Monday 8 January

Marks Tey Parish Council wishes to object to Iceni/Cirrus Land/Gateway120 Hearing Statement on the following basis: -

The Iceni proposals are not in the spirit of the Garden Community principles.

Their proposals are detrimental to the interests and future of Marks Tey. The Parish Council would question the level of contact that Iceni/Cirrus Land/Gateway120 have had with the community in contradiction to their claim to local involvement and on that basis question their future intent.

Their proposals do not address the proposed A12 alterations and improvement nor the current saturated highway situation in relation to the A120.

Their proposals do not commit to nor conform with the North Essex Garden Communities Charter proposed in the Local Plan.

We would also comment more specifically under the following headings: -

**Self interest**

Iceni suggest themselves as 'master developer' (0.15). This key co-ordinating role should not be held by land owners/developers with their obvious level of self-interest. This should be the role of a Local Development Corporation with CPO powers to encourage landowner participation. Iceni’s proposals in the 'Design Statements' propose a new town centre in the centre of their area of control. This is disadvantageous to other landowners and gives one private group an unfair advantage. It also does not give flexibility over time to adapt to changing situations.

**Detriment to Marks Tey Parish**

Gateway120 have undertaken 2 presentations to Marks Tey Parish Council in open sessions over the last two years and these essentially similar presentations have simply shown photos of much smaller schemes such as Poundsbury. They have not explained their approach to their development nor is there any indication that they have taken into consideration information gathered through our Neighbourhood Plan questionnaires on what is important within the development. They may have captured this by other means but we are not aware of anything. The Iceni proposals greatly threaten existing Marks Tey residents: there is a minimal 'buffer' between the existing Marks Tey estate (Long Green) and the new development (unlike the park in CBC's Development Proposals which is also part of the emerging Neighbourhood Plan proposal.) Iceni’s proposed new town centre on the existing A120 is immediately adjacent to Little Tey. This community has been identified in the Neighbourhood Plan process as needing to retain its existing character which has been recognised in the CBC Development plan proposals. Also, there is no indication of ’infrastructure first’ which is a CBC local plan commitment and an underpinning principle for Marks Tey Parish.

**Not Addressing A12 Improvements**
Highways England are currently considering moving an improved widened A12 further to the south east of its current line. Iceni's proposals in limiting the development north of the current A12 make no accommodation of these factors. Further they seem to suggest that development can start with no alleviation of the current capacity problems on the existing A120 (see above comments.) This will thrust significant additional access problems on the local community.

**Non-Conformity with NE Essex Garden Community Principles**

All of the above indicate a deviation from the Garden Community Principles and no commitment is given in Iceni’s presentation to the Principles. This is very worrying and indicative of what Iceni propose.

Marks Tey Parish Council therefore request that Iceni’s submission be dismissed.

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