



Our Ref: JBA 21/346 ECO04 SR

RE: Local Connections to the Proposed Development at The Gables, Kelvedon Road, Tiptree, Essex.

The proposed development site is located south of Kelvedon Road (B1023) on the outskirts of the town of Tiptree, Essex. The proposed development will be providing a mixture of residential units, with areas of public open space and associated infrastructure.

The proposed development will provide contributions to Ward and Borough projects as requested, which could include the following;

- Grove Lake – dredging of both ponds and appropriate landscaping.
- Grove Road Recreation Ground – provide a multi-use games surface that will be free to the residents of Tiptree, which could include Five-a-Side kick about area and basketball and/or netball hoops. To also provide an adult gym area.
- Facilities at Warriors Rest – provision of woodland footpaths, seating/picnic area which will be free to the residents of Tiptree.
- Caxton Close/Community Centre – enhancing of infants' playground.
- Leisure World, Tiptree – improvement works to courts and flood lighting, the provision of an outreach site for tennis/coaching operator and/or provision of a gate access system.

Warriors Rest and Leisure World is located to the east off Maypole Road (B1022) and is within easy walking distance from the proposed site (1.1km), therefore this site is likely to be an attraction to recreational uses, including dog walkers. An assessment of Warriors Rest was undertaken by Eco Planning (2021) which highlighted the potential of this area for recreational uses and therefore, this area will benefit from the improvements highlighted above.

Grove Lake is located to the north of The Cut and west of Church Road. Grove Road Recreational Ground is located to the south east of Grove Road. Grove Lake and Grove Road Recreational Ground are both also within walking distance, at 1.1km and 1.3km respectively. Both of which are also connected to the site via public rights of way (PRoW) and roadside footpaths. Grove Lake and Grove Road Recreational Ground would be attractions to new residents within the area, particularly those with children, and would be a further attraction if adult gym facilities were provided.

The proposed development site itself will provide a small circular route through the public open space and around the site, which would be approximately 1km. Dog waste bins and benches will be provided at suitable locations.

There are also several PRoW which connect the site from the northern boundary of the development to the wider landscape, providing suitable circular routes for dog walkers, encouraging people to use local walks rather than driving outside Tiptree for walking areas. Four potential circular routes of varying distances have been present in Appendix A; two of which (orange and purple route) show the connection of the site to Warriors Rest, Grove Lake and Grove Road Recreational Ground. These routes will be presented to new residents to further reduce the risk of increased recreational pressure to designated areas.

It is considered that the contributions requested are proportionate to what is required to offset the potential recreational pressures on local areas and surrounding designated sites, as highlighted within the Habitat Regulation Assessment (HRA) produced by Colchester Borough Council.

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Yours sincerely,

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Appendix A: Local circular public rights of ways connecting to the proposed development site from northern boundary to other local areas

