

Great Tey Parish Council



Great Tey Neighbourhood Plan 2022-2033

Referendum Version
July 2024

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FOREWORD

When the Localism Act 2011 came into force, it gave communities the opportunity to prepare neighbourhood plans that will have a meaningful say in what happens in those communities over many years.

A Neighbourhood Plan, once ‘made’, is a legally binding document that will shape and guide the development of the parish. The Great Tey Neighbourhood Plan is the vehicle to determine the parish’s future and the final document will be a material consideration that Colchester City Council (as the local planning authority that determines planning applications), is required to use in the decision-making process for planning applications.

Neighbourhood plans are not opportunities to simply say ‘no’ to development. They must work alongside national planning policy and the recently-adopted Colchester Local Plan (Sections 1 and 2) to shape growth over the period to 2033. As the National Planning Policy Framework (NPPF) 2023 states, “Neighbourhood planning gives communities the power to develop a shared vision for their area” (paragraph 29).

The Neighbourhood Plan Team would like to thank everyone that has engaged with and supported the development of the Great Tey Neighbourhood Plan.

1 INTRODUCTION

What this document is

- 1.1 This document represents the Neighbourhood Plan for the parish of Great Tey for the period 2022 to 2033. The Plan contains a vision for the future of Great Tey and sets out clear planning policies to realise this vision.

Purpose of the plan

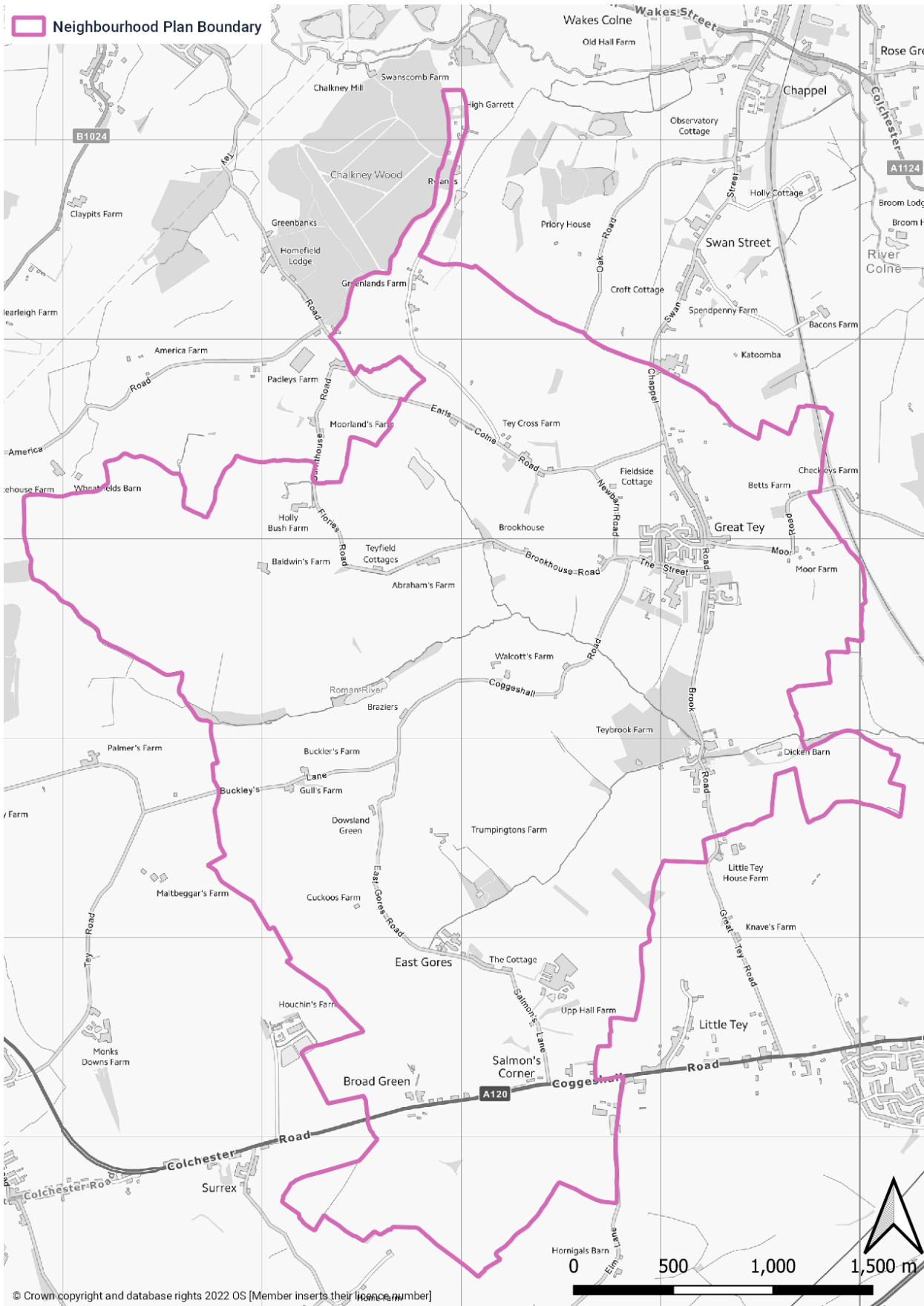
- 1.2 The principal purpose of the Neighbourhood Plan is to guide development within the parish. It also provides guidance to anyone wishing to submit a planning application for development within the parish. The process of producing a plan has sought to involve the community as widely as possible. The different topic areas are reflective of matters that are of considerable importance to Great Tey, its residents, businesses and community groups. It should be noted that planning applications are submitted to and determined by Colchester City Council. However, the Neighbourhood Plan forms part of the development plan and therefore is given equal weight to the Colchester Local Plan in the decision-making process.
- 1.3 Some of the Neighbourhood Plan policies are general and apply throughout the Plan area, whilst others are site or area-specific and apply only to the appropriate areas illustrated on the relevant map. Nevertheless, in considering proposals for development, Colchester City Council will apply all relevant policies of the Plan. It is therefore assumed that the Plan will be read as a whole, although some cross-referencing between Plan policies has been provided.
- 1.4 The process of producing the Neighbourhood Plan has identified a number of actions which have not been included in the policies' sections. This is because these are not specifically related to land use matters and therefore sit outside the jurisdiction of a Neighbourhood Plan. These actions will be addressed by the Parish Council outside of the Neighbourhood Plan process. They are presented in the pink boxes, each with a heading 'Non-Policy Action'.

Policy context

- 1.5 The Neighbourhood Plan represents one part of the development plan for the neighbourhood area over the period 2022 to 2033, the other part being the Colchester Local Plan (Sections 1 and 2). 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.

- 1.6 Colchester City Council, as the local planning authority, designated the Great Tey Neighbourhood Area in June 2017 to enable Great Tey Parish Council to prepare the Neighbourhood Plan. The Plan has been prepared by the community through the Great Tey Neighbourhood Plan Steering Group.
- 1.7 The Neighbourhood Plan has been prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011 and the Neighbourhood Planning Regulations 2012 (which were amended in 2015). The Neighbourhood Plan Steering Group has prepared the plan to establish a vision for the future of the parish and to set out how that vision will be realised through planning and controlling land use and development change over the plan period.
- 1.8 The map in Figure 1.1 below shows the boundary of the Neighbourhood Plan area, which is the same as the administrative boundary of Great Tey parish.

Figure 1.1: Great Tey neighbourhood plan area

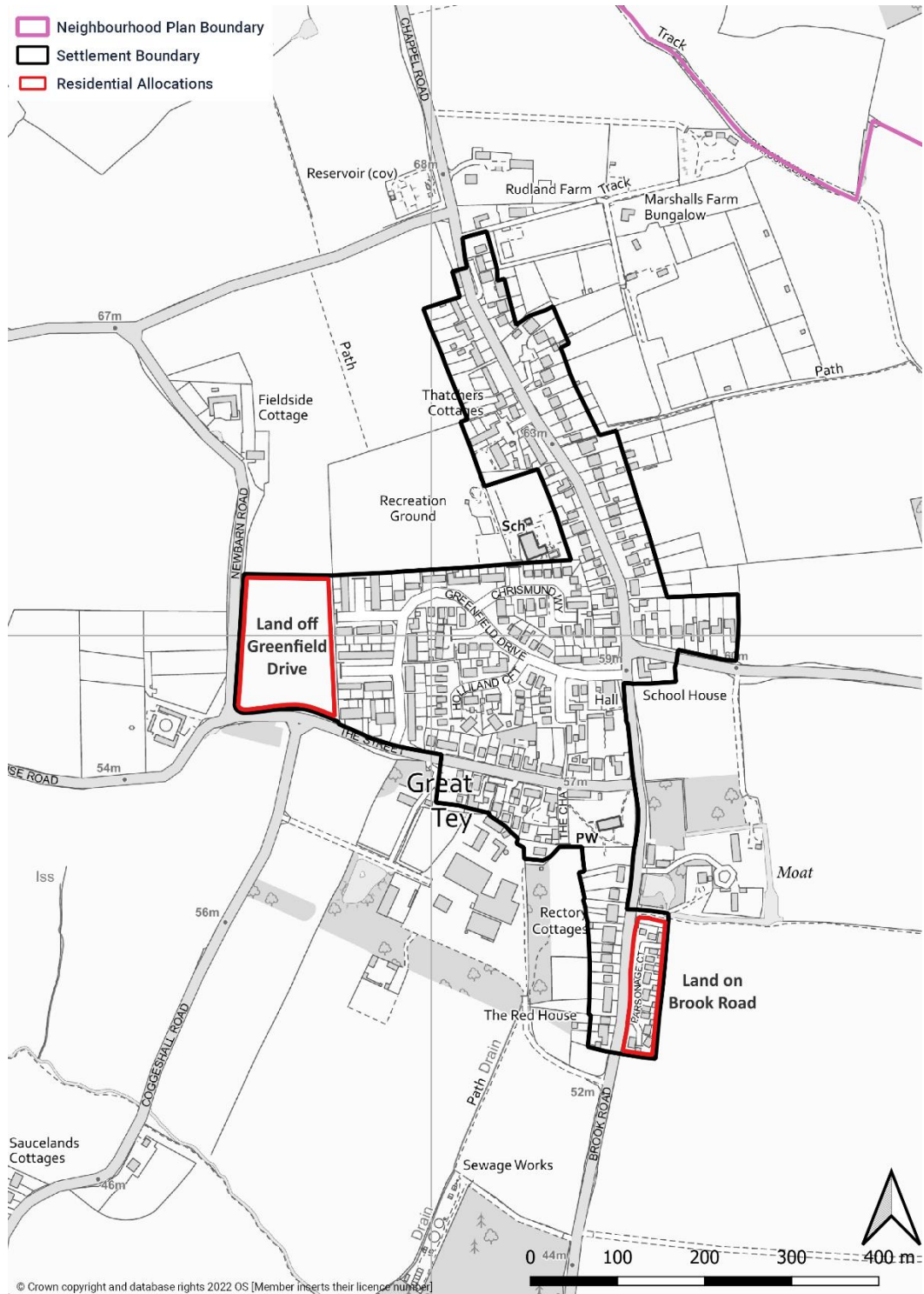


How our Neighbourhood Plan was created

Process

- 1.9 In early 2017 Colchester City Council issued its draft Local Plan Section 2, including Policy SS8 covering Great Tey, which proposed two site allocations for new dwellings in the village (land off Greenfield Drive and land on Brook Road – see Figure 1.2).

Figure 1.2: Site allocations in Colchester Local Plan Section 2



- 1.10 Following well-attended open meetings in February 2017 Great Tey Parish Council undertook to produce a Neighbourhood Plan (NP). A request for neighbourhood area designation of the entire parish of Great Tey by the newly formed Neighbourhood Plan Group (NPG) on behalf of the Parish Council was approved in June 2017.
- 1.11 On 30th September 2017 a drop-in meeting was held in the village hall, at which parishioners were invited to give their views on a number of issues concerning future development in the community. Over the next few months members of the NPG attended meetings of a range of groups in the community to ascertain their views.
- 1.12 The responses were collated and analysed, then used to produce a Public Consultation Review. This document was published on the Village website and publicised by means of the village newsletter in June 2019.
- 1.13 In October 2019 the NPG issued a Call for Sites to all landowners in the Parish inviting them to put forward sites for consideration for residential use. In response three sites were proposed. One of these was a long-range vision by a local landowner which comprised a number of uses, including residential development and an extension to an existing commercial site.
- 1.14 Following meetings with the landowners and potential developers of the land off Greenfield Drive, the NPG issued a survey in November 2020 inviting parishioners to give their views on the three sites put forward, as well as on the proposed options for the layout of the Greenfield Drive site allocation. It should be noted that at this time the Local Plan Section 2 site allocation of land on Brook Road had already come forward for development.
- 1.15 The responses to this survey were collated and analysed and, along with responses to previous community engagement exercises, were used to formulate the Vision and Objectives for our Neighbourhood Plan. It also informed the decision not to allocate further sites in addition to the two site allocations already in the Local Plan Section 2.

2 LOCAL CONTEXT

History of Great Tey parish¹

- 2.1 For centuries Great Tey has been a farming community, with the main source of employment being on the farms across the parish. This was the case right up to the latter part of the 20th century.
- 2.2 Settlements have existed in Great Tey since before the Roman conquest of Britain, around 45 A.D. There is evidence of the use of Great Tey as an area for rest and relaxation for Roman soldiers from the Colchester garrison and remains of a Roman villa have been found close to what is now Tey Brook Farm.
- 2.3 Following the Norman invasion, the Domesday Book records Great and Little Tey in 1086 as being in the hands of Count Eustace of Boulogne. There were almost 40 households, representing quite a large settlement at that time.
- 2.4 At one time there were four pubs in the village, as well as two shops and all the services useful for a farming community.
- 2.5 It is thought that St Barnabas Church, which dates back to Saxon times, with additions in Norman times and later, was originally built using materials from the Roman villa. It remains an important and iconic building at the centre of the village.



St Barnabas Church

- 2.6 The Old Playing Field is one of two playing fields in the village. It is accessed via The Chase and lies behind the Church. It has been in use as a playing field from well before 1727, when it was central to what was termed ‘the Great Tey riot’.
- 2.7 Also along The Chase by the Church, was the Guildhall, that was converted to the parish Workhouse in 1752. Workhouses were designed to make the poor work for ‘relief’ but also to house the sick, orphans; the elderly and unmarried mothers.

¹ We are grateful to Dr Jane Pearson whose book ‘Living in the Past Great Tey 1600-1900’ has helped inform aspects of this section.

- 2.8 The current Village Hall was built in 1926 by Reuben Hunt, who left a fund in trust in perpetuity for its upkeep and maintenance. The last major development in the village took place in the 1970s, doubling the area of the existing village, and leading to the new school being built. Since then, development has been organic, with new houses being built within the village envelope, although many dwellings have been extended and improved and other buildings have been converted to residential use.

Present day

- 2.9 Great Tey Parish today has around 400 dwellings and approximately 1,000 inhabitants. It extends as far as the A120 to the south and west, with small hamlets such as Broad Green on the western outskirts and a variety of other small settlements. The A120 has developed from the Roman Stane Street originally linking Colchester with St Albans but better known now as a link between the A12 and the M11, by Stansted Airport.
- 2.10 Many residents are commuters and use Marks Tey railway station to travel to work predominantly in Colchester, Chelmsford and London (see Figure 2.1).

Figure 2.1: Local context map

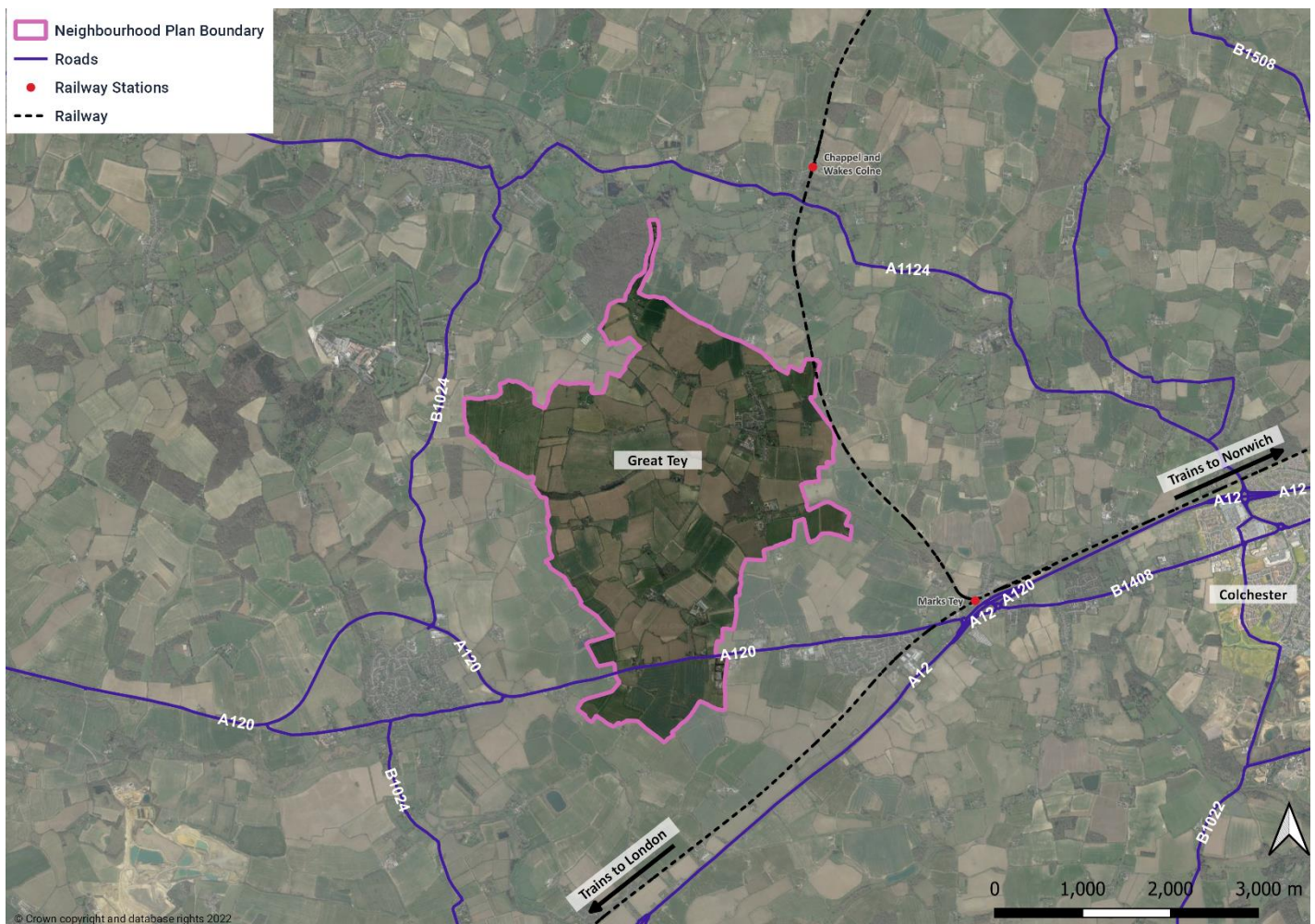


Figure 2.2: Listed buildings and conservation area - parish

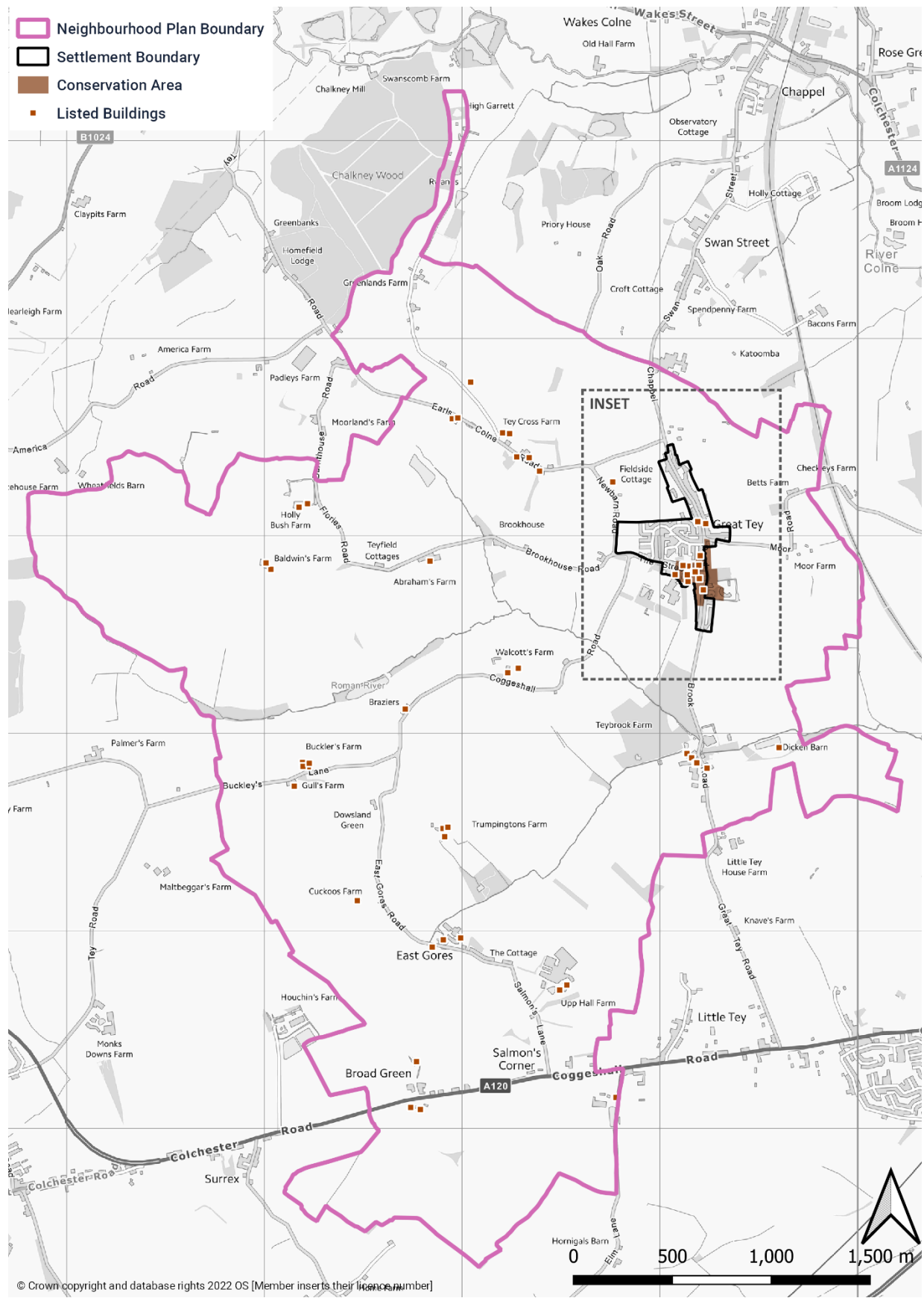
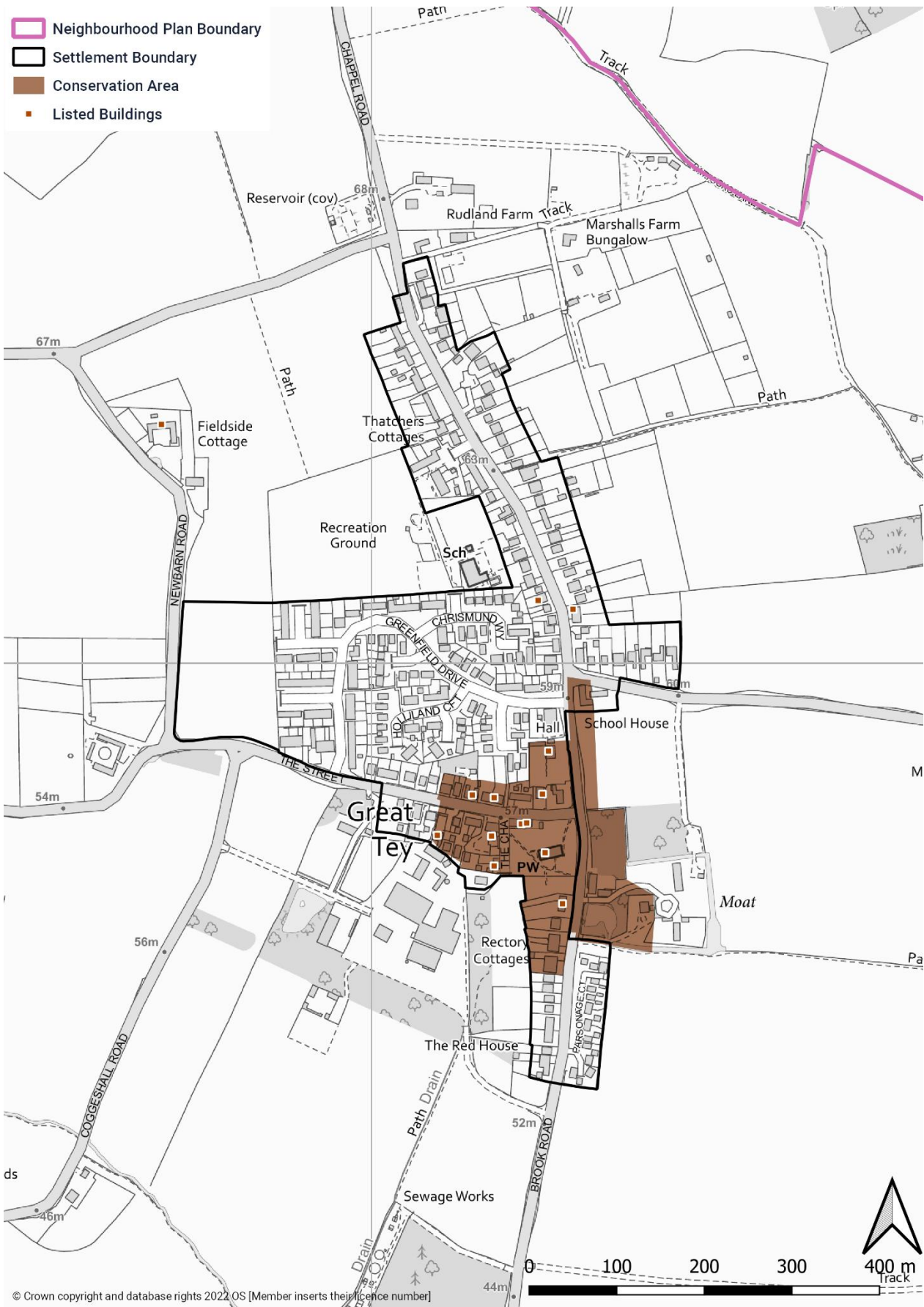


Figure 2.3: Listed buildings and conservation area – Great Tey village



- 2.11 To the north the parish adjoins Chappel and Wakes Colne that has the A1124 running through it. However, the village of Great Tey is the principal part of the parish. The parish today has an eclectic range of dwellings, some with long histories, many without. There are 56 properties listed as being of historical interest and there is a conservation area as shown in Figures 2.2 and 2.3. There is a second playing field, the Harold Fairs Recreation Ground, which is located next to the school. It has a small children's playground and is used for football and cricket matches, and other recreation. Both areas are owned and maintained by the Parish Council. Nowadays there are 2 pubs, the Chequers in the village and the Kings Arms along the A120.



The Chequers Pub

- 2.12 The village school is thriving, although many of the children come from outside the village. The village has no shop, but a local refrigerated van comes around weekly, and is well supported.
- 2.13 The Village Hall is in constant use, providing a home for the local pre-school group, as well as hosting a number of clubs, societies and activities including children's and youth groups such as beavers, brownies, cubs, scouts and guides, the Women's Institute, and various special interest groups. An outreach Post Office service is available twice a week, on Tuesday and Friday afternoons. It is also frequently used for private hire for parties or events, mainly at weekends, and it is a polling station for elections.
- 2.14 There are 15 new houses along Brook Road, all occupied, and there is outline planning permission for 30 houses in New Barn Road. These are the two sites allocated in the now-adopted Colchester Local Plan Section 2.
- 2.15 The village is surrounded by farms and agricultural land where there is a network of bridle ways and public footpaths. These include a section of the Essex Way, reputed to have been an old drovers' road, linking the Essex coast near Harwich to Epping, a distance of approximately 80 miles altogether.
- 2.16 As well as farms and farm related businesses, there are four commercial areas and other small facilities providing employment within the Parish: at Tey Brook Farm and Warren's Farm on Brook Road; Upp Hall Farm on Salmon's Lane and the nearby East Gores Farm. These are mainly offices and workshops, primarily for a variety of local firms.

Points of interest

- 2.17 There are a number of points of interests of varying types in Great Tey, as shown in Figures 2.4 and 2.5.

Figure 2.4: Points of interest – parish

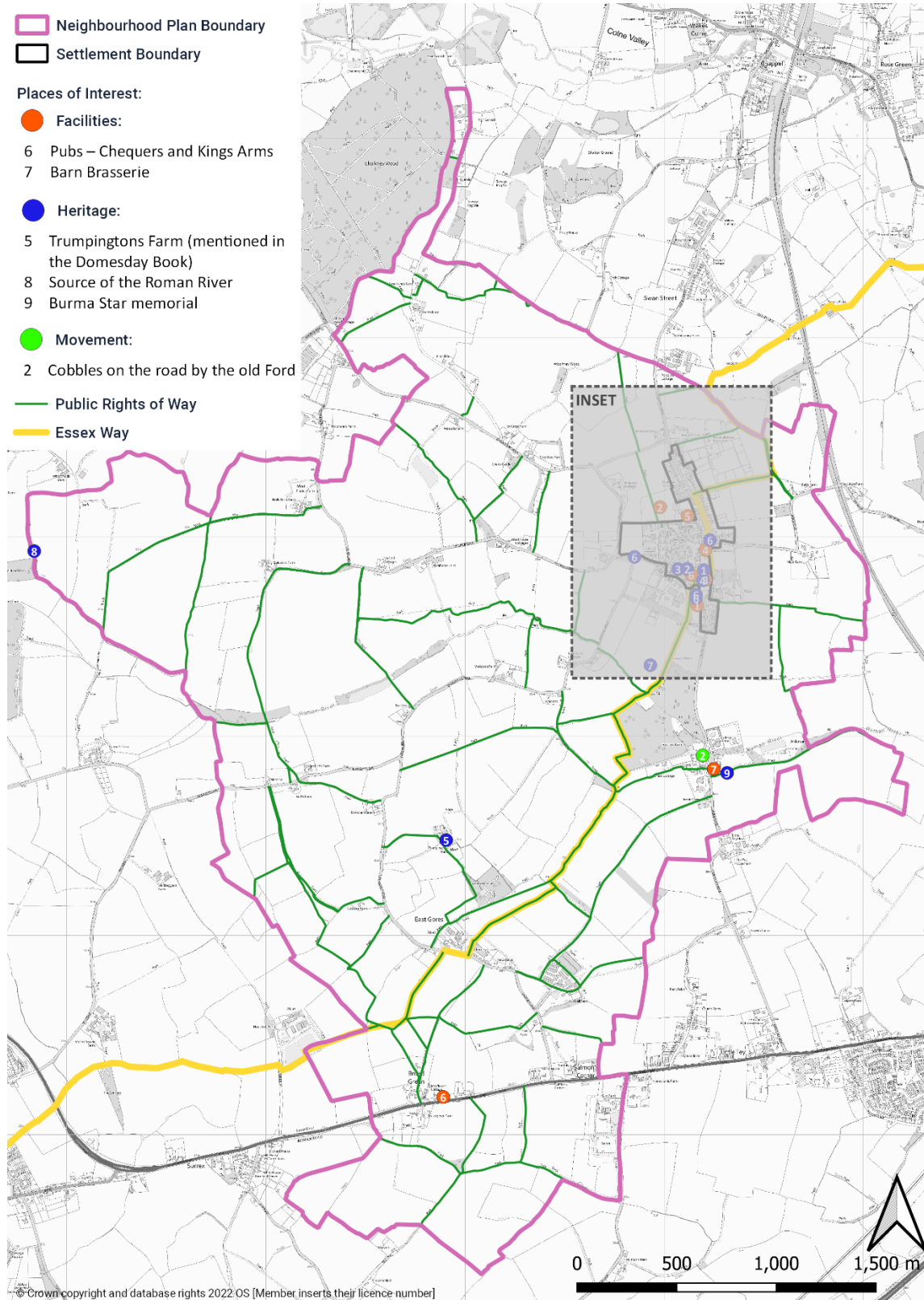
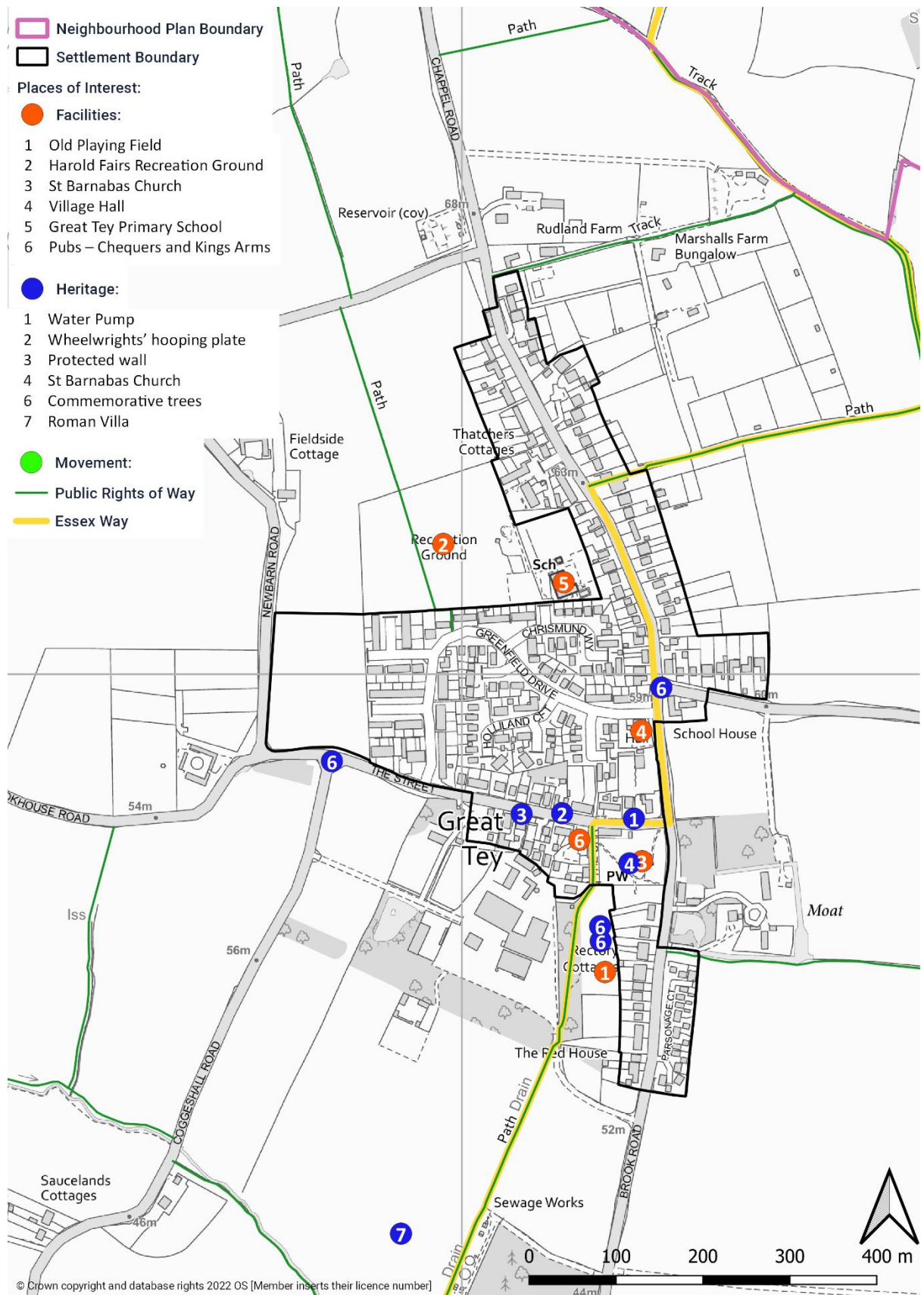


Figure 2.5: Points of interest – Great Tey village



Main issues and challenges in Great Tey

- Maintaining the ‘best of Great Tey’ – particularly the design of buildings and the rural feel, including the landscape and views.
- Access to the countryside – ensuring that Great Tey remains a small rural village where people can have easy access into nature.
- Poor connectivity – limited public transport.
- Light pollution – ensuring that the dark skies around Great Tey are not intruded by inappropriate lighting.
- Lack of local support services – including medical and post office counter services.
- Poor infrastructure – including water and sewerage.

3 VISION AND OBJECTIVES

Vision for Great Tey

- 3.1 In consultation with the local community, the following vision for Great Tey was established:

In 2033, Great Tey parish will remain a friendly, community-spirited, rural parish, enhanced by more contemporary facilities that appeal to all ages. 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. The setting of Great Tey village will have been preserved, avoiding sprawl and amalgamation with other villages.

Neighbourhood Plan Objectives

- 3.2 The objectives of the Neighbourhood Plan as identified through engagement with the community are as follows:
- Objective 1: To ensure high quality design of development that reflects the character of Great Tey as a rural community.
 - Objective 2: Improve the health and wellbeing of the community by maximising access to the countryside through multifunctional green infrastructure for all and ensuring clean, active and sustainable transport links.
 - Objective 3: To minimise the environmental impact of development both in terms of adapting and mitigating against a changing climate and delivering net gain in biodiversity.
 - Objective 4: To enhance the viability and range of infrastructure, services and community facilities in Great Tey.
- 3.3 The sections that follow provide the policies that make up the Neighbourhood Plan. These are required to have regard to national planning policies and guidance and to be in general conformity with the strategic policies of the Colchester Local Plan. They should also not duplicate existing planning policies. With the Colchester Local Plan Section 2 having been adopted in July 2022, the existing policy framework at the borough level is up-to-date and comprehensive. Many of the general matters that the Neighbourhood Plan might otherwise address through its policies are already dealt with by the Colchester Local Plan Section 2. It is therefore not necessary or appropriate to duplicate these matters, even if they are of importance to the community of Great Tey. The Neighbourhood Plan has sought where possible to identify any existing policies which help to address the Plan's objectives.

Design codes and guidelines for design landscaping, access and movement and sustainability

- 3.4 The local community of Great Tey was clear that the character of the village and its surroundings was one of the major assets of life in the parish. People value how attractive Great Tey is and want new development to fit in with this.
- 3.5 To provide a clear understanding of the nature of design issues that new development must consider in order to assemble high quality schemes, **the Great Tey Design Guidelines and Codes report** was commissioned. This identified a series of design principles that are specific to Great Tey parish as well as some principles that could be applied more generally in any location. In total, 33 design ‘codes’ have been identified under five themes:

Design Codes for Great Tey village

Theme	Code	Title
DC.01 In keeping with local character	1	Heritage, views and landmarks
	2	Development affecting heritage assets
	3	Set in rural landscape/ development edges
	4	Patterns of growth within the rural landscape
	5	Housing extensions and conversions
	6	New houses and infill development

Design Codes for new development on larger sites

Theme	Code	Title
DC.02 Access and movement	7	Accessible and attractive footpath network / access to the countryside
	8	Prioritise walking and cycling
	9	People friendly streets
	10	Parking and servicing
	11	Cycle parking
DC.03 Landscape, nature and open space	12	Create a green network
	13	Biodiversity
	14	Water management
	15	Trees
	16	Open spaces
DC.04 Built form	17	Development layout
	18	Building heights
	19	Density
	20	Housing mix
	21	Continuity and enclosure
	22	Legibility and wayfinding
	23	Boundary lines, boundary treatment & corner treatment
	24	Materials and architectural details
	25	Hard landscaping, materials and street furniture

Design Codes on sustainability for new developments in Great Tey Parish

Theme	Code	Title
DC.05 Sustainability	26	Minimising energy use
	27	Lifetime and adaptability
	28	Minimising construction waste
	29	Recycling materials and buildings
	30	Electric vehicle charging points
	31	Storage and slow release
	32	Permeable paving
	33	Reducing car use

- 3.6 The Neighbourhood Plan addresses each of these as far as they relate to achieving the Plan's objectives:
- Section 4 addresses design/built form, landscaping, and generally being in keeping with local character (design codes under themes DC.01 and DC.04)
 - Section 5 addresses access and movement (design codes under theme DC.02)
 - Section 6 addresses biodiversity, open spaces and sustainability of development (design codes under themes DC.03 and DC.05)
- 3.7 Whilst all the guidance should apply from the Design Codes and Guidelines Report, the policies in Sections 4 to 6 specifically identify the most important aspects as identified by the local community. It should also be borne in mind that development proposals generally will be expected to have regard to the Essex Design Guide.
- 3.8 Throughout the Plan items that are not directly addressed by planning policy are considered as 'non-policy actions'.
- 3.9 It is important that development proposals – and particularly major developments (as defined by the NPPF) – actively demonstrate how they have been informed by these design codes. Their purpose is not to expect all development to slavishly adhere to all codes in all circumstances; rather it is to inform development so that what is built represents high quality development in the context of Great Tey. In this regard, the most important site that must demonstrate it has been fully informed by these design codes and the policies in this Neighbourhood Plan is the Colchester Local Plan Section 2 site allocation for approximately 30 dwellings on land off Greenfield Drive (Policy SS8). This specifically intends that the Neighbourhood Plan shapes the character of development.

4 DESIGN AND LANDSCAPING

Objective 1: To ensure high quality design of development that reflects the character of Great Tey as a rural community

- 4.1 The design of built development in a rural setting such as Great Tey can have a disproportionate impact on a community, either negatively or positively depending on whether it is a high quality development or not. This is not only the way the buildings are designed and made to look; it also includes how they are laid out, how bulky they are, how well landscaped they are so that they sit comfortably in their surroundings and whether valued views are retained. This section addresses the aspects of design, landscaping and views that are particularly important in Great Tey.
- 4.2 It should be noted that the Colchester Local Plan Section 2 directs development in the parish to Great Tey village, unless it is appropriate use in the countryside or relates to the Tey Brook Farm Local Economic Area.

Design

POLICY GTTEY1: DESIGN

- A. Development should demonstrate high quality design and layout which respects the local character of Great Tey and has regard to the Great Tey Design Guidelines and Codes 2022 (or any successor document).**
- B. In delivering high quality design, development proposals must demonstrate the appropriate use of design, layout, materials and features. The following principles should be considered as part of design proposals:**
- i. Development should integrate with and enhance the form of its existing surroundings, with all connections including road patterns ensuring permeability for pedestrians and cyclists.**
 - ii. Development should have a density consistent with its surroundings. This is particularly important in sensitive locations at the edges of sites where they meet the open countryside. It should also soften the appearance of buildings on the edge of the development where it meets the open countryside through the use of natural materials and features such as green roofs.**
 - iii. A mix of house types (where appropriate) and plot layouts should be used.**
 - iv. Building heights and rooflines should generally be no more than two storeys but all buildings should respect the surrounding countryside and landscape. Taller buildings will only be permitted where it is clearly demonstrated that they can complement or enhance the local character.**
 - v. New development should be respectful of the architectural styles and use of materials of surrounding buildings, particularly in the case of residential development.**

vi. Development should aim to meet a high level of sustainable design and construction including measures which minimise water use, 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.

C. Domestic extensions must enhance the appearance of the street through high quality design. In particular this will include being set back from the main building, using complementary materials and detailing and ensuring the roof extension harmonises with the original building.

D. All major residential development proposals should include a proportionate statement and illustrations demonstrating how the principles and guidance in the Great Tey Design Guidelines and Codes have been addressed.

- 4.3 Building height and density are two critical aspects of design that, if out of keeping with the character of a rural area, can have a disproportionately negative impact. Great Tey parish has a low density, reflective of its rural setting. Properties tend to be 1-2 storeys high with decent-sized rear gardens, i.e. the combination of low heights and low density create the open, spacious, rural feel. Development should generally be no more than 2-2.5 storeys, with lower heights towards the edge of developments or adjacent to the edge of the village/open countryside. It should seek to maintain a consistent roofline where this could impact on long distance views; otherwise subtle changes in roofline are encouraged where they create visual interest.



*Local example of a continuous roofline,
only interrupted by chimneys*



*The rural character of Brookhouse Road
offers a gradual transition from the urban
environment to the rural countryside*

- 4.4 Densities should be in keeping with the prevailing densities in the area around the site. This applies to developments both on the edge and closer to the middle of the village. It is particularly important in sensitive locations where development abuts open countryside or green spaces that the density and bulk of development is appropriate.
- 4.5 The layout of buildings on a site is important to create a successful streetscape with, in the context of Great Tey, a not overly urban feel. Natural boundary treatments such as hedges

are one way to help achieve this and are encouraged, as are low walls using local bricks and tiles. Road layouts should be designed to slow traffic, giving pedestrians more assurance that they are the predominant street user, not the private car.

- 4.6 The materials and architectural details that are used will go a long way to ensuring that new development feels like it fits in the with the Great Tey vernacular. In particular, pitched roofs with either artificial slate or plain tiles and elevations where brick, render or boarding are predominant are likely to achieve this. Design should take its cues from local design references in both the natural and built environment and the palette of materials used should also reflect this. Any materials used should come from sustainable sources and be procured in a sustainable way.

Roofing



Grey slate tiles



Handmade clay peg tiles



Thatched roof (made from straw)

Walling & building facades



Flint work with flint chipping
(galleting) to the joints



Knapped flint



Half timber framing and half flints
combined with red bricks



Low height flint and brick wall



Render



Whole beach pebbles set in lime
mortar, with red brick

Windows



Casement windows



Sash window



Dark brown frame on casement & cottage style window



Arched shape window

Front doors (timber and painted)



Generic examples of local materials and architectural details

- 4.7 Housing extensions must meet the general requirements of Colchester Local Plan Section 2 Policy DM13 (Domestic development). However, there are particular design features which will help to ensure a sympathetic, high quality design. These include being set back from the main building and complementing the materials and detailing of the original building and ensuring the roof extension harmonises with the original building.



Positive example of side extensions in Great Tey

- 4.8 Development should also meet the highest levels of sustainability in its design and construction. This should cover a range of matters including water use and waste reduction. Local Plan Part 2 Policy DM25 (Renewable energy, water, waste and recycling) requires development to meet the Building Regulation optional higher water efficiency standard of 110 litres per person per day. However, the Anglian Water region is an area of serious water stress therefore, to align with the Government's Environmental Improvement Plan² which sets ten actions in the Roadmap to Water Efficiency, new developments is encouraged to go further and achieve a figure of 100 litres per person per day. Anglian Water has advised that this can be achieved through a 'fixtures and fittings' approach.

² HM Government (2023) *Environmental Improvement Plan 2023*, first revision

Landscaping

POLICY GTTEY2: LANDSCAPING

- A. New development must ensure that it minimises the visual impact on the natural and historic environment of Great Tey.
- B. Major new development³ adjacent to the existing built-up area of Great Tey village should not create a hard edge and, where possible, retain a green buffer. A green buffer should be sufficiently wide to accommodate, where appropriate to its location, some or all of the following features:
 - i. the planting of avenues of street trees of which, by virtue of their species, have a large canopy and root structure when mature;
 - ii. hedges/hedgerows;
 - iii. recreational facilities such as benches and water features;
 - iv. wide footways, cycling routes and bridleways.
- C. All development proposals should seek where possible to retain mature trees, hedges, hedgerows and shrubs as part of the design of development. This is particularly important on the boundary of properties that front onto existing roads and lanes.
- D. Development which might affect a heritage asset and its setting, and/or the Conservation Area, must demonstrate how this has been adequately mitigated (for example, by the use of appropriate green screening) in accordance with Colchester Local Plan Policy DM17.



Hedgerows and trees forming a mature boundary to the open countryside

- 4.9 Well designed and well laid out buildings need to be complemented by high quality landscaping to blend into their rural context. In Great Tey this is no exception. Development adjoining public open spaces and important gaps should either face onto

³ Major development is as defined in the NPPF

them or have a soft landscaped edge. Existing trees, hedges hedgerows and shrubs should be preserved where possible and abrupt edges to development with little vegetation should be avoided. This is particularly important where development is adjacent to open countryside - a high quality landscaping belt must be used to minimise the impact of built development as viewed from open countryside outside Great Tey. Similarly, the impact of development on heritage assets – principally listed buildings but also the Conservation Area – must be minimised through the use of green screening. This aligns with and is informed by the Essex Green Infrastructure Strategy 2020⁴ and the Essex Green Infrastructure Standards 2022⁵.

- 4.10 It is important that there is a strategy for maintaining any street trees that are included as part of developments. Applicants should work with 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. Guidance is provided in the Essex Design Guide⁶.

Views

POLICY GTTEY3: VIEWS

- A. Development must ensure that it does not impact on the historic or natural landscape setting of Great Tey. In particular, the following views as shown on Figure 4.1 should be preserved:**
- 1. Brookhouse Road looking south towards Walcott Hall**
 - 2. New Barn Road looking south west towards Brookhouse Road**
 - 3. Earls Colne Road looking south towards Harold Fairs Recreation Ground and St Barnabas Church**
 - 4. Warrens Farm gate towards St Barnabas Church**
- B. Development is expected to preserve the setting of St Barnabas Church and proposals are required to consider the impact on the view to the church and ensure that it does not have a significantly detrimental impact.**
- C. Development within or adjacent to the settlement boundary of Great Tey must be designed and arranged in a manner which would safeguard views of the surrounding countryside that occur between buildings.**
- D. Development adjacent to existing green open spaces in, or close to, Great Tey village will be required to take into account the role such spaces might play in allowing appreciation of the historic form and pattern of development in the village.**

⁴ Essex County Council (2020) *Essex Green Infrastructure Strategy*, prepared for the Essex Green Infrastructure Partnership

⁵ Essex County Council (2022) *Essex Green Infrastructure Standards: Technical Guidance*.

⁶ Essex Design Guide - <https://www.essexdesignguide.co.uk/>



The rural aspect of Great Tey

- 4.11 Great Tey has a rich heritage dating back to pre-historic times, both in terms of its heritage buildings and its rural landscape. The ability to appreciate both is of fundamental importance to the community of Great Tey.



St Barnabas Church

- 4.12 New development which could impact on the landscape of Great Tey or its historic buildings should not only protect and preserve them but should look for ways that they can be further promoted. The scenic values and tranquillity of the countryside should be retained. In particular, a series of views that are considered to be important to the identity of Great Tey have been identified. These are shown on Figure 4.1 and described below:

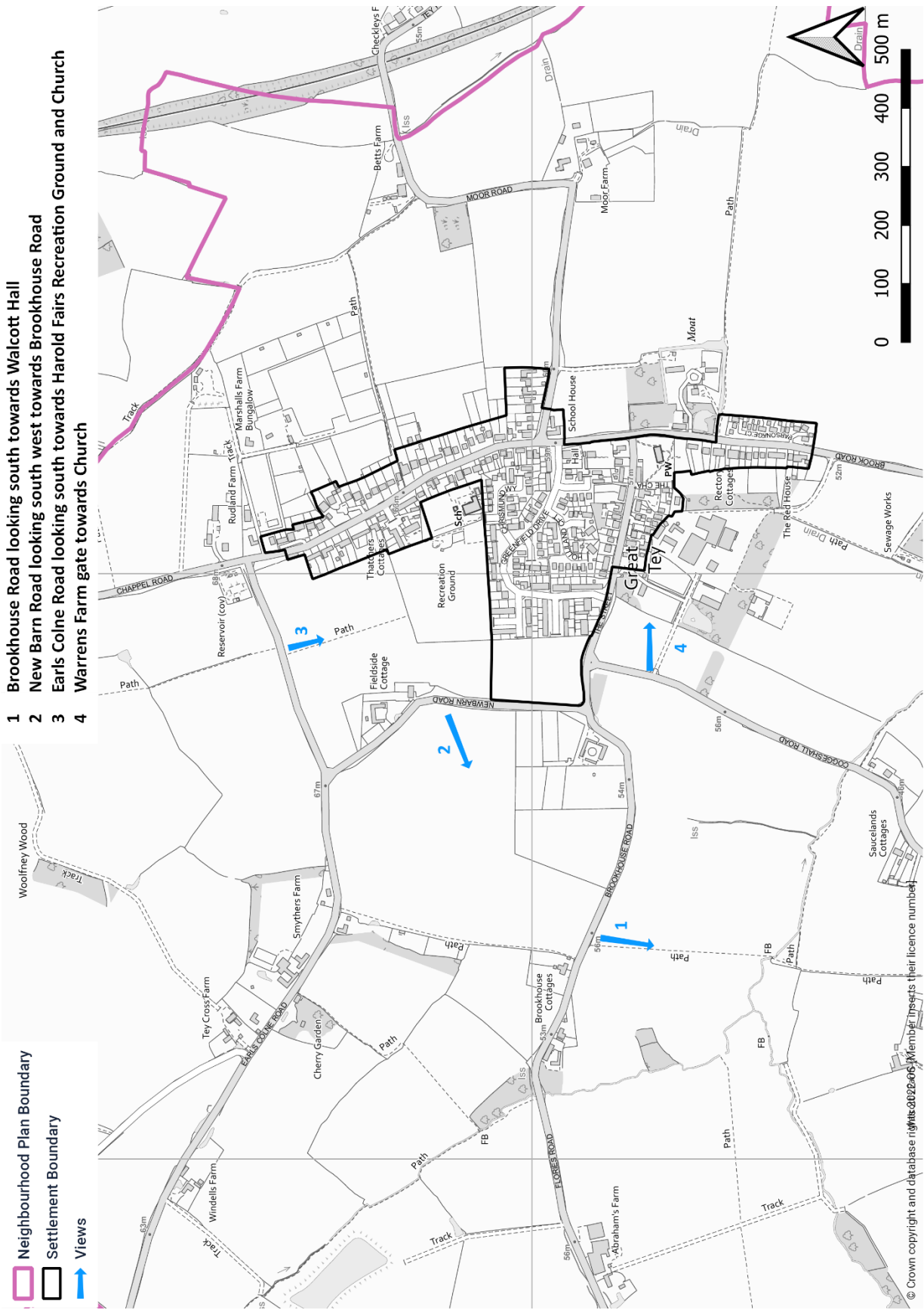


View west from St Barnabas Church



View south from St Barnabas Church

Figure 4.1: Locally valued views



1. Brookhouse Road looking south towards Walcott Hall



- 4.13 This view is on a common walking route in open countryside to the west of Great Tey village. The wide vista provides an aspect of large, open skies which impose over the landscape. The views in the distance are enhanced as the land drops away to the Roman River.

2. New Barn Road looking south west towards Brookhouse Road



- 4.14 This view out from the village looking west provides a clear view of the countryside for the regular walkers that use this route. The view, typified by the big skies it encompasses, is enhanced by the sloping of the land away to the west.

3. Earls Colne Road looking south towards Harold Fairs Recreation Ground and St Barnabas Church



- 4.15 This medium distance view looks south towards the village of Great Tey. It provides both a wide view across open countryside with its big skies and a specific view of St Barnabas Church, the tallest and most distinct feature on the village's skyline.

4. Warrens Farm gate towards St Barnabas Church

- 4.16 This view looking east from the rural route to the west of Great Tey village is popular with walkers. From a rural aspect it provides the best 'framed' view of St Barnabas Church, set against the rooftops of buildings on the edge of Great Tey and the tree line.



- 4.17 In addition, the views generally of St Barnabas Church, a grade I listed church, and its tower are important as this is the single most important landmark in the village. There are multiple views of the church in addition to that from Warrens Farm gate and all should be preserved.
- 4.18 Development should allow for views between buildings of open countryside to be preserved. This is an important feature of rural villages and density is a component of this, dealt with accordingly in Policy GTTEY1.
- 4.19 More generally, development should preserve the setting of existing open spaces in Great Tey because these provide short distance ‘views’ of the historic form and pattern of development in the village.

5 MOVEMENT

Objective 2: Improve the health and wellbeing of the community by maximising access to the countryside for all and ensuring clean, sustainable transport links

- 5.1 As a rural parish, access to the countryside is very important to Great Tey and its residents. The village has a limited range of public green spaces and community facilities at its heart, therefore access into the countryside is particularly important. The need for access as a means of exercise, to walk dogs and for general wellbeing is vital. Without this, the community becomes reliant on use of the private car to access leisure opportunities elsewhere, which creates lots of short distance car trips that do not contribute positively to sustainability.

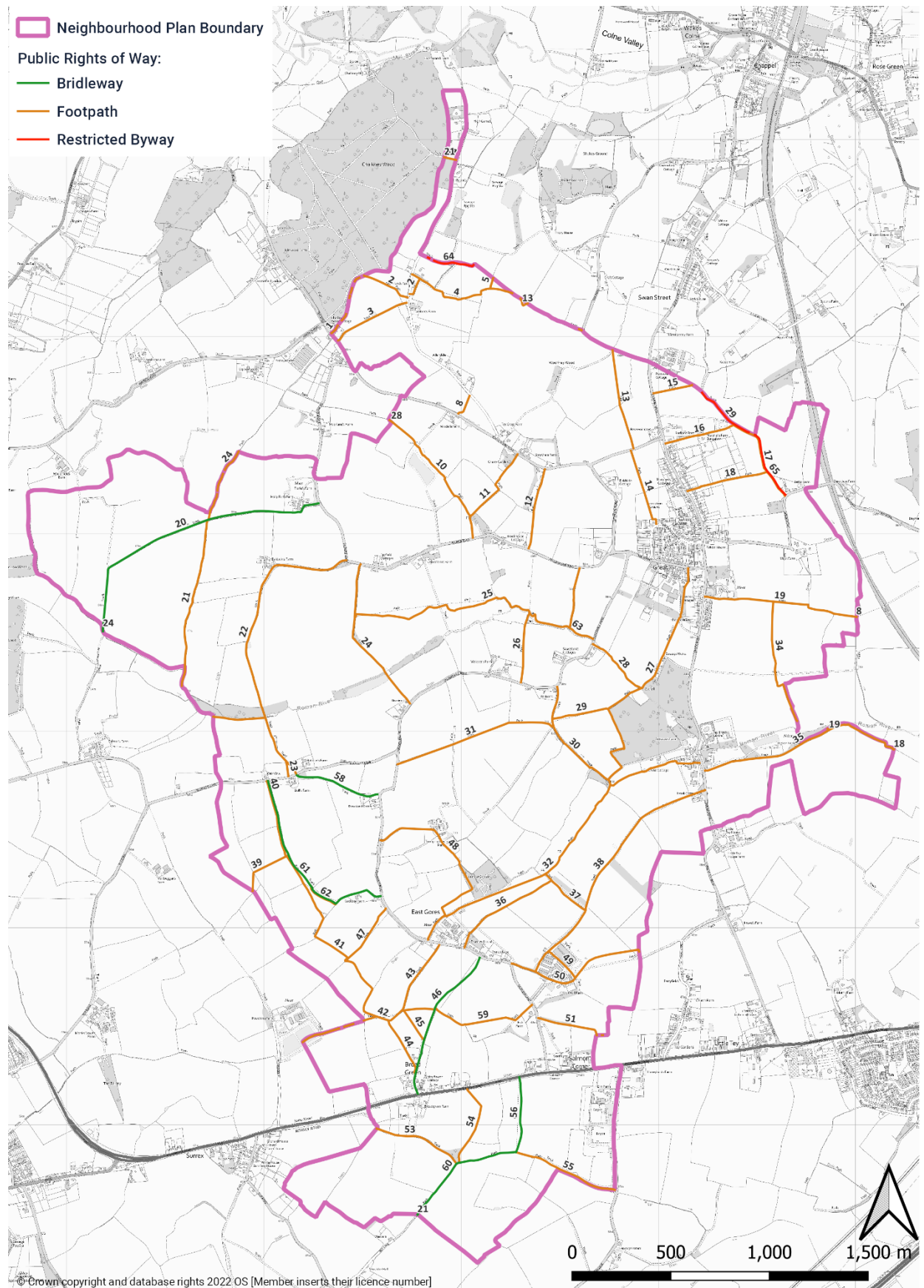


Public rights of way in Great Tey

POLICY GTTEY4: ACCESS TO THE COUNTRYSIDE

- A. Access to the countryside will be promoted through protection and maintenance of the existing Public Rights of Way (PROW) network (as shown in Figure 5.1), its enhancement where possible, provision of bridleways and the safety of users of rural roads and lanes.**
- B. Proposals to divert PROWs or cycleways should provide clear and demonstrable benefits for the wider community. Where possible, development should enhance PROWs by improving existing routes and improving connectivity through the creation of new routes. The loss or degradation of any PROW will not be permitted in other than very special circumstances. Any development that will impact upon an existing PROW should have regard to Policy DM11 in the Essex County Council Development Management Policies (2011).**
- C. Where appropriate to its location and scale, new 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.**

Figure 5.1: PROWs and bridleways



- 5.2 The NPPF states that ‘planning policies should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks’ (paragraph 104).
- 5.3 The parish of Great Tey has a dense network of Public Rights of Way (PROWs) and some bridleways, as shown in Figure 5.1. This includes the Essex Way, one of the most important and high quality walking routes through the county.
- 5.4 The Colchester Local Plan Section 2 site allocation in Policy SS8 – land off Greenfield Drive – is required to deliver at least one hectare of public open space to the north of the proposed residential development. This incorporates PROW number 137 14 and it will be important that the PROW is retained (even if diverted within the public open space) and residents of the new development are given easy access to it.

Public transport services

- 5.5 The limited available public transport is a significant issue both for residents and workers in Great Tey. The number 82 bus service that links the village with Marks Tey railway station, Stanway and Colchester city centre is not conducive to commuting or for those accessing education. The first bus on a weekday morning does not arrive in Colchester until 08:50, with only a further four buses through the day. The last bus returning from Colchester to Great Tey leaves at 16:15. For those working in Great Tey, the first arrival from Colchester is not until nearly 13:00.
- 5.6 Whilst not a planning policy matter, the Parish Council will continue to lobby Essex County Council for buses at times which enable commuting for work and education. It will also explore the potential for a community bus to provide the most needed services.

NON-POLICY ACTION A: PUBLIC TRANSPORT AND COMMUNITY BUS

Great Tey Parish Council will work with Essex County Council and local bus providers to deliver bus services that enable community for work and education.

Great Tey Parish Council will explore the potential for a community bus service that can provide some of the most needed public transport services to and from Great Tey.

Traffic

- 5.7 Traffic is an issue of concern to a significant proportion of the population of Great Tey parish. In particular, traffic through the village can cause significant issues. Partly this can be congestion but often it is concerns over safety due to speeding. Whilst this is an issue that the Neighbourhood Plan cannot address through planning policies, it is important that these issues and possible solutions are explored. The community would greatly welcome

any proposals that would help to make the roadways and pedestrian access – much of which is on the roadway – much safer.

NON-POLICY ACTION B: IMPROVING ROAD SAFETY

Great Tey Parish Council will work with Essex County Council and other relevant partners to explore ways in which traffic safety can be improved in Great Tey parish, particularly through Great Tey village.

6 ENVIRONMENT

Objective 3: To minimise the environmental impact of development both in terms of carbon emissions and biodiversity

- 6.1 The Climate Change Act 2008 committed the UK to an 80% reduction in CO2 emissions by 2050. In June 2019, an announcement was made by Government to reduce this further to almost 100% by 2050. This will be a major task that will require everyone to be engaged, from households and communities, to businesses and local and national government.
- 6.2 In 2016, the residential sector alone accounted for over 16% of the UK's annual greenhouse gas emissions (source: Department for Business, Energy and Industrial Strategy). The total emissions from all building types will therefore be much greater. Standards for ecologically sustainable homes and developments are now optional⁷.



Solar panels integrated into the design of a building

- 6.3 It is vital that new homes and other buildings are built to the highest possible standards and are designed in a way that minimises their carbon footprint. This not only means that they should be exceptionally well insulated, but they must have low water demand (and maximise use of grey water) and maximise renewable sources in the provision of their energy. Policy CC1 of the Colchester Local Plan Section 2 acknowledges that in 2019, Colchester City Council declared a climate emergency and sets out how development needs to contribute towards a low carbon future. Policy DM25 requires development of buildings to incorporate measures to adapt to and mitigate climate change. The Local Plan Section 2 therefore covers these issues in its policies and this is supported by the Neighbourhood Plan. Development in Great Tey is encouraged to go as far as it can to minimise the impact of development on the environment and climate.

⁷ The Code for Sustainable Homes was withdrawn by the Government in 2015 and this has been replaced by national technical standards, which include optional Building Regulations standards regarding water and access as well as a national space standard (this is in addition to the existing mandatory Building Regulations).

- 6.4 The Local Plan Section 2 also has a number of policies that address the environment and biodiversity. The role of the policies in the Great Tey Neighbourhood Plan are therefore to provide additional local detail regarding how this should be achieved.

Wildlife-friendly development

POLICY GTTEY5: WILDLIFE-FRIENDLY DEVELOPMENT

- A. All development proposals requiring planning permission should deliver a minimum of 10% net gain in biodiversity in addition to protecting existing 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 prior to off-site provision.**
- B. The incorporation of design features into new development that encourages local wildlife and biodiversity to thrive will be supported.**
- C. Where appropriate and practicable, 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 multifunctional green and blue infrastructure networks.**

- 6.5 Whilst a large proportion of the parish of Great Tey is farmland, it does have a number of woodland areas which are important for wildlife. This includes the ancient Chalkney Wood. Located just to the north of the parish boundary and easily accessible, it is woodland that is designated as a Site of Special Scientific Interest (SSSI) because of its high biological value.
- 6.6 The design code for Great Tey suggests a number of areas where development can enhance the environment:
- Tree planting, retention and wildflower strips are considered essential to developments that are providing points of interest and natural screening. It is crucial that plants, trees and shrubs that are planted have a known value to wildlife. Invasive species should be avoided unless they have clear biodiversity benefits. Roadside verges should also be planted with wildflowers for bees and butterflies. This is also addressed in Policy GTTEY2.
 - Wildlife corridors, habitat corridors or green corridors are areas of habitat connecting wildlife populations that would otherwise be separated by human activity. These corridors should be encouraged to enhance the existing wildlife and facilitate the re-establishment of populations that have been reduced or eliminated.

Particular attention should be paid to hedgehogs, which require a 12cm x 12cm hole in the corner of fencing in order to move through.



Example of hedgehog fencing



Example of a green roof

- At the edges of development, green roofs can be used to help a building blend into its surroundings. They can help mitigate the urban heat island effect and contribute to rainwater retention. Green roofs can provide full or partial coverage of vegetation, but their design should follow the design codes as well as some design principles such as:
 - They should be incorporated into the initial stages of the design process;
 - They should be easy to access and maintain;
 - It should be ensured that the design, materials and proportions complement the surrounding landscape;
 - Its design should help to integrate the building with the countryside.

6.7 In a rural location such as Great Tey where development typically sits in a rural setting and is relatively low density, there is ample opportunity for good design to maximise biodiversity as part of development. This should be the fundamental principle that informs the first principles of all development.

6.8 There are parts of the parish that are at risk of flooding. Therefore the use of sustainable drainage systems (SuDS) is needed to manage water, reduce flood risk and improve water quality. SuDS should also be seen as an opportunity to enhance biodiversity and ecosystems. Developers need to give consideration to how to make best use of SuDS so that they are seen not only as a drainage solution but for their amenity value, providing a place for residents and others to enjoy and be closer to nature and green infrastructure. Also it is particularly important that they are utilised to address the NPPF requirement for development to provide a net gain for biodiversity. This is addressed by Colchester Local Plan Policy DM24 (Sustainable Urban Drainage Systems) therefore is not addressed by policy in the Neighbourhood Plan. Development should also have regard to the Sustainable Drainage Systems Design Guide for Essex⁸.

⁸ Essex County Council (2020) *Sustainable Drainage Systems Design Guide*

Light pollution

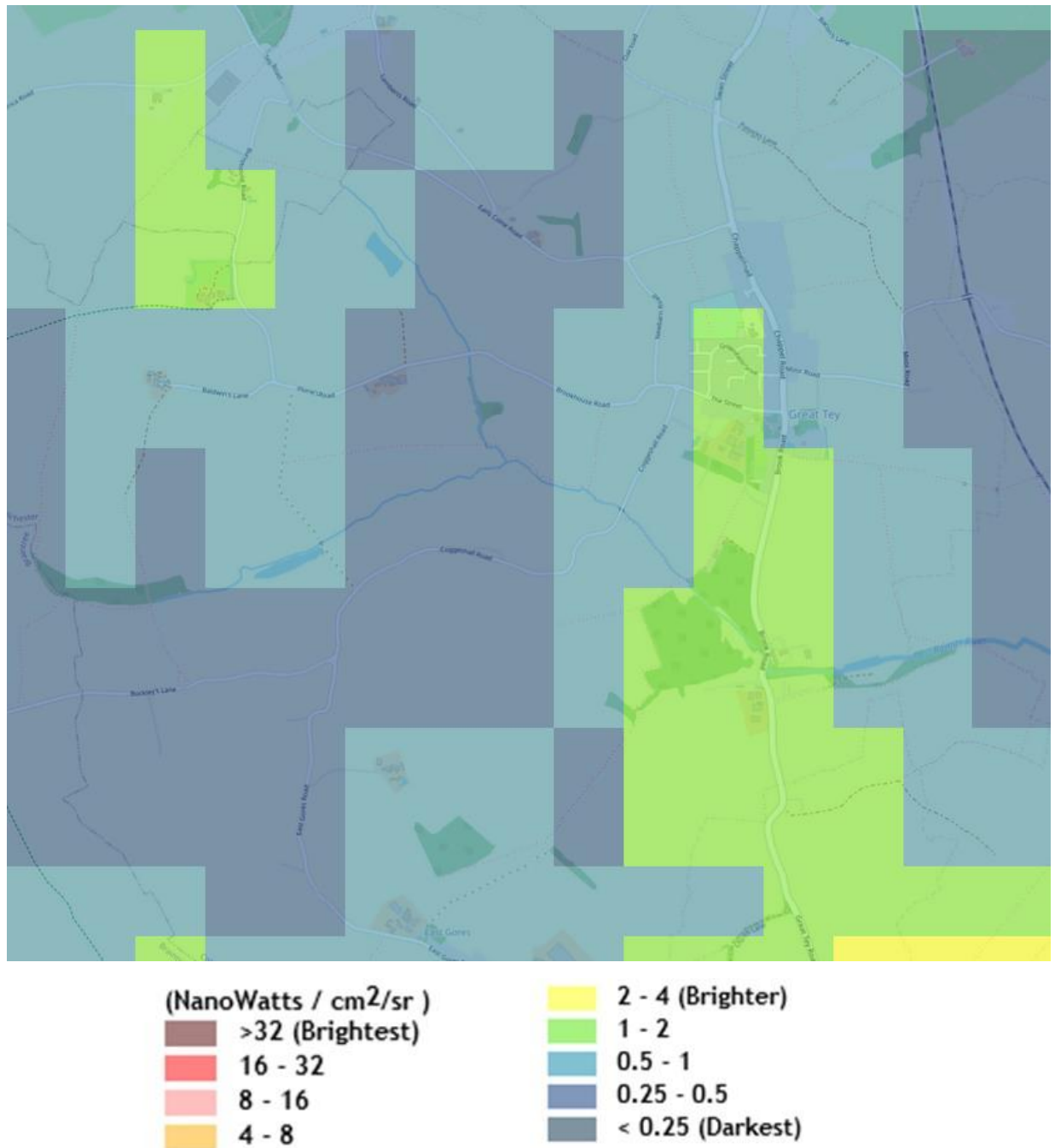
POLICY GTTEY6: DARK SKIES AND LIGHTING

- A. Development proposals should respect the dark skies that are characteristic of the Neighbourhood Area.**
- B. Development proposals are required to address light spillage and eliminate all unnecessary forms of artificial outdoor lighting. Other than householder development, development proposals are required to demonstrate that they meet or exceed the Institute of Lighting Professionals⁹ guidance and other relevant standards or guidance for lighting**
- C. Building design that results in increased light spill from internal lighting needs to be avoided, unless suitable mitigation measures are implemented.**
- D. Development proposals which incorporate highway lighting will only be supported if required by the Highways Authority for reasons of road safety.**

- 6.9 As a rural community, Great Tey has relatively dark skies and it is a notable feature of the village that it does not have street lighting. CPRE's 'dark skies' map of the UK shows the darkness of the skies across the Neighbourhood Area. As Figure 6.1 shows, the parish is generally dark but there is brighter in and around the village and the main routes in from the A120 to the south. It is important that light pollution does not encroach further or reduce the darkness of the skies in and around Great Tey village.
- 6.10 Minimising light pollution is also important for bat activity. Lighting should be as low as permitted by guidelines and if the light is not essential the area should not be lit in order to encourage bat activity. Where lighting is needed there should be periods of time when the lights are switched off to provide some dark periods. Roads or trackways located in areas important for foraging bats should not be lit before a stretch totalling at least 10 metres either side of the bat commuting route. This is to avoid isolation of bat colonies which typically roost in older trees and/or buildings.

⁹ CIE 150:2003 Guide on the Limitation of the Effects of Obtrusive Light from Outdoor Lighting Installations, www.theilp.org.uk/documents/obtrusive-light/. The Neighbourhood Area is classified as Environment Zone 2.

Figure 6.1: Dark skies in Great Tey



Source: CPRE: England's Light Pollution and Dark Skies (<https://www.nightblight.cpre.org.uk/maps/>)

Recreational Disturbance Avoidance and Mitigation Strategy

- 6.11 The Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) applies to the Neighbourhood Plan area. Policy ENV1, particularly Part B, of the Colchester Local Plan Section 2 applies. Attention is drawn to the development plan requirements which indicate a need for residential development within the zone of influence of habitats sites to make a financial contribution towards mitigation measures,

as detailed in the Essex Coast RAMS 2018-2038, and adopted Supplementary Planning Document, to avoid the adverse in-combination effects of increased recreational disturbance to the Essex coast habitats sites.

7 SERVICES, COMMERCE AND INFRASTRUCTURE

Objective 4: To enhance the viability and range of infrastructure, services and community facilities in Great Tey

- 7.1 Great Tey has a limited number of built community facilities; the Village Hall is the only public building. There are wider public spaces and the provision of public open space is required through the allocation of the land off Greenfield Drive in the Colchester Local Plan Section 2 (Policy SS8).
- 7.2 Alongside this a range of office- and workshop-based jobs are provided at the four small business bases in the parish. It is important that these are protected and opportunities given for new businesses and ways of working to be established.

POLICY GTTEY7: PROVISION AND ENHANCEMENT OF COMMUNITY AND BUSINESS FACILITIES

- A. The provision and enhancement of community facilities and services in Great Tey that contribute to the quality of village life and improve the sustainability of the village are encouraged.**
- B. Outside the Tey Brook Farm Local Economic Area, proposals for the flexible use and/or expansion of existing buildings for community or office/workshop uses (including meeting spaces) will be permitted, subject to demonstrating good design and that they do not have a significant impact on the landscape.**

- 7.3 The Great Tey Village Hall is very well used for a wide range of activities including the Great Tey Pre School, Rainbows and Brownies, Yoga, Winter bowls, dance classes, Post Office services and by the Parish Council. As the size of the community expands, the demands on the building will inevitably increase. This will not only increase the importance of insuring it is fit for purpose but will also mean that it may need to be expanded or re-provided on another site. The Village Hall is part of the fabric of the community and it is vital that it is allowed to adapt and grow as necessary.
- 7.4 The main employment area is at Tey Brook Farm; it is designated as a Local Economic Area in the Colchester Local Plan Section 2 (Policy SS8) which protects it for employment uses. There are others including those at the Teybrook Centre, Warren's Farm, East Gores Farm and Upp Hall Farm, but most workers in the parish commute out for employment in the larger urban centres such as Colchester, Braintree, Chelmsford and London. However, with the increase in home working which has partly been enabled by the Covid-19 pandemic, more people are working from home either full-time or part-time. This potentially creates a need for local workspaces and meeting spaces, particularly for those with limited space in their homes to dedicate to an office. Enabling the use of, in particular, underused spaces for such activities will help to sustain, albeit in a small way, the commercial base in Great Tey.

NON-POLICY ACTION C: MAINTAINING PREMISES AND SPACES OF VALUE TO THE COMMUNITY

- A. Great Tey Parish Council will undertake a comprehensive, 5-yearly audit of all public premises and spaces in Great Tey. This will inform a maintenance plan that will ensure that all public buildings and spaces are fit for purpose.**
- B. Great Tey Parish Council will undertake a regular programme of ensuring that all hedges are cut, sight splays maintained, signs cleaning, public litter bins emptied and verges maintained.**

Infrastructure

- 7.5 The local infrastructure – utilities, drains, broadband, telephone – is as important to the community of Great Tey as any other. In a rural community however, such facilities are often prioritised less by the providers, particularly when maintenance is required.

NON-POLICY ACTION D: MAINTAINING LOCAL INFRASTRUCTURE SERVICES

Great Tey Parish Council will lobby infrastructure providers to ensure that local infrastructure services are maintained and, where necessary, improved. This includes re-routing existing overhead cabling underground and ensuring that any new cabling is placed underground wherever possible.

- 7.6 It should be noted that these local infrastructure needs are different from nationally important infrastructure including the possible routing through the parish of electricity pylons to carry energy generated offshore from south Norfolk, Suffolk and north Essex to supply London, via Tilbury. This is a matter outside the influence of the Neighbourhood Plan.



View from St Barnabas Church looking south, across the proposed electricity pylon route

- 7.7 However, it is important to note that this matter is of concern to the community of Great Tey. The image below shows the view looking south from St Barnabas Church which is the preferred route for the electricity pylons. This is a landscape much valued by local people and any infrastructure provision should seek to follow a route that minimises its impact on this landscape.

8 PLAN REVIEW

- 8.1 Great Tey Parish Council, as the responsible body, will be responsible for maintaining and periodically revisiting the Plan to ensure relevance and to monitor delivery throughout the period of the plan to 2033. In light of the relatively short plan period, it is expected that the Plan will be reviewed within five years of being made. Any review of the Colchester Local Plan may also necessitate a concurrent review of the Great Tey Neighbourhood Plan.

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