



**REPORT of  
DIRECTOR OF STRATEGY, PERFORMANCE AND GOVERNANCE**

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**to  
PLANNING AND LICENSING COMMITTEE  
18 JULY 2019**

**DRAFT TIPTREE NEIGHBOURHOOD PLAN**

**1. PURPOSE OF THE REPORT**

- 1.1 The draft Tiptree Neighbourhood Plan has been published for consultation. The consultation is open until 21 July 2019. This report summarises the draft Neighbourhood Plan and includes draft comments for this Committee to consider submitting as the Council's response to the consultation.

**2. RECOMMENDATION**

That the draft consultation responses to the draft Tiptree Neighbourhood Plan, as detailed in paragraph 3.13 of this report, be approved and submitted to Tiptree Parish Council.

**3. SUMMARY OF KEY ISSUES**

- 3.1 Tiptree Parish Council are currently consulting on the draft Tiptree Neighbourhood Plan (NP). Maldon District Council has been consulted as a neighbouring local authority.
- 3.2 Through the draft Colchester Local Plan (policy SG8-Neighbourhood Plans), Tiptree Neighbourhood Plan is allocated 600 dwellings. Previously, this committee approved the consultation response to the Colchester Local Plan (20 July 2017 minute no. 276). At that time, the consultation response on policy SG8-Neighbourhood Plans focussed on the potential impact on local road network of the expansion of Tiptree. The Neighbourhood Plan addresses these concerns.
- 3.3 The purpose of the Tiptree Neighbourhood Plan is to guide development within the parish and provide guidance to any interested parties wishing to submit planning applications for development within the parish. The process of producing the plan has sought to involve the community as widely as possible and the different topic areas are reflective of matters that are of importance to Tiptree, its residents, businesses and community groups.
- 3.4 **Spatial Strategy**
- 3.4.1 The settlement boundary for Tiptree has been extended to incorporate the new residential allocations to the north-west of the village. Development outside the settlement boundary is restricted to sites adjacent to the settlement boundary for sheltered housing, a nursing home, a health centre, a dental surgery or burial space.

**Tiptree Policies Map**

This map illustrates the planning policies for Tiptree, showing various designated areas and infrastructure. The map includes a legend with the following categories:

- Main pedestrian route:** Indicated by a solid blue line.
- Possible future road:** Indicated by a dotted green line.
- Proposed primary street:** Indicated by a solid green line.
- Green spaces with public access:** Shaded in light green.
- Local Wildlife Site:** Shaded in a darker green.
- District centre:** Shaded in red.
- Sites with planning permission or under construction:** Shaded in purple.
- Site allocations:** Shaded in yellow.
- Potential commercial area:** Shaded in brown.
- Settlement boundary:** Indicated by a thick black line.
- Parish and Neighbourhood Plan area:** Indicated by a thick red line.

The map shows the Tiptree settlement boundary and the surrounding Parish and Neighbourhood Plan area. Key features include the Tiptree Health area, the Tiptree Wildlife Site, and the Tiptree District Centre. The map also shows the proposed primary street and the potential commercial area. A north arrow is located in the top right corner.

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### 3.5 Homes and Housing

- 3.5.1 The Plan aims to ensure that new housing reflects the village character and to avoid the imposition of an urban landscape on the village, for example by requiring new dwellings to be set back from the road with front gardens and having spaces between groups of dwelling to break up the building mass. The Plan includes the same level of car parking requirement as this Council's Vehicle Parking Standards Supplementary Planning Document (SPD), which is a reflection of the level of car use in rural areas. Recognising that garages are often not used for car parking, the Plan discourages garages, to ensure that off-street parking provision is fully utilised. The village has an identified need for smaller dwellings, and for dwellings suitable to meet the long term needs of older people.

### 3.6 Traffic and Movement

- 3.6.1 One of the benefits of living in a village is having the shops and services within walking distance of home. The Plan supports developments that provide direct routes for walkers and cyclists to reach the village centre and local facilities. At the same time the Plan recognises that Tiptree is a Rural District Centre that will attract visitors from the surrounding area – many of whom will arrive by car. It is therefore necessary to ensure the smooth flow of traffic and the provision of adequate village centre car parking to ensure that village facilities are easily accessible. The Plan actively supports development proposals to improve cycling and walking infrastructure in the village.
- 3.6.2 Traffic movement through the village has been a key challenge for the Neighbourhood Plan, and was one of the major considerations in the selection of sites for future development:

*'Tiptree lies on a busy crossroads with considerable 'through traffic'. The Maldon-Colchester road (B1022) is an alternative route to the A12 and is particularly busy if there has been an incident on that road whilst the Great Braxted Road/Station Road and Kelvedon Road / Church Road routes are busy with traffic heading east from the A12 to destinations such as Tollesbury and Mersea. With the planned upgrades to the A12 and A120 it remains to be seen what improvements, if any, are made to A12 access from the east and what the future impact will be on traffic flow through and around Tiptree. Nevertheless, to avoid congestion it is necessary to ensure the smooth flow of traffic along the main roads passing through the village and, where possible, to provide alternative routes to reduce the traffic using any one road. For these reasons this plan seeks to avoid increasing traffic flow on the B1022 and B1023, especially through Church Road...*

*In response to community consultation this plan has placed future development in the north and north-west of the village so that future residents in these areas can access the A12 and major routes without passing through Church Road. The siting of development in the north and north-west also provides the opportunity to provide an alternative link between Grange Road and Kelvedon Road.'*

### **3.7 Tiptree Village Centre**

- 3.7.1 Tiptree has a thriving village centre and the number of visitors using the facilities is set to increase. Respondents to the community questionnaire expressed great support for their local shops and businesses. The Plan aims to protect and enhance the village centre, by restricting changes of use to retail use, retail service, community use, financial / businesses service or a leisure service and will meet the basic needs of the community. The focus for new development in the District Centre should be on employment uses, retail, services, health and social care, and for residential flats that specifically meet the needs of older people.

### **3.8 Commercial Activity**

- 3.8.1 Through the Community Questionnaire, 64 respondents indicated that they operated a business within the village which together accounted for a total of 463 employees. Of these 64 businesses, 11 need space to expand. In addition, a further 25 respondents currently operate a business outside of Tiptree but have expressed a desire to relocate into Tiptree should suitable premises be available. The Plan seeks to protect the present use of commercial buildings within the village centre and also provide an additional 1.5ha area for business expansion on the edge of the village, within the north-west Tiptree site allocation (Policy TIP14).

### **3.9 Community Infrastructure**

- 3.9.1 The Plan recognises the importance of infrastructure keeping pace with community growth. A number of infrastructure needs ranging from education expansion to additional play area provision have been identified and included in the community infrastructure policy.

### **3.10 Site Allocations**

- 3.10.1 To support the delivery of the Colchester Local Plan Tiptree Parish has been required to provide a minimum of 600 new homes by 2034. When considering the siting of future development, a recurring theme throughout the responses to the Community Questionnaire was the ability to access major routes, the A12 in particular, without exacerbating the traffic situation in Church Road. Serving as the main through route for south-east to north-west traffic, Church Road already accommodates a greater volume of traffic than is ideal for the shopping and business centre for the village. It is for these reasons that the plan has allocated land to the north and west of the village, on sites that allow access to main routes, which should have with minimal impact on the village centre. As each of the allocations (policies TIP13 and TIP14) are in multiple ownership, the Plan requires the allocations to be comprehensively master planned.

### **3.11 Countryside and Green Spaces**

- 3.11.1 The Neighbourhood Plan protects green spaces within the village and access to the countryside. The policy requires that new areas of open space arising from development are passed into the Parish Council's ownership, wherever possible.

### 3.12 Proposed response to the consultation

3.12.1 The draft comments on the Neighbourhood Plan are given below.

Section	Draft consultation response
POLICY TIP01: Tiptree Settlement Boundaries	The approach taken on the settlement boundary and restricting development in the countryside is supported.
POLICY TIP02: Good Quality Design	This policy is supported, as it endeavours to protect the character of the village.
POLICY TIP03: Residential Car Parking	This policy is supported, as it recognises the role private cars have in enabling access to employment and everyday services, and the subsequent need to ensure that sufficient off-street parking is provided in new developments.
POLICY TIP04: Building For Life	The ambition of this policy to improve design of the built environment is supported. However, as this policy only ‘encourages’ developers to design to Building for Life standards it is unenforceable, and therefore is of limited value.
POLICY TIP05: Dwelling Mix	Sections A and B are rather generic.  Section C which requires a percentage of homes to be built to accessible and adaptable standards or wheelchair accessibility standards is a commendable aspiration. However, the requirement for all affordable housing to meet one or other of these standards may be disproportionate in comparison to the requirements placed on market housing in the policy.
POLICY TIP06: Cycling, Walking and Disability Access Routes	This policy is supported. This policy is consistent with the draft Essex Walking Strategy.
POLICY TIP07: Mitigating the impact of vehicular traffic through Tiptree village:	Maldon District Council supports the Plan’s overall approach to mitigating the impact of vehicular traffic through the village.
POLICY TIP07: Mitigating the impact of vehicular traffic through Tiptree village:  D (i). the new ‘primary street’ meets the necessary specifications as given in the Essex Design Guide (2018), in particular ensuring it is sufficient to support a bus route; and...	It is understood that ‘primary street’ is the term used by the Highways Authority to describe a road that is sufficient to accommodate a public bus route. However, the Street Type table in the Essex Design Guide (EDG) does not use the term ‘primary street.’ Therefore, in this policy, which street type the term ‘primary street’ relates to needs clarifying.
POLICY TIP08: Tiptree village centre: existing businesses	Although the aims of the policy is supported, the restrictions on change of use may not be enforceable due to permitted development rights.
POLICY TIP09: Tiptree Village Centre: New Developments	This policy is supported. The aim to provide older persons’ housing in the heart of the village, within easy reach of services and facilities is supported.

<b>Section</b>	<b>Draft consultation response</b>
POLICY TIP10: Business Development	The allocation of new employment land in the Plan is supported.
POLICY TIP11: Community Infrastructure Provision	This policy is supported
POLICY TIP12: Comprehensive Development	This policy is supported as it will ensure that the new developments will integrate with one another and the village.
POLICY TIP13: Tower End  (iii) ... A 'primary street' is provided...No dwellings should front directly onto this road...	<p>This element of the policy is open to interpretation in terms of the type of development layout required. What is intended is that dwellings have front gardens and are set back from the street. However, as drafted, it could be read as meaning that no dwellings should face the road, resulting in a canyon effect as the road would be lined with back garden fences.</p> <p>It is recommended that this element of the policy is re-worded to ensure that it has the intended outcome.</p>
POLICY TIP14: Highland Nursery and Elms Farm  (vii). A 'primary street' is provided ... No dwellings should front directly onto this road...	<p>This element of the policy is open to interpretation in terms of the type of development layout required. What is intended is that dwellings have front gardens and are set back from the street. However, as drafted, it could be read as meaning that no dwellings should face the road, resulting in a canyon effect as the road would be lined with back garden fences.</p> <p>It is recommended that this element of the policy is re-worded to ensure that it has the intended outcome.</p>
POLICY TIP15: Countryside and Green Spaces	The policy is supported, although the Parish Council will need to ensure that it has sufficient long-term resources to manage and maintain the open spaces it gains from development in the village.
POLICY TIP16: Recreational disturbance Avoidance and Mitigation	The inclusion of this policy is supported.

### 3.13 Next steps

3.13.1 Following the consultation, the Parish Council will consider the responses received and may amend the Neighbourhood Plan, before submitting it to Colchester Borough Council (CBC). CBC will organise the Regulation 16 consultation, which will be the last opportunity to comment on the draft Plan. It is these consultation responses that the Independent Examiner will consider during the Neighbourhood Plan's Examination. Following the Examination, a Referendum will be held in the village. If more than 50% of the votes cast are 'for' the Neighbourhood Plan, it will be 'made' and become part of the Development Plan for the Borough. Neighbourhood Plans have the same weight as a Local Plan in the planning system.



#### 4. CONCLUSION

- 4.1 Tiptree Parish Council are consulting on the draft Tiptree Neighbourhood Plan. The Plan is the result of considerable consultation and engagement with the residents and businesses in the village and is supported by strong evidence. At its core, the Plan aims to protect the character of the village, whilst allowing it to expand, by allocating land for 600 homes and 1.5ha for business uses. The location of these allocations addresses the concerns this Council expressed (to the draft Colchester Local Plan consultation) regarding the potential impact on the local road network of Tiptree's expansion.

#### 5. IMPACT ON STRATEGIC THEMES

- 5.1 The Tiptree Neighbourhood Plan will have limited impact on this Council's strategic themes.

#### 6. IMPLICATIONS

- (i) **Impact on Customers** – The allocation of land to the north and west of the village will help to limit the impact the new development will have on the local road network. This should limit the impact the expansion of the village will have on residents and businesses travelling to and from the District via the B1022 and B1023.
- (ii) **Impact on Equalities** – N/A
- (iii) **Impact on Risk** – N/A
- (iv) **Impact on Resources (financial)** – N/A
- (v) **Impact on Resources (human)** – N/A
- (vi) **Impact on the Environment** – the Neighbourhood Plan protects the green spaces within the village and protects the countryside by restricting development outside the settlement boundary.
- (vii) **Impact on Strengthening Communities** – The Neighbourhood Plan is at the heart of Community Led Planning, enabling local communities to influence how their communities will develop in the future.

Background Papers: Tiptree Neighbourhood Plan, available at:  
<http://www.essexinfo.net/tiptreenp/>

Enquiries to: Leonie Alpin, Specialist – Local Plan, (Tel: 01621-876278).