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Dear Robert,

**Appeal Ref: APP/A1530/W/21/3278575**  
**Land adjoining The Gables, Kelvedon Road, Tiptree, Colchester, CO5 0LU**

This letter provides a summary of the additional work that has been undertaken since the above-referenced appeal was initially logged on 7<sup>th</sup> July 2021, and accompanied by the relevant new and revised documentation.

The updates have arisen as a result of liaison with Essex County Council (ECC) Highways, Colchester Borough Council (CBC), and the examination, and respective progression, of the Section 2 Local Plan. A summary of the amendments and additional information is provided below.

**Essex County Council Highways**

- Updates to the layout have been made to ensure appropriate turning area, visibility splays and speed reduction measures amongst other requirements throughout the scheme to address objections raised by Highways since the appeal was logged
- Additional information has also been shown in relation to tracking and highway ownership boundaries

**Essex County Council LLFA**

- Further calculations and clarifications to the drainage strategy have been provided to the LLFA to address objections raised since the appeal was logged

The work undertaken as a result of the consultation responses from ECC Highways and LLFA have previously been shared and agreed with the relevant parties, with CBC involved in this process also. They are therefore now submitted to ensure available to the Inspector.

**Emerging Local Plan Section 2 Policies**

Policy SG4 – Local Economic Areas (Part ii)

- Employment Land Supply Review Note

Policy ENV1 - Environment

- Confirmation of Great Crested Newt District Licensing Certificate given dates of previous surveys
- Biodiversity Net Gain Assessment
- Landscape Strategy (required to inform Biodiversity Net Gain Assessment)
- Reptile Mitigation Strategy (as required by previous surveys)
- Updated Bat Roost Assessment given dates of previous surveys
- Ecologist Advice note confirming access to and scope for enhancements at Warriors Rest in light of latest S106 drafting (as per S106 contributions)

Policy CC1 – Climate Change (part iv)

- Canopy Cover Assessment

Policy SS14 – Tiptree

- Wintering Bird Survey

Policy DM11 – Gypsies, Travellers, and Travelling Showpeople

- Additional plans have been provided to demonstrate the ability to relocate Ponys Farm pitch on neighbouring land, and prevent any loss of pitch
- The plans will support the S106 which will legally secure this relocation

Policy DM12 – Housing Standards

- M4(2) and (3) Compliance Plans and Checklists

Policy DM21 – Sustainable Access to Development

- EV Charging Strategy Plan
- Kelvedon Road/Oak Road Footway and Crossing Opportunities (following liaison with ECC Highways)

**Updated Architectural Pack**

The above assessments and appraisals have resulted in a number of minor amendments being made to the layout, alongside adjustments required from discussion with Essex County Council Highways.

The changes have primarily related to parking space siting and amendments to the area of public open space/SuDS basin to allow the provision of a replacement pond to ensure maximum on-site biodiversity net gain.

The apartments have also been slightly amended to ensure compliance with M4(2) and M4(3) standards as required under emerging Policy DM12.

This letter is therefore accompanied by a set of the layout plans that have been required to be updated accordingly.

Previously submitted Design Document 3 is also now to be replaced by Design Document 3+ which has been updated to ensure the submission directly addresses the requirements of emerging policies relating to design and sustainability.

**Other Documents**

Notwithstanding the minor nature of the changes, the previous layout plan was of course referenced in a number of the submitted reports. Following the amendments to the layout required as a result of the emerging policy position, the Transport Assessment and Arboricultural Impact Assessment have therefore been updated for consistency and to ensure they remain relevant to the scheme being assessed. These updates have not changed the conclusions on which previous consultations were undertaken.

For ease, the following list, provides a complete list of the documents that accompany this letter:

- Wintering Bird Survey prepared by JBA Ecology
- Updated Bat Roost Assessment prepared by JBA Ecology
- Reptile Mitigation Strategy prepared by JBA Ecology
- GCN District License Certificate for Marden Homes
- Biodiversity Net Gain Assessment prepared by JBA Ecology
- Employment Land Supply Note prepared by Savills
- Landscape Masterplan prepared by Liz Lake Associates

- Canopy Cover Assessment prepared by Underhill Consultancy
- Updated Flood Risk Assessment and Surface Water Drainage/SuDS Strategy Rev B and Calculations submitted July 2021 prepared by Evans Rivers and Coastal
- Updated Drainage Calculations and Covering Statement Feb 2022 prepared by Evans Rivers and Coastal
- Transport Assessment prepared by Journey Transport Planning
- Arboricultural Impact Assessment prepared by Underhill Consultancy
- Highways Crossing Opportunities (as appended to Highways SoCG and S106)
  - DR472-12 – 2m footway only (as currently proposed)
  - DR472-13 – 2m footway plus crossing points on Kelvedon Rd to bus stop and school
  - DR472-14 – 2m footway plus crossing points on Kelvedon Rd to bus stop and school and crossing points and footway infill on Oak Rd
  - DR472-15a – 2m footway plus crossing points on Kelvedon Rd to bus stop and school, crossing points and footway infill on Oak Rd, and zebra crossing on Kelvedon Rd
  - DR472-16a – Plan DR13 to 1000 scale with visibility/ownership shown
  - DR472-17a - Plan DR14 to 1000 scale with visibility/ownership shown
- Proposed Gypsy and Traveller Relocation Proposals (as included in S106)
  - DAP\_1432\_010\_00 – Existing Pitches Plan
  - DAP\_1432\_011\_00 – Proposed Pitches Plan
- Updated Design Pack
  - DAP\_1432\_301\_03 – Proposed Site Layout
  - DAP\_1432\_399\_00 – Site Layout Plan showing 6.75m Roadway
  - DAP\_1432\_302\_03 – Proposed Storey Heights Plan
  - DAP\_1432\_303\_03 – Proposed Bedroom Number Plan
  - DAP\_1432\_304\_03 – Proposed Tenure Plan
  - DAP\_1432\_305\_03 – Proposed Refuse and Cycle Plan
  - DAP\_1432\_306\_03 – Proposed Parking Strategy
  - DAP\_1432\_307\_03 – Proposed Materials Plan
  - DAP\_1432\_308\_03 – Proposed Boundary Treatment Plan
  - DAP\_1432\_309\_03 – Proposed Garden Size Plan
  - DAP\_1432\_397\_00 – Site Layout and Highways Expansion Plan
  - DAP\_1432\_398\_00 – Indicative Land Ownerships
  
  - DAP\_1432\_360\_01 – Proposed Street Scenes
  - DAP\_1432\_361\_01 – Proposed Street Scenes
  - DAP\_1432\_362\_01 – Proposed Street Scenes
  - DAP\_1432\_363\_00 – Open Space Site Sections
  
  - DAP\_1432\_380\_00 – HT 3.2 M4(2) Compliance Plan
  - DAP\_1432\_381\_00 – HT 3.8&9 M4(2) Compliance Plan
  - DAP\_1432\_382\_00 – HT 3.10&12 M4(2) Compliance Plan
  - DAP\_1432\_383\_00 – HT 4.11 M4(2) Compliance Plan
  - DAP\_1432\_384\_00 – Flat Block C GF M4(2) Compliance Plan
  - DAP\_1432\_385\_00 – Flat Block C FF M4(2) Compliance Plan
  - DAP\_1432\_386\_00 – Flat Block C SF M4(2) Compliance Plan
  - DAP\_1432\_M4(2) Checklist
  - DAP\_1432\_M4(3) Checklist
  
  - DAP\_1432\_Doc3+\_00

For further clarity, the following list provides confirmation of the full extent of changes that have been made to the layout, and one housetype. All other document updates have taken place purely to ensure consistency with these amendments.

- Composition of open space amended to show slightly deeper basin and play area kept outside of it at road level to ensure access for all users
- Insertion of wildlife pond to meet BNG requirements – this saw relocation of Block A cycle/refuse storage to southern end of building rather than to the north of the car parking area and thus the Block A Elevations/Plans have been updated accordingly
- HTs 3.2, 3.8, 3.9, 3.10, 3.12, Flat Block C – there hasn't been any change to these housetypes, the compliance plans have simply been provided to demonstrate their compliance with M4(2)/(3)
- HT4.11 WC enlarged and relocated for plots allocated as Affordable to ensure M4(2) compliant
- Garages moved forward along main spine road and verge/footpath layout confirmed to ensure parking spaces less than 1m from edge of highway even if road widening is required in the future.
- Minor adjustments to various other car port formats/garage/parking space positions to ensure no more than 1m from highway edge as required by ECC
- Removal of radius kerbs along driveways along main access road
- Size three turning head confirmed towards western end of main access road
- Pedestrian/cycle access widened to 3.5m
- Shared surface transition outside Plot 99
- 2m footway shown along Kelvedon Road shown on plans

We trust that these updates can be accepted in the interest of addressing matters relevant to the progressing of the Section 2 Local Plan, which is of course outside of the appellants control that have arisen since the appeal was lodged. The amendments are minor in nature and where required, the relevant authority has been consulted directly and the revisions agreed accordingly. It is considered the revisions therefore accord with the 'Wheatcroft' principles whereby they do not generate a need for wider consultation.

We shall be reviewing the Core Documents list in respect of this submission to ensure documents can be referred to during the Inquiry as may be required.

Yours sincerely,



James Firth  
Director