighbourhood Plan once adopted is a legally binding document that will shape and guide the development of the area. The Great Tey Neighbourhood

Plan is our chance to influence the parishes future and the final document will be a material consideration that will have to be used in the decision making process for planning applications.

WHO WE ARE

This meeting has been held by the Great Tey Neighbourhood Plan Committee that was formed in June 2016.

The members of the Committee are all local people from the Great Tey Parish who care about the future of the Parish and Villages within it.....

Marian Hamer – Chair of the Neighbourhood Plan Group and Parish Councillor

Mary Williamson – Parish Councillor

Phil Hunt – Parish Councillor

Rob Frost – Parish Councillor

Simon Mann – Parishioner

Ian King – Parishioner

James Elmer – Parishioner

Matt Halls - Parishioner

THE STORY SO FAR

On 2nd June 2017 the Parish Council made a formal application to Colchester Borough Council to designate an area for the Neighbourhood Plan, which constitutes the entire parish.

Following acceptance of the designated area by Colchester Borough Council, a committee was formed of Parish Councillors and other parishioners, to commence development of the Neighbourhood Plan. Colchester Borough Council appointed a Planning Officer to support and guide the committee in their work.

It was decided to hold an open afternoon inviting parishioners to come along and give their views on the future of the parish, covering a range of topics including Housing, Employment, Leisure, Environment and Infrastructure. The views expressed at this session will form the basis of a parish-wide survey, which will be circulated in the coming months.

The Local Plan

Alongside the neighbourhood planning process, Colchester Borough Council has been working towards a new Local Plan. The New Local Plan finished the Publication Draft consultation on the 12th of August and is expected to be submitted to the Planning Inspectorate later this

year.

The submission draft of the new Local Plan is currently being produced and shall also be available to view later this year.



THE NEXT STEPS

Thank you for coming this afternoon; we hope you found it informative. The comments provided will form the basis of a parish-wide questionnaire survey, which will be circulated in the coming months. The responses to that survey will then go on to structure the policies in the Neighbourhood Plan.

WHAT WE WOULD LIKE FROM YOU!

We are looking to gauge the community's views on what path the future of Great Tey should take and today is a great opportunity to highlight your thoughts. If however you think of anything after leaving or feel someone you know may wish to

contact us please feel free to email us via greatteynp@gmail.com. We also would love you to get involved if your would like to volunteer to help in the plan making process.

Great Tey Neighbourhood Plan Committee

greatteynp@gmail.com

APPENDIX E
SUMMARY OF PUBLIC CONSULTATIONS RESPONSES

<u>Employment</u>	<u>Employment</u>
Sum of Road Maintenance	1
Sum of Traffic volumes/calming	3
Sum of Village shop/PO	5
Sum of Broadband	2
Sum of List of local employers	6
Sum of Industrial area(s)	8
Sum of Village "drop"	1
Sum of Public transport	1

<u>Environment</u>	<u>Environment</u>
Sum of Promote Footpaths	4
Sum of Traffic volumes/calming	17
Sum of Footpath maintenance	8
Sum of Keep/improve woodland	12
Sum of Increased pollution with development	4
Sum of Playing field maintenance	3
Sum of Against development	6
Sum of Green areas/buffer	8
Sum of Wildlife	7

<u>Housing</u>	<u>Housing</u>
Sum of Cheaper Housing	25
Sum of Community	17
Sum of Range of dwellings	11
Sum of Sympathetic style	8
Sum of Sympathetic style2	8
Sum of Off Road parking	10
Sum of Garden size	6
Sum of Sites throughout parish	10
Sum of Single storey	3
Sum of Opposed to any development	2
Sum of Opposed to large development	8
Sum of West Tey	5
Sum of Generally accept development	24
Sum of Amenities	8
Sum of Trees	5
Sum of Walking	2
Sum of Traffic	5
Sum of All on Brook Road	4

<u>Infrastructure</u>	<u>Infrastructure</u>
Sum of Village Ambiance	4
Sum of Bus/Public transport	28
Sum of Road Maintenance	16

Sum of Traffic volumes/calming	13
Sum of Footpath Maintenance/Cycle paths	14
Sum of Water supply/drainage	6
Sum of Healthcare	2
Sum of Village shop/PO	24
Sum of Sports facilities	1
Sum of Mains gas	4
Sum of School	3
Sum of Broadband	7
Sum of Streetlights	1

Leisure

Leisure

Sum of School Pool	14
Sum of Relocate Village Hall	2
Sum of Maintenance of park	4
Sum of Support current facilities	6
Sum of More clubs at village hall	3
Sum of New sports hall/sports clubs	10
Sum of Support pub for meeting place	2
Sum of Tennis courts/multi surface area	4
Sum of No changes required	1
Sum of Café/tearoom	10
Sum of Outdoor gym	1
Sum of Young people	2

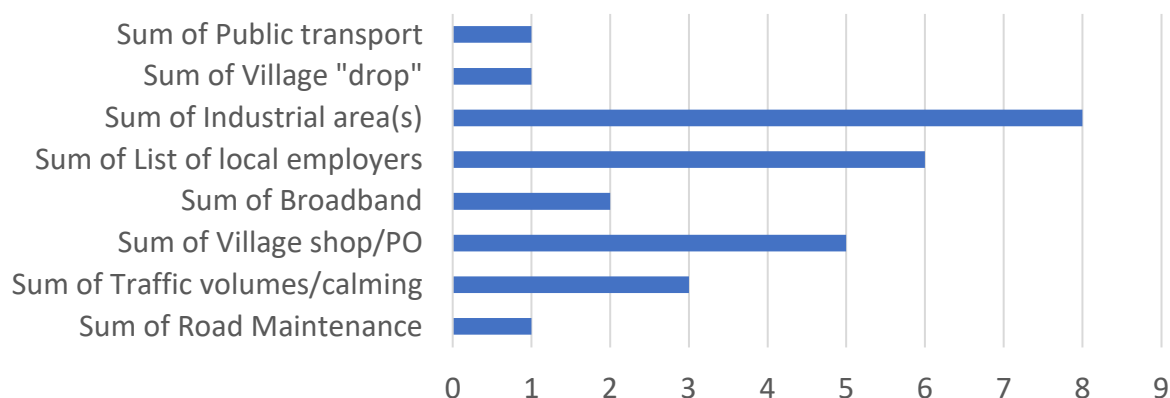
Scouts

Scouts

Sum of Local Pool	4
Sum of Recycling	2
Sum of Cycle lanes	3
Sum of Tennis court	2
Sum of Football Club	2
Sum of Doctors surgery	1
Sum of Bus service	7
Sum of Garden Centre	4
Sum of Restaurants	5
Sum of Ice cream van	1
Sum of Bigger school	7
Sum of Shop/ Post Office	15
Sum of Hospital	1
Sum of Nature/wildlife	6
Sum of Library	1
Sum of Housing	5
Sum of More playgrounds	4
Sum of Barbers	1
Sum of Train Station	4

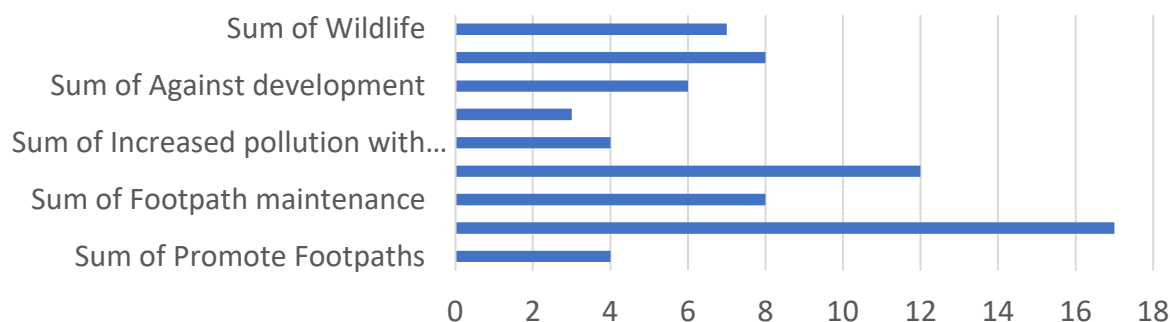
Sum of Petrol Station/ car charging	3
Sum of Police station	1
Sum of Farms	1
Sum of Wifi	1
Sum of Village hall	1

Employment



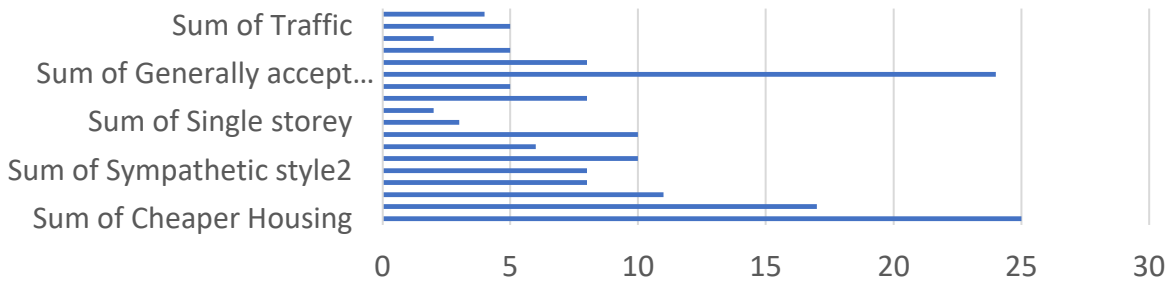
	Sum of Road Maintenance	Sum of Traffic volumes/calming	Sum of Village shop/PO	Sum of Broadband	Sum of List of local employers	Sum of Industrial area(s)	Sum of Village "drop"	Sum of Public transport
■ Employment	1	3	5	2	6	8	1	1

Environment



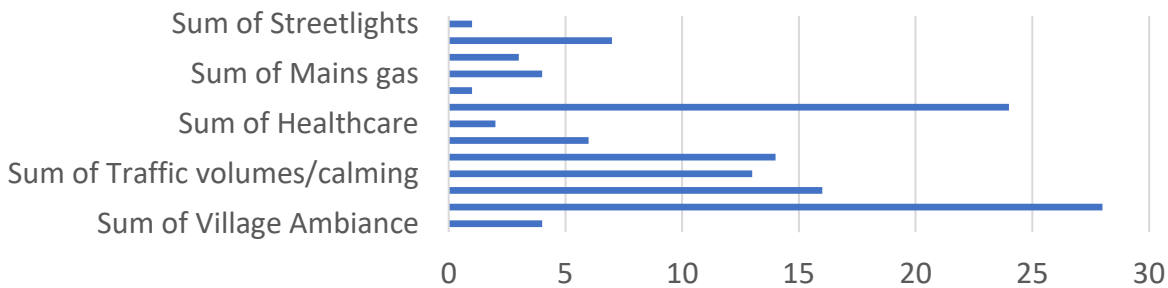
	Sum of Promote Footpaths	Sum of Traffic volumes/calming	Sum of Footpath maintenance	Sum of Keep/improve woodland	Sum of Increased pollution with development	Sum of Playing field maintenance	Sum of Against development	Sum of Green areas/buffer	Sum of Wildlife
■ Environment	4	17	8	12	4	3	6	8	7

Housing



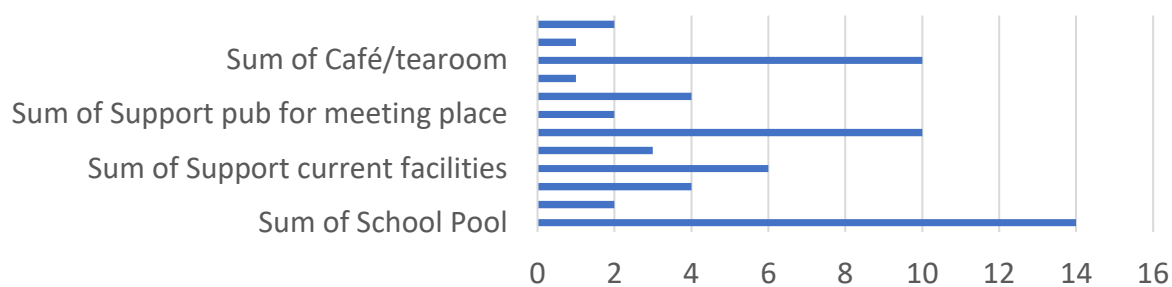
	Sum of Cheaper Housing	Sum of Community	Sum of Range of dwell...	Sum of Sympathetic st...	Sum of Sympathetic st...	Sum of Off Road parki...	Sum of Garden size	Sum of Sites through...	Sum of Single storey	Sum of Opposed to a...	Sum of Opposed to la...	Sum of West Tey acc...	Sum of General Amenities	Sum of Trees	Sum of Walking	Sum of Traffic	Sum of All on Brook R...	
■ Housing	25	17	11	8	8	10	6	10	3	2	8	5	24	8	5	2	5	4

Infrastructure



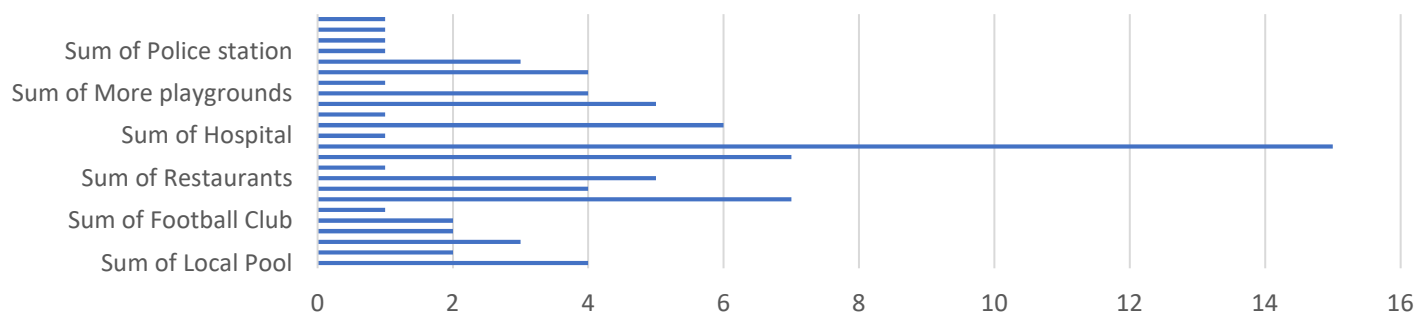
	Sum of Village Ambiance	Sum of Bus/Public transport	Sum of Road Maintenance	Sum of Traffic volumes/calming	Sum of Footpath Maintenance/Cycle...	Sum of Water supply/drainage	Sum of Healthcare	Sum of Village shop/PO	Sum of Sports facilities	Sum of Mains gas	Sum of School	Sum of Broadband	Sum of Streetlights
■ Infrastructure	4	28	16	13	14	6	2	24	1	4	3	7	1

Leisure



	Sum of School Pool	Sum of Relocate Village Hall	Sum of Maintenance of park	Sum of Support current facilities	Sum of More clubs at village hall	Sum of New sports hall/sports clubs	Sum of Support pub for meeting...	Sum of Tennis courts/multi surf...	Sum of No changes required	Sum of Café/tearoom	Sum of Outdoor gym	Sum of Young people
■ Leisure	14	2	4	6	3	10	2	4	1	10	1	2

Scouts



	Sum of Local Pool	Sum of Recycling	Sum of Cycle lanes	Sum of Tennis court	Sum of Football Club	Sum of Doctors surgery	Sum of Bus service	Sum of Garden Centre	Sum of Restaurants	Sum of Ice cream van	Sum of Biggier school	Sum of Shop/Post Office	Sum of Hospital	Sum of Nature/wildlife	Sum of Library	Sum of Housing	Sum of More playgrounds	Sum of Barbers	Sum of Train Station	Sum of Petrol Station/car charging	Sum of Police station	Sum of Farms	Sum of Wifi	Sum of Village hall
■ Scouts	4	2	3	2	2	1	7	4	5	1	7	15	1	6	1	5	4	1	4	3	1	1	1	1



Great Tey Neighbourhood Plan

UPDATE AND CONSULTATION WITH RESIDENTS FOLLOWING 'CALL FOR SITES'

1. INTRODUCTION and PURPOSE of the NEIGHBOURHOOD PLAN

1.1 The Neighbourhood Plan (NP)

Neighbourhood planning provides the opportunity for communities to set out a positive vision for how they want their community to develop. The emerging Colchester Local Plan has a time frame of 2017 to 2033, but there is the option to plan for a longer period than this at a local level.

Colchester Borough Council (CBC) have allocated two areas in the parish for residential development: one development of 15 dwellings on Brook Road and a further site for 30 dwellings on New Barn Road (see below). These two sites are sufficient to meet the requirements of the emerging Colchester Local Plan, but we have the opportunity to look beyond this and consider the impact of future development on our community and the environment.

1.2 Purpose of NP

A neighbourhood plan, once adopted by CBC, is a legally binding document which will shape and guide the development of the area. The Great Tey Neighbourhood Plan is our chance to shape the future of the parish and the final document will be a material consideration that will have to be used in the decision-making process for planning applications

1.3 Call for sites

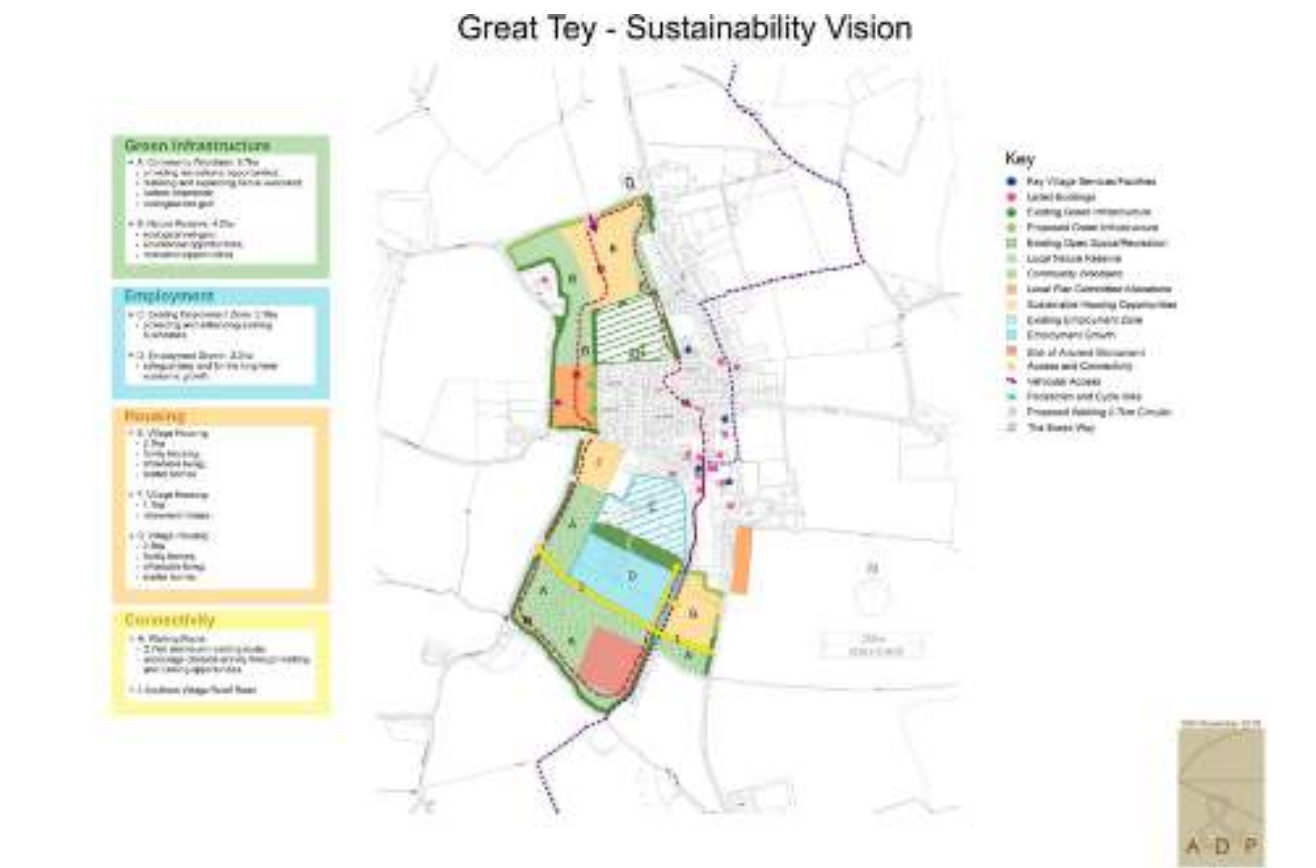
In order to see what areas within the Parish might become available for future development, the NP Committee (following advice), commenced a Call for Sites process. Basically, this asks anyone who thinks they might have land suitable for development within the Parish, to put that land forward for consideration. There were 3 responses that we refer to below as: (i) the PF Vision; (ii) the Glebe Land; and (iii) the A120 Land.

2. THE PF VISION

Long term resident and local farmer, Peter Fairs, responded to the Call for Sites, with a comprehensive proposal, being a mid- to long-term vision for sustainable development. The plan is stated as being consistent with the rural nature of the Gt Tey community and encompasses housing, jobs and linked, walkable green and bio-diverse areas.

The plan shows some possibilities for the area concerned, including 3 areas for possible housing. By way of example, area E is 2.7 Hectares and shows 54 dwellings, at a density of 20 dwellings per hectare.

An outline of the proposal is shown on the plan below. The whole vision document can be viewed on the Parish website at <https://www.greattey.com/neighbourhood-plan> . Anyone wishing to receive a paper copy should email a request to greatteynp@gmail.com or call 07532 345988.



3. THE GLEBE LAND

This is a field of about 1.5Ha on the corner of Chappel Road and Moor Road and is partially within the village conservation area. It is owned by the Church of England (CofE), whose Agents have advised the NP Committee that the CofE would be interested in making the land available for residential development, with the appropriate affordable housing. No proposals have been received, but as an indication, the land would be sufficient for 30 dwellings, assuming 20 dwellings per hectare.

4. THE A120 LAND

At the very eastern end of the Parish in Broad Green, there is a field along the northern side of the A120, abutting the boundary with Braintree District Council, which has been put forward. The NP Committee have consulted with its Planning expert, who has advised that this land would not be a sustainable or viable option for development.

5. NEW BARN ROAD

As noted above, CBC included this site in their Local Plan, even though it was not put before the Parish Council. That inclusion was a big factor in creating the NP Committee, as a large number of

residents had concerns about the proposal. Mersea Homes, the developer, has accepted some of the criticisms and revised their original plan with a reduced number of houses and a green space between the new dwellings and existing properties. Copies of the original and revised plans are shown below.

Land to the East of Newbarn Road, Great Tey

Option 1—Presented at the Great Tey Parish Meeting dated 11th September 2019

Summary

- Informed by Colchester Borough's Council emerging allocation, with the exception of vehicular access.
- Vehicular access from Newbarn Road instead of Farmfield Road or Harvesters Way.
- Pedestrian Access from Farmfield Road and Harvesters Way.
- Extension to the existing Recreational Ground.
- Extension of the urban area to the west of Farmfield Road and Harvesters Way.
- New dwellings back on to existing dwellings along Road and Harvesters Way. There will be an opportunity to explore landscaping along the boundaries during the detailed design stage.



Land to the East of Newbarn Road, Great Tey

Option 2—Emailed to Great Tey Parish on 30th August 2020

Summary

- Proposed layout amended following comments made with the Great Tey Parish Council at the 11th September 2019 and 19th November 2019 meetings.
- Built area to extend further to the north that the emerging allocation with the open space separating the new development from the existing dwellings.
- Vehicular access from Newbarn Road instead of Farmfield Road or Harvesters Way.
- Pedestrian Access from Farmfield Road and Harvesters Way.
- Linear open space to provide a different type of space with opportunities for green walking routes and long views of the countryside.
- New dwellings to overlook the new open space.



6. WHAT HAPPENS NEXT

The NP Committee wanted to advise residents of Gt Tey Parish about these possible plans and to give everyone the opportunity of commenting on them. Responses and comments can then be built into the Neighbourhood Plan.

Please respond to the following questions either by email to: greatteynp@gmail.com or by filling in the relevant boxes below and depositing them at 1 Harvesters Way, Great Tey, CO6 1AD or Marshalls Manor, Chappel Road, CO6 1JR.

The deadline for return of responses is midday on Saturday 21st November

Q.1. Do you think we should consider a plan for additional development of Gt Tey in the longer term?

Yes // No

Q.2. Would you be in favour of the PF Vision long-term plan?

Yes // No

Q.3. Would you be in favour of allowing development of the Glebe Land?

Yes // No

Q.4. Would you be in favour of allowing development of the A120 Land?

Yes // No

Q.5 Which of the two layout options for New Barn Road do you prefer?

Option 1

Option 2

Neither

Any Additional Comments (please be brief):

Please provide the following information:

Name

Address

Thank you for taking the time to complete this survey. If you require additional copies of this document please email a request to greatteynp@gmail.com or call 07532 345988

APPENDIX G

SUMMARY OF SURVEY RESPONSES

	Q1 - Do you think we should consider a plan for additional development of Gt Tey in the longer term?	Q2 - Would you be in favour of the PF Vision long-term plan?	Q3 - Would you be in favour of allowing development of the Glebe Land?	Q4 - Would you be in favour of allowing development of the A120?
Yes	85	39	67	39
No	54	100	73	95
total	139	139	140	134
% yes	61%	28%	48%	29%
% no	39%	72%	52%	71%

	Q5 - Which of the two layout options for New Barn Road do you prefer?		Q5b - interpretation of comments. re: Q5 'N' responses
Option1	20	Option1	19
Option2	55	Option2	54
Neither	66	NP	9
		No	59
total	141	Total	141
% O1	14%	%O1	13%
% O2	39%	%O2	38%
% Neither	47%	%NP	6%
		%No	42%



PUBLIC CONSULTATION REVIEW FOLLOWING 'CALL FOR SITES' SURVEY

JUNE 2022

Great Tey
Neighbourhood
Plan Group

greatteynp@gmail.com

Introduction

In October 2019 the Neighbourhood Plan (NP) Group put out a 'Call for Sites' within the Parish, asking landowners to propose sites to be included in the emerging NP, primarily for residential development. Three proposals came forward, including a far-reaching long-term vision from a local landowner, which extends beyond the scope of the current NP (the Long Term Vision), a parcel of land owned by the church (the Glebe Land), and a site bordering the A120 (the A120 site). Consequently, it was decided that we should refer these sites for public consultation to ascertain the views of the community. At the same time residents were invited to give their views on two proposed options for the layout of the New Barn Road site that is included in the emerging Colchester Borough Council Local Plan.

Residents were asked to identify their preferred options from the three proposals and were invited to give their comments. This document summarises the comments received from parishioners under 5 headings: General Comments, the Long Term Vision, the Glebe Land, the A120 site and the New Barn Road site.

General Comments

Asked whether they were in favour of development within the parish, some respondents said that they would support some controlled development over the next few years, whilst a similar number were not in favour of any further growth, stating that the village is fine as it is. Some considered that the proposals included in the emerging Local Plan, i.e. 45 dwellings over 2 sites, were adequate for the immediate needs of the community, whilst a small number expressed the view that this is too many. A couple of people felt that we should wait for the emerging Local Plan to be finalised before considering any additional development sites, and a similar number felt that we should wait to see the impact of the current allocation of sites on the community.

The biggest concern in terms of the impact of future development was the increased traffic that would be generated; many felt that the roads are not adequate to allow for additional vehicles, stating that the roads around the estate and the proposed New Barn Road development are too narrow, and there are two dangerous junctions on Chappel Road, the main route through the village. People also expressed concern about the ability of the existing infrastructure to cope with a large increase in the population, specifically referring to the local schools, healthcare services, water and electricity supply. Others were more positive about the impact of more housing, stating that a larger population would support local amenities such as the pub and the village hall, and may lead to improvements to pavements, public transport, recreation areas, and possibly a local shop. A few people expressed the view that any future developments should include affordable housing for young people. The overriding feeling was that we should not lose the community spirit and 'village feel' of the parish.

The environmental impact was also raised, with concerns about increases in noise and pollution. A number of people stressed that any future development plans should include measures to combat climate change and protect the open countryside and habitats for wildlife. One person highlighted the need to protect the conservation area.

The Long Term Vision

Most people considered this vision to be too large for the parish; some said that they would consider one or two of the proposed sites to be acceptable, but not the whole plan. Conversely, others commented that this is a sensible approach that will insulate the community and protect it from a scattergun approach by individual developers. Some people said that they did not see that the plan would be any benefit to the village, whilst others said that it would help to support local amenities and protect rural farmland and hedgerows. A couple of people were opposed to the vision as the proposals fall outside the “village envelope”.

In terms of design and layout, a number of people pointed out that the proposed retirement homes were sited a long way from the main road and access to public transport. One person commented that the employment area is too large, whilst another said that the density of the housing plans was too low. Several people said that there is no need for more public footpaths.

The vision includes a proposal to build a Southern Relief Road (SRR), which drew a number of comments. Some people suggested that building this road would open up the surrounding rural area for future development, and that the SRR would put pressure on other roads nearby. Two people suggested that the SRR should be built before considering any additional development, and one said that plans should include a roundabout at the junction of Brook Road and the proposed SRR.

Glebe Land

A number of people considered this to be the most sensible option for a future development site, whilst others suggested that it is an important village asset that should not be developed, but could be used as a church burial site once the cemetery is full. One person suggested this could be a good site for retirement homes, and another said it could be used as a recreational space.

A120 Site

This site produced the least comments, with a lot of people saying that they could not offer an opinion as they did not know where the site was. Three people said they did not consider this to be an option, whilst others commented that it would be more sensible as it would not put any pressure on the existing infrastructure in the village. One person raised concerns about increased congestion on the A120.

New Barn Road site

Several people said that they were not in favour of any development on this site, with some commenting that the proposals fall outside the “village envelope”, and others stating that the plans do not comply with National Planning Policy Framework and Local Plan policies.

With regard to the layout proposals, Option 2 proved more popular, with some adjustments. Most people felt that the affordable dwellings should be integrated with other houses instead of clustered in one corner. A number of people preferred to have a green space between the new dwellings and existing houses, and two

suggested that bungalows should be sited near existing houses to protect the views across the countryside. A similar number of people stated that new buildings should be at least 25m from the existing ones. Two people said that the layout should reflect the views of immediate neighbours to the site.

There was a difference of opinion regarding vehicular access to the site, with some people preferring access through the existing estate, whilst others said it should be via Coggeshall Road or New Barn Road. A couple of people raised concerns about disturbance from construction traffic.

A few people said they were happy with the number of dwellings allocated to this site, but it should not be exceeded, whilst a similar number of people felt that 30 homes was too many.

General Comments	
Consider controlled development	12
Current plans are adequate	8
No development	14
Keep “village” feel	23
Traffic concerns	28
Healthcare concerns	11
Support green spaces/recreation areas/natural areas	10
Hard standing/all year sports facilities	2
Support and enhance local amenities	5
More public consultation	1
Loss of open country	9
Can schools cope?	11
Need affordable housing	4
New village hall?	2
New village shop?	3
Water supply	8
Wait for Local Plan sect 2	2
Too many new houses (45)	2
Improve pavements/public transport	3
Protect conservation area	1
Should research impact of current allocation	2
Consider environmental/climate change impact	6
Housing close to protected newts habitat	1
Should consult other landowners	2
Should build at junction of Coggeshall Road/Brook House Road	1
More houses leads to increased crime rate	6
Increased noise/pollution	4
Strain on electricity supply	5
One development will lead to another	3
More amenities	3
Put infrastructure first	2

Long Term Vision	
Too Large	18
Just one person's view	4
Consider infrastructure	1
No need for more footpaths etc	6
Retirement homes too far from public transport	4
Would consider 1 or 2 plots but not whole plan	2
Consider planning gain (s106/CIL)	1
Need fair range of housing	1
Should support/grow local amenities	3
Maintain rural farmland/amenities	3
Greedy landowner	9
No benefit to village	3
Create more cohesive village	1
Southern Relief Road (SRR) will open up for more development	7
SRR will put pressure on other roads	2
Roundabout at SRR/Brook Road junction	1
Extending employment area would be too large	1
Outside village envelope	2
Too low density	1

Glebe Land	
Best option for future	17
Important village asset	4
Church land – burial site	4
Use for retirement homes	1
Use for recreational space	1
Protect hedgerow	2

A120 site	
No	3
No pressure on infrastructure in village	4
Will increase congestion on A120	1

*Despite careful description there were very few comments on this proposed site and some people commented they were uncertain about the location of the site.

New Barn Road site	
No vehicle access through estate	1
Access through estate	5
Access via Coggeshall Road	2
Integrate affordable housing	12
Not in favour	14
Must not exceed stated allocation	3
Does not meet NPPF/LP policies	3
Include planting and footpaths	1
Buildings to be more than 25m from existing dwellings	13
Green space between current and new dwellings	14
No streetlights	1
Layout subject to neighbours' views	2
Outside village envelope	4
In favour of extended playing field in Option 1	2
Against extended playing field in Option 1	2
Locate bungalows near existing dwellings	2
30 dwellings is too many	4
Disturbance by construction traffic	2



Great Tey Neighbourhood Plan

CONSULTATION AND PUBLIC MEETING

Great Tey Parish Council wishes to inform you of the Pre-Submission Consultation (Regulation 14) on the Great Tey Neighbourhood Plan.

The details of how to make representations on the Pre-Submission Neighbourhood Plan given are below:

- The Plan can be viewed in the following ways:
 - By electronic download from <https://www.greattey.com/neighbourhood-plan> where the wider evidence base supporting the plan can also be downloaded.
 - In hard copy at the following locations:
 - The Chequers Great Tey, The Street, Great Tey, CO6 1JS
 - The Kings Arms Broad Green, A120 Coggeshall Road, Broad Green, CO6 1RU
 - Great Tey Village Hall, Chappel Road, Great Tey, CO6 1JQ
 - Hard copies can also be viewed by request by contacting Marian Hamer at [marianhamer@\[REDACTED\]](mailto:marianhamer@[REDACTED]), or David Williams the Parish Clerk at greatteyparishcouncil@outlook.com
- The consultation period runs from **15th March 2023 to midnight on 28th April 2023**. No representations will be accepted after this closing date.
- Representations can be made in the following ways:
 - By email to greatteyparishcouncil@outlook.com
 - By post to [REDACTED]
[REDACTED]
- All representations must be accompanied by a name, address and, if relevant, the organisation you are representing.

If you would like to learn more, please come along to our drop-in meeting at the Village Hall on Saturday 1st April from 2.00 to 5.00pm

If you have any queries, please contact [REDACTED]

APPENDIX I
LIST OF STATUTORY CONSULTEES

Highways England	mark.norman@highwaysengland.co.uk; andy.jobling@highwaysengland.co.uk
Historic England	eastplanningpolicy@historicengland.org.uk
Natural England	consultations@naturalengland.org.uk
Environment Agency	planning.ipswich@environment-agency.gov.uk
Marine Management Organisation	Planning@marinemanagement.org.uk
Homes England	alison.jennings2@homesengland.gov.uk; Shona.johnstone@homesengland.gov.uk
Clinical Commissioning Groups NHS	jane.taylor1@nhs.net
Braintree District Council	planningpolicy@braintree.gov.uk
Babergh District Council	planning@baberghmidsuffolk.gov.uk
Maldon District Council	policy@maldon.gov.uk
Tendring District Council	planning.policy@tendringdc.gov.uk
Essex County Council	matthew.jericho@essex.gov.uk
Essex Police	heather.gurden@essex.police.uk
Network Rail	dalia.alghoul@networkrail.co.uk; david.brierley1@networkrail.co.uk; Tom.higginson@networkrail.co.uk
Rail regulator	contact.cct@orr.gsi.gov.uk
Sport England	roy.warren@sportengland.org
Utilities companies	stakeholder.engagement@ukpowernetworks.co.uk
National Grid	nationalgrid.uk@avisonyoung.com
Essex Gardens Trust	essexgardenstrust@gmail.com
EWT	annieg@essexwt.org.uk
Forestry Commission	nationalenquiries@forestrycommission.gov.uk
Woodland Trust	england@woodlandtrust.org.uk
Office of Rail and Road	lisa.obrien@orr.gov.uk; kenny.walker@orr.gov.uk
Civil Aviation Authority	enquiries@caa.co.uk
South East LEP	hello@southeastlep.com
Affinity Water	planning@affinitywater.co.uk; ASTdata@affinitywater.co.uk; daniel.yarker@affinitywater.co.uk
Anglian Water	dsweetland@anglianwater.co.uk; tSaunders3@anglianwater.co.uk

APPENDIX I
LIST OF STATUTORY CONSULTEES

Public Health England	HealthyPlaces@phe.gov.uk; Michael.Chang@phe.gov.uk
Coal Authority	customerservice@coal.gov.uk
Earls Colne parish council 2RN	Council Chamber, Village Hall, York Road, Earls Colne, CO6
Coggeshall parish council	clerk@coggeshall-pc.gov.uk
Chappel and Wakes Colne parish council	parishclerk@chappel.org
Marks Tey parish council	parish.clerk@marksteyparish.org.uk
Aldham parish council	aldhampc@gmail.com
Colchester City Council	planning.policy@colchester.gov.uk

APPENDIX J

Regulation 14 representations

Ref.	Name of body/ 'Resident'	Representation	Response by Parish Council	Amendment to Plan
1	Essex County Council	<p>Although Neighbourhood Plans should not seek to establish policy for minerals and waste land uses, they should include context on such matters, as relevant to the area. ECC recommend that clarity is provided on this matter in paragraph 1.5 and the role of the MLP and WLP in planning terms as follows:</p> <p><u>Essex County Council is the Minerals and Waste Authority for the Plan area and is responsible for the production of mineral and waste local plans. The Development Plan in Great Tey therefore also comprises of the Essex Minerals Local Plan 2014 (MLP) and the Essex and Southend-on-Sea Waste Local Plan 2017 (WLP). These plans set out the policy framework within which minerals and waste planning applications are assessed. They also contain policies which safeguard known mineral bearing land from sterilisation, and existing, permitted and allocated mineral and waste infrastructure from proximal development which may compromise their operation.</u></p>	Agreed	Amend para 1.5
2	Essex County Council	<p>ECC recommend the Vision is amended to read as follows:</p> <p><u>....The rural landscape, environment and safety of the parish's residents will be maintained and will have been enhanced through well designed, characterful and sustainable development, supported by movement networks and multifunctional green infrastructure which perpetuate the rural nature of the parish.</u></p>	Agreed	Amend vision
3	Essex County Council	<p>ECC recommend the Plan makes reference to and applies the Essex Green Infrastructure Strategy (2020) and the Essex Green Infrastructure Standards (June 2022) as part of the Plan's evidence base.</p>	Agreed, although given the limited amount of growth proposed in the parish (with allocations addressed through the Colchester Local Plan Part 2),	Add into section 4.

Ref.	Name of body/ 'Resident'	Representation	Response by Parish Council	Amendment to Plan
			application through policy is difficult as it will largely apply to very small scale development.	
4	Essex County Council	<p>ECC recommend Objective 2 is amended to refer to multifunctional green infrastructure to be consistent with the recommended change to the Vision and suggested new policy in Chapter 6. ECC recommend reference is also made to 'active and sustainable transport links' to clarify that this relates to walking, cycling, e-scooters, horseriding and passenger transport.</p> <p><i>Improve the health and wellbeing of the community by maximising access to the countryside <u>through multifunctional green infrastructure</u> for all and ensuring clean, <u>active and sustainable transport links</u>.</i></p>	Whilst it is not considered that a new policy relating to green infrastructure is appropriate in Chapter 6, the amendment to objective 2 is agreed.	Amend objective 2
5	Essex County Council	<p>ECC welcomes reference to minimising carbon emissions and biodiversity in Objective 3. However, ECC recommend the following amendments to refer to adapting to and mitigating against climate change in general and delivering net gain in biodiversity.</p> <p><i>To minimise the environmental impact of development both in terms of <u>adapting and mitigating against a changing climate</u> the minimising carbon emissions and delivering net gain in enhancing biodiversity.</i></p>	Agreed	Amend objective 3
6	Essex County Council	ECC supports Objective 4 in terms of enhancing the delivery and funding of infrastructure. The Plan should make reference to the ECC Developers' Guide for Infrastructure Contributions, which outlines the scope and range of infrastructure towards which ECC may seek contributions from developers and landowners in order to make development acceptable in planning terms.	Whilst the point is noted, it is considered unnecessary to make specific reference to this. The plan does not allocate any sites for housing or employment development, therefore the extent of developer	No change

Ref.	Name of body/ 'Resident'	Representation	Response by Parish Council	Amendment to Plan
			contributions likely to be sought is minimal. This is a point made later in the ECC representations in respect of securing a community bus service.	
7	Essex County Council	Policy GTTEY1 - ECC recommend Criterion A also makes reference to new development being required to have regard to the Essex Design Guide (EDG) as well as the Great Tey Design Guidelines.	It is not considered necessary to make reference to this in policy. The value in applying the Essex Design Guide to the design of schemes is already established through higher level policy. The Neighbourhood Plan seeks to focus on locally important matters of design and avoid complexity.	No change
8	Essex County Council	ECC recommend an additional criterion is added to criterion B to read: <i>The design and standard of any new development should aim to meet a high level of sustainable design and construction including measures which minimise waste reduction, reuse and recycle minerals, and use sustainable materials, including in relation to their procurement and be optimised for energy efficiency, targeting zero carbon emissions.</i>	Agreed	Amend Policy GTTEY1B
9	Essex County Council	ECC recommends reference is also made to innovative approaches to the construction of low carbon homes, including construction to Passivhaus standards, and which demonstrate sustainable use of resources and high energy efficiency levels, and is supported in principle.	[I have looked at the evidence from the local plan in Bath which ECC refers to. The major issue is the need for detailed technical guidance about how to achieve the necessary levels of energy use for different types of	

Ref.	Name of body/ 'Resident'	Representation	Response by Parish Council	Amendment to Plan
			development. I do not consider we can just use the technical standards that support the Bath standards – its Sustainable Construction Checklist Supplementary Planning Document - because we do not have the expertise to demonstrate their applicability locally. Whilst it appears that ECC is still developing the evidence base that can be used locally, this is not complete so it would be premature to propose a policy that did not have a complete evidence base.]	
10	Essex County Council	Policy GTTEY2 - For clarity, ECC seek the following changes to criterion B regarding the reference to 'paths'. A footway is really a part of the main highway which has been set apart for pedestrians. Footways are not recorded on the Definitive Map as Public Rights of Way. Public footpaths are shown on definitive maps recording PRow where anyone has the legal right to use on foot. Reference to 'cycle paths' should also be amended to 'cycle routes'. <i>iv. wide pedestrian footways and cycling routes paths.</i>	Agreed	Amend Policy GTTEY2B
11	Essex County Council	Criterion C makes reference to development proposals retaining mature trees, hedges, hedgerows and native shrubs as part of the design of development. ECC recommend reference is made to the maintenance issues associated with any street trees and the need to work with	Agreed	Add into section 4

Ref.	Name of body/ 'Resident'	Representation	Response by Parish Council	Amendment to Plan
		highways officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users consistent with NPPF, paragraph 131. Reference should be made to the Essex Design Guide: Highways Technical Manual - Planting in sight splays.		
12	Essex County Council	Policy GTTEY2 - ECC recommend criterion D is amended to make reference to the affected heritage asset as well as its setting to be consistent with NPPF, paragraph 194 and Section 8 – Heritage Assets. <i>D. Development which affects <u>a heritage asset and its the setting of heritage assets</u> and/or the Conservation Area must demonstrate how this has been adequately mitigated through the appropriate use of green screening.</i>	Agreed	Amend Policy GTTEY2D
13	Essex County Council	Policy GTTEY4 - ECC recommend an additional sentence be added to criterion B to read: <i>Any development that will impact upon an existing PRow should have regard to Policy DM11 in the ECC Development Management Policies (2011)</i>	Agreed	Amend Policy GTTEY4B
14	Essex County Council	Policy GTTEY4 - ECC recommend an additional criterion is added to the policy to read: <i>All development will be required to provide well signposted and safe pedestrian and cycle connections within the site and connecting into the existing wider network, to nearby facilities, amenities, schools, public transport network and integrate with the multifunctional green infrastructure network.</i>	Agreed	Add new clause C to Policy GTTEY4
15	Essex County Council	Policy GTTEY5 - ECC recommend the following amendments to Criterion A to read: <i>A. All development proposals should deliver <u>a minimum of 10% net gain in biodiversity gains</u> in addition to protecting existing</i>	Agreed	Amend Policy GTTEY5A

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		<i>habitats and species, including hedgerows and mature trees. Development should take a 'biodiversity-first' approach and should maximise the delivery of biodiversity net gains on site. If on-site delivery is not possible then it must be clearly demonstrated that all reasonable options for on-site provision have been considered <u>prior to off-site provision</u>.</i>		
16	Essex County Council	Policy GTTEY5 - ECC recommend the second sentence in criterion B is deleted and incorporated into the supporting text. Those identified are not an exhaustive list nor a specific policy requirement. <i>B. The incorporation of design features into new development that encourages local wildlife and biodiversity to thrive will be supported. This includes the use of green roofs, swift bricks and hedgehog friendly fencing.</i>	Agreed	Amend Policy GTTEY5B
17	Essex County Council	Policy GTTEY5 - ECC recommend reference is made to multifunctional green and blue infrastructure to be consistent with the recommended change to the Vision. <i>C. Development should be designed to retain trees, shrubs and hedgerows of arboricultural, habitat and amenity value on-site and to conserve and enhance connectivity to the wider <u>multifunctional</u> green and blue infrastructure networks.</i>	Agreed	Amend Policy GTTEY5C
18	Essex County Council	Policy GTTEY6 - ECC acknowledges reference to sustainable drainage systems and that this matter is covered by strategic policy DM24 in the adopted Colchester Local Plan (Section 2). However, ECC recommend reference is also made to development being required to have regard to the Sustainable Drainage Systems Design Guide for Essex in paragraph 6.8.	Agreed	Amend paragraph 6.8.
19	Essex County Council	The Main issues for the Plan (page 14) highlights the importance of access to the countryside and nature for	The proposed new Green Infrastructure policy is very	No change

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		residents and ECC has recommended an amendment to the Vision (see above) regarding multifunctional green infrastructure. Consequently, ECC recommend an overarching policy be inserted into the Plan in Chapter 6 covering green infrastructure, which could be drafted from the template [proposed].	focused on more urban growth. It makes reference to 'providing opportunities for physical activity' and 'encouraging a modal shift from car to walking and cycling by linking publicly accessible green space wherever possible'. In a rural village location this is not realistic and does not reflect the ways that local residents in Great Tey undertake physical activity (through access to the countryside) or travel (given the lack of services locally and limited public transport options). Community cohesion was not an issue that was raised through the community engagement to inform the plan. The Neighbourhood Plan also already addresses the local environment, landscape character and biodiversity net gain.	
20	Essex County Council	Policy GTTEY7 - ECC recommend an additional criterion to read: <i>Proposals for new developments or expansion of existing properties should be capable of receiving high speed and reliable mobile and broadband connectivity. Proposals will be</i>	New development already has to provide access to high speed broadband. Issues relating to the infrastructure required to support 5G networks (masts) is	No change

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		<i>supported where the appropriate cabling and ducting is provided to the premises and linked to infrastructure networks, enabling the fastest available connections. Where connectivity is not currently available suitable ducting that can accept superfast broadband, fixed line gigabit cable broadband and/or 5G connectivity should be provided to the public highway or other suitable location.</i>	very contentious locally. A policy such as this would be likely to be deeply unpopular.	
21	Anglian Water	<p>Policy GTTEY1: Design</p> <p>We welcome the policy reference to the Great Tey Design Guidelines and Codes 2022, which provide further detail on managing flood risk through the use of SuDS (Codes 12, 14 and 32) and improving water efficiency in the sustainability section (Code 26 and Figure 63). We support the policy requirement to ensure that major development proposals demonstrate how the design guidelines and codes have been addressed, as more ambitious water efficiency measures reduce use of potable water supplies, particularly within an area of serious water stress.</p> <p>We would encourage the Parish Council to set more ambitious water efficiency measures in the neighbourhood plan through a 'fixtures and fittings' based approach to achieve 100 litres per person per day (l/p/d). This would align with the Government's Environment Improvement Plan which sets ten actions in the Roadmap to Water Efficiency in new developments - including a new standard for new homes in England of 105 litres per person per day (l/p/d) and 100 l/p/d where there is a clear local need, such as in areas of serious water stress.</p>	Agreed although it is not possible to require higher standards of water efficiency in policy. Encouraging the identified approach is supported but it is considered most appropriate for the supporting text to Policy GTTEY1.	Add new paragraph to supporting text in Section 4 regarding water efficiency.
22	Resident A	Roof coverings - The plan details pan tiles, slate and thatch as the required roof coverings for properties in the village. I	The plan and specifically Policy GTTEY1 does not rule out metal	No change

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		do not agree with this as it rules out metal roofing, which may be more appropriate for certain types of buildings.	roofing. It identifies materials that are in keeping with the character of Great Tey but, provided development demonstrates high quality design, it permits other types of materials.	
23	Resident A	Types of extension - I did not agree with the suggestions of "good extension" examples in the plan. This rules out innovative design and modern buildings and the extension we have built on our own listed building would not fall within the proposed plan. The planners did not want us to make our extension look like the listed barn and wanted a clear difference between the new and old. I believe in some instances it is a mistake to try and blend a house extension to look like the original building. I believe that any new buildings should not try to look like the rest of the houses in the village either, innovative and modern design should be promoted.	Whilst it is acknowledged that design can be subjective, the plan does not rule out innovative design. National policy encourages innovation in design where it is of high quality and Policy GTTEY1 must align with this. Whilst it directs what is considered to be in keeping with the character of the area, it does not rule out different design where it is of high quality.	No change
24	Resident A	Types of trees - There was a suggestion for planting only native trees around developments. I think some further consideration to this approach is needed considering the Royal Horticultural Society and other organisations are suggesting using some non-native trees due to the level of pests and diseases affecting our natives along with the rising temperatures and draughts we have been having.	Agreed	Various amendments to remove reference to 'native' trees
25	Resident B	Policy GTTEY1: we should include the efficient use of land as an ambition. I acknowledge this has to be balanced against the need for open spaces and mixed housing.	Noted. The NPPF already requires effective use of land and achieving appropriate densities.	No change

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26	Resident B	Recognition of the importance of the preservation of views should be highlighted	Noted	No change
27	Resident B	Page 20: Windows: Brown paint on windows is particularly unattractive. Stained timber is preferable and more in keeping	Whilst it is acknowledged that design can be subjective, the plan does not brown paint to be used in all cases	No change
28	Resident B	Policy GTTEY4: A: This is laudable but would note that I have experience of a scrambling bike using the footpath next to Walcotts and aggressive cyclists using the footpath past Baldwins. There is great difficulty in preventing this unless we put in barriers – kissing gates or the like.	The point is noted. However, it is not appropriate for the policy to require gates for all PROWs when this might not always be appropriate and would limit access for disability users.	No change
29	Resident B	Policy GTTEY4B: I see no need for additional PROWs. The review was conducted not long ago and we have a fine network which is under used	Feedback from the community was that specific new routes would potentially encourage people to use the PROWs	No change
30	Resident B	Policy GTTEY5: A: Do we think the Brook Road development met these ambitions?	Feedback from the community about the Brook Road development was part of the reason that this policy has been included in the Plan.	No change
31	Resident B	Policy GTTEY6: B: I support this ambition to get rid of unnecessary lighting. Too many houses have high powered external lights on permanently – movement activated is preferable.	Noted	No change
32	Resident B	Policy GTTEY7: B: this should be responsive to demonstrable demand not speculative	Market evidence suggests that it is highly unlikely such a scheme would be speculatively built.	No change
33	Resident B	Non- Policy Action B: again laudable but very ambitious without resources. It should extend to the repair of the	Noted. The Parish Council will continue to engage with the	No change

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		roads. I have had to replace two wheels (not tyres) because of the impact of potholes	highway authority (Essex County Council) about potholes	
34	Resident B	No mention is made of the intrusive telephone, electricity and now broadband poles and cables. It should at least be a Non – Policy Action to seek to persuade the authorities to put them underground	Agreed	Addition to Non-Policy Action C
35	Resident C	At 5.4 The local plan Section 2 allocation does not incorporate PROW number 137 14.	We disagree. The Local Plan Part 2 policies map shows the area for green space which is where the PROW is.	No change
36	Resident C	As a general point I do think we are missing a bit of an opportunity here. Since my family's commitment to the Parish Council started 126 years ago (approximately 60 years after we first settled here) the village has been dogged by short term decisions, mostly made by outside forces. 10 years is a very short period in planning terms but the introduction of Neighbourhood Plans has at last given local residents a real voice. I do understand that the "vision" I put forward for discussion and referred to at 1.13 was badly timed as it coincided with controversy over the New Barn Road site and was unable to be publicly discussed with the arrival of Covid. That vision incorporated many of the wishes in the proposed NP. Unfortunately at 1.13 the NP only states "residential development" and does not mention the very large nature reserve area, the containment of development with the boundaries containing 27,000 trees (which will also help capture carbon), the potential reduction of traffic in the conservation area, the improved public access areas etc. etc.	Noted	Amend paragraph 1.13

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37	Resident D	Can I make a formal request that the reference in paragraph 7.6 of the Neighbourhood Plan to Sizewell B power station, be amended, to refer to power generated offshore from south Norfolk, Suffolk and north Essex (to supply London, via Tilbury), instead.	Agreed	Amend paragraph 7.6