



North Essex Authorities Joint Strategic (Section 1) Plan

Examination in Public

Hearing Statement

by

Andrew Martin – Planning Limited

on behalf of

Crest Nicholson Operations Ltd, R.F. West Ltd,
Livelihoods and David G Sherwood

SECTION 1

Matter 5



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Matter 5: Infrastructure and connectivity (Policy SP5)

This session has been highlighted for key infrastructure providers and planners including Highways England, Essex County Council (highways and education, Network Rail, relevant train operating companies, and NHS). Whilst strategic priorities set out in SP5 appear adequately to reflect infrastructure needs the response of the key bodies will be pertinent in terms of revealing the extent to which they have consulted under a duty to cooperate, and the extent to which the proposals are viable, deliverable and the timescales involved.

We respond to specific infrastructure requirements in the context of the Garden Communities under Matters 6 and 8, although to a certain extent our response will be influenced by the responses of the key statutory bodies and may have to be await discussions at the relevant hearing sessions.



Introduction to Crest as Promoter of the Land in Question

(Hearing Statements 1-8, submitted on behalf of Crest Nicholson Operations Ltd,
R.F. West Ltd, Livelands and David G Sherwood)

Crest Nicholson is a FTSE-250 company which has acquired a top level reputation for developing high quality housing within well-conceived masterplans for over 50 years across the south of England. We create places where people genuinely want to live, work and play, underpinned by a “value-adding” strategy which responds well to the aspirations of local communities. Importantly, this approach delivers a positive legacy for local planning authorities. For example, Swindon Borough Council’s experience of Crest’s placemaking and delivery at the new community, Tadpole Garden Village, is such that they are prepared to positively advocate our approach.

Crest are in the vanguard of delivering Garden Villages and sustainable new communities. We have been recognised for our exemplar approach, having won numerous awards over recent years including:

- Best Community Initiative for Community Interest Company at Tadpole Garden Village (Housebuilder Awards)
- Sustainable Housebuilder of the Year (Housebuilder Awards)
- Large Housebuilder of the Year (Housebuilder Awards)
- First or Second in Next Generation Benchmark for the last four years (only independent sustainability benchmark of the 25 largest homebuilders in the UK)
- Winner, Outstanding Landscaping for Housing (The Sunday Times British Homes Awards)

We are pleased to align ourselves with the principles set out by the TCPA for Garden Communities and we work closely with other organisations such as Local Enterprise Partnerships and the HCA in order to enhance delivery rates in line with national government objectives.

Our teams are highly experienced in delivering the required infrastructure that sits alongside new housing. At East Marks Tey, Crest are proposing to deliver another high quality development which encapsulates 21st Century Garden Village Principles, and delivers appropriate infrastructure in a timely and efficient way to benefit the local area. This includes a primary school, local centre, re-instatement of Marks Tey hall and its associated listed buildings, new employment provision, and green infrastructure to include open space, allotments and sports pitches.

We look forward to engaging proactively with Colchester Borough Council to deliver on our shared objectives.