



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

**to
COUNCIL
6 AUGUST 2020**

TIPTREE NEIGHBOURHOOD PLAN CONSULTATION RESPONSE

1. PURPOSE OF THE REPORT

- 1.1 The purpose of this report is for the approval of the Council's response to the Tiptree Neighbourhood Plan Regulation 16 consultation. The consultation closes on 10 August 2020.

2. RECOMMENDATION

That the proposed response to the Tiptree Neighbourhood Plan as set out in **APPENDIX 1**, be agreed.

3. SUMMARY OF KEY ISSUES

3.1 Neighbourhood Plan consultation

- 3.1.1 This is the final public consultation on Tiptree Neighbourhood Plan (the Plan) before the Plan is Examined.
- 3.1.2 Maldon District Council has been consulted as a neighbouring local authority. The Planning and Licensing Committee (18 July 2019) agreed the consultation response to the previous (Regulation 14) consultation (Minute No. 274 refers).
- 3.1.3 Several policies have been revised following the Regulation 14 consultation. Most of the changes improve the clarity and level of detail in the policies. There are no major changes to the housing and employment allocations proposed. It is proposed that the Council comments on all the policies, repeating the previous comments where applicable. In this way, the Council will provide a complete response to the submitted Plan.
- 3.1.4 The proposed consultation responses are set out in **APPENDIX 1**. This table includes a brief commentary to indicate where the policies or response has changed since the previous consultation.

3.2 Covid-19 changes to the Neighbourhood Plan process

- 3.2.1 Following the Examination, the Independent Examiner will issue their report recommending that the Plan progresses to referendum with or without modification or

does not proceed. Colchester Borough Council will consider the Examiner's recommendations and will issue its Decision Statement on whether the Plan can progress to Referendum. At this point, assuming the decision is to progress to referendum, the Neighbourhood Plan has weight as a material planning consideration.

- 3.2.2 Under the Covid-19 legislation, all Neighbourhood Plan referenda have been postponed until May 2021. A Neighbourhood Plan must pass a referendum before it can become part of the development plan for the district / borough. Consequently, no Neighbourhood Plans can be formally 'made' until next summer. Therefore, a Neighbourhood Plan now gains weight as a material planning consideration on the issue of the Decision Statement, to ensure that the lack of a referendum does not delay the application of Neighbourhood Plan policies in the determination of planning applications.

4. CONCLUSION

- 4.1 Colchester Borough Council are consulting on the 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. Following this consultation the next stage is for the Plan to be Examined by an Independent Examiner.

5. IMPACT ON STRATEGIC THEMES

- 5.1 There are no direct impacts on the strategic themes.

6. IMPLICATIONS

- (i) **Impact on Customers** – None.
- (ii) **Impact on Equalities** – None.
- (iii) **Impact on Risk** – None.
- (iv) **Impact on Resources (financial)** – None.
- (v) **Impact on Resources (human)** – None.
- (vi) **Impact on the Environment** – The Neighbourhood Plan directs new housing development to the northwest of the village to protect the Tiptree Heath Site of Special Scientific Interest.
- (vii) **Impact on Strengthening Communities** – None.

Background Papers: Tiptree Neighbourhood Plan Reg 16 consultation documents:
<https://www.colchester.gov.uk/info/cbc-article/?catid=neighbourhood-planning&id=KA-03237>

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