

Tiptree NP Document 2. An update to *A Summary of objections by Tiptree Neighbourhood Plan Steering Group.*

Presented by Jonathan Greenwood, Chairman, Tiptree NP Steering Group

With respect to:

Appeal by Strutt & Parker on behalf of Marden Homes

LPA reference: 190647

Reference: APP/A1530/W/21/3278575

Site: land adjoining, The Gables, Kelvedon Road, Tiptree, Colchester, CO5 0LU

Tiptree Neighbourhood Plan (NP) Steering Group is a Working Group of Tiptree Parish Council and has the full support of the Parish Council and strong support from the residents of Tiptree.

In August 2021 'A summary of Objections by Tiptree Neighbourhood Plan Steering Group' was submitted to the Planning Inspectorate (Tiptree NP Document 1). This current document provides an update in the light of further advances made by the Neighbourhood Plan since August 2022. It should be read in conjunction with the above mentioned document.

Tiptree Neighbourhood Plan (NP)

Following a less than satisfactory examination in 2019 a new draft NP (2022) has now been published and, at the time of this inquiry, is being consulted on (Regulation 14). In line with the recommendations of both the NP (2020) examiner and the emerging Local Plan (eLP) inspector, 200 homes have been removed from the NP. Furthermore, as a consequence of a thorough site selection process and Strategic Environmental Assessment the Highland Nursery and Elms Farm sites have been selected for development in the new planning period and the Tower End Sites (which includes the Marden Homes appeal site) no longer feature in the NP.

This decision to develop the two northern sites (Highland Nursery and Elms Farm) was reached for the following reasons:

- The two sites taken together will deliver better community gains, to include 1.1 hectares of land for a commercial area, 0.4 hectares of land for a new Health Centre, land and contributions towards a community facility of at least 300m² floor space and at least 0.4 hectares of land and contributions towards new allotments.
- The two northern sites will also deliver the first phase of a northern link road as specified in eLP Policy SS14.
- The lead developer, Mersea Homes, has confirmed the deliverability of the sites in conformity with the eNP.

By way of contrast, the Tower End sites do not feature in the NP (2022) because they deliver little by way of community gain (except Green Space that already exists) and the relevant land owners and/or promoters have not worked together to demonstrate a comprehensive approach to the area. It remains a future aspiration of the Tiptree community to deliver a Kelvedon Road – Grange Road link. To do so requires a comprehensive approach including negotiations with a third party over a ransom strip. This has not occurred. Consequently the Steering Group has little confidence in the

ability of the Tower End promoters (including Strutt & Parker/Marden Homes) to deliver according to the NP (2020).

Additionally, **part of the Marden Homes site is designated as a 'Local Economic Area'** in both the Adopted Core Strategy and the eLP. In the NP (2020) it was proposed to swap this requirement for a similar area at Highland Nursery. In the NP (2022), since the Tower End sites are not being promoted, this swap no longer features therefore part of the Marden Homes site retains its designation as a Local Economic Area. Similarly part of this area is allocated as a Gypsy and Traveller Site in both the adopted and emerging Local Plans.

Consequently, if this appeal is granted:

- Development in Tiptree will not be in conformity with either the existing or emerging Colchester Local Plans.
- A further 130 homes will be removed from the NP (2022) – effectively 'killing' the NP.
- Tiptree will not get its commercial/employment area.
- Tiptree will not meet its targets for the provision of allotments.
- Tiptree will lose the gift of land to provide a badly needed new Health Centre.
- The future opportunity to deliver a Kelvedon Road/Grange Road link will be lost.

In conclusion we respectfully request that the appeal is dismissed for the reasons explained in the previously submitted Tiptree NP Document 1 *A Summary of Objections by Tiptree Neighbourhood Plan Steering Group*, the executive summary of which is copied below:

Executive Summary, Objections by Tiptree NP Steering Group

Tiptree Neighbourhood Plan Steering Group with the full support of Tiptree Parish Council and supported by a clear majority of Tiptree residents request that this appeal is refused for the following reasons:

- 1. To allow development outside the current Settlement Boundary for Tiptree would be contrary to the existing and emerging Local Plan (eLP) and would pre-empt the emerging Neighbourhood Plan (eNP).**
- 2. The adverse effects of the proposed development would negate the advantages delivered through the eNP**
- 3. Tiptree NP is committed to delivering its housing allocation but the village has a limited capacity for expansion and granting this appeal will not result in the provision of extra new homes for Colchester Borough Council (CBC).**
- 4. The loss of key strategic link roads, especially in the light of the A12 widening would have serious consequences for future development in the village.**
- 5. Piecemeal development is unsustainable and damaging to communities. Thousands of volunteer hours have been freely given to ensure a plan-led approach for the betterment of the community.**
- 6. We believe CBC has a five year Housing Land Supply (HLS). If it falls short it is not by a large enough margin to justify allowing development that is not in line with the eNP.**
- 7. This is a 'Public Inquiry' and the public voice must be heard.**

With regard to the main issues under consideration at this inquiry, it is the view of Tiptree NP Steering Group that:

- Awarding this appeal may meet a housing need but it would not be in the context of local planning policy as:
 - It is outside the current or indeed any proposed settlement boundary.
 - It would hinder the delivery of the northern link road specified in eLP Policy SS14.
 - It would result in the loss of a designated Local Economic Area.
- The Marden proposal is inappropriate in terms of design, not least because it would result in the loss (at least in terms of all practical purposes) of a future aspiration to build a link road between Kelvedon Road and Grange Road.
- The Marden proposal is unsustainable in that it provides little by way of community infrastructure that is needed to accommodate present and future growth – most notably it not only fails to address the urgent need for a new Health Centre, it makes the delivery of a Health Centre far less likely. Similarly the Marden Proposal only adds to the traffic issues facing Tiptree and provides nothing towards a long term solution that would both alleviate traffic issues in the present and allow sustainable development into the future. The eNP is the result of a through site selection process backed up by an in depth Strategic Environmental Assessment – a necessary process to ensure that a Neighbourhood Plan delivers the best possible community outcomes. The proposal presented to this appeal is not the result of any such process. It can come as no surprise that the result is neither strategic nor sustainable. In short, this is piecemeal development and not a plan-led approach.

Please dismiss this appeal.

Additional documents submitted with this update

- The Regulation 14 draft Tiptree Neighbourhood Plan
- A further Traffic Study: Tiptree NP: Strategic Highways Note (Feb 2022)