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# 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

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SECTION 1

Matter 8

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## ***Matter 8: The proposed new garden Communities – specific matters (policies SP8, SP9 & SP10)***

Q25 *What evidence is there to demonstrate that the Colchester/Braintree Borders proposed garden community is capable of delivering a total of 15,000 to 24,000 dwellings?*

There is no evidence to demonstrate that the wider new community of up to 24,000 homes to be delivered well beyond the plan period will come forward. A scheme of this size that will in part be delivered after 2033, needs to be considered in smaller phases which can be the subject of detailed scrutiny in terms of viability and delivery. There is **doubt** over delivery and potential delay in bringing forward the Garden Community at Marks Tey. The best way of having confidence that the proposed Garden Community will be delivered is to allocate a first phase of growth – which can be achieved at East Marks Tey. This early stage of growth will not undermine the message of the garden community or in any way prejudice the bigger picture. What it can do is give certainty, and act as a catalyst to the delivery of further growth. It can contribute to the need for housing in the first five years of the plan and help to address the specific requirements of the local community at Marks Tey.

Q26 *Why were those figures increased from the earlier figures of 15,000 to 20,000 dwellings, which appeared in the Preferred Options Plan (June 2016)?*

We can find no evidence for this increase and this is for the two Councils involved to explain.

Q27 *Will Policy SP9 ensure that there are appropriate landscape buffers between the proposed garden community and nearby settlements?*

Yes, this has been covered in earlier responses and it will be necessary for the forthcoming DPD to provide more detail.

Q28 *Should policy SP9 give clearer guidance about the intended relationship between Marks Tey and Little Tey and the proposed garden community?*

No, see response to Q27 above.

Q29 *Should paragraph B3 of the policy include reference to starter homes, for consistency with policies SP8 and SP10?*

Yes, for consistency.



## 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.