

CD 5.18



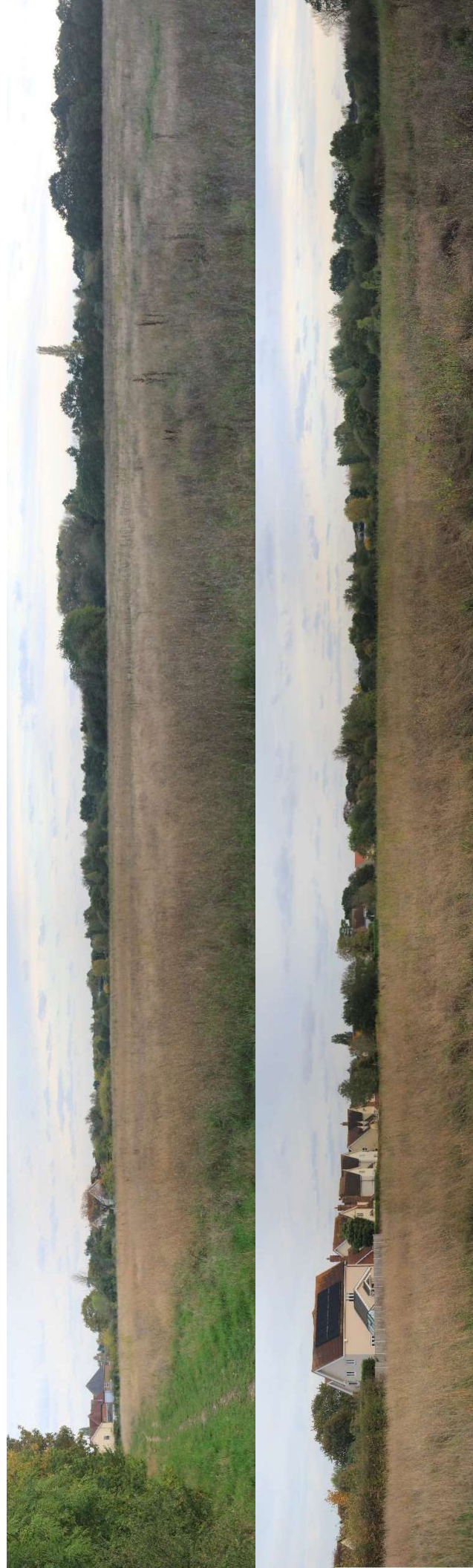
## Brook Meadows, Tiptree

Proposed Residential Development for up to 221 dwellings  
Design and Access Statement & Building For Life Assessment



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# 1.0 Introduction

Vista Architecture & Urban Design have been instructed by the Kler Group to produce this Design and Access Statement (DAS) to set out the context for, and to explain the design principles behind, a proposal for the development to the west of Brook Meadows in Tiptree, Colchester for up to 221 dwellings.

This is an outline application with all matters except access reserved for future consideration.

National Planning Practice Guidance (NPPG) Reference ID: 14-030-20140306 requires a Design and Access Statement to accompany applications for planning permission of this scale. It also highlights what should be included in a Design and Access Statement.

A Design & Access Statement must;

- Explain the design principles and concepts that have been applied to the proposed development.
- Demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.

This DAS has been structured as follows

- Section 2 Planning Policy Context: sets out the key planning policies relating to design which have informed the proposals.
- Section 3 Understanding the Place: provides an overview of the context within which the design proposals will sit in order to inform the design process.
- Section 4 The Site: describes the characteristics of the site.
- Section 5 Design Process: outlines the evolution of the proposed scheme.
- Section 6 Design Proposal: includes details of the site uses, quantum of development, access and movement, landscaping and appearance.
- Section 7 Summary: An assessment of the development proposal is made against Building for Life 12.

In addition to this Statement, there are a number of technical statements that have been prepared in support of the proposal which should be referred to for more detailed information.

- Drainage Strategy & Flood Risk Assessment by ADC Infrastructure Limited.
- Ecology and Protected Species Survey by Aspect Ecology.
- Landscape and Visual Appraisal by Aspect Landscape.
- Transport Assessment by ADC Infrastructure Limited.
- Planning Statement by Cerda Planning.
- Arboricultural Assessment prepared by Aspect Arboriculture.
- Noise Assessment by AAC.
- Air Quality Assessment by AAC.
- Heritage Statement by RPS.
- Health Impact Assessment by Cerda Planning.



## 2.0 Planning Policy Context

The proposed residential development has been formulated with regard to the relevant design policies within the Development Plan, the NPPF, Building for Life 12 and other relevant guidance documents.

### 2.10 National Planning Policy Framework

The Government's general approach to planning is set out in the National Planning Policy Framework (The Framework), produced in 2012 and subsequently revised in July 2018 and February 2019. The Framework is representative of the Government's objective to simplify the planning system in England and to encourage sustainable economic and housing growth.

### 2.20 Local Planning Context

Colchester Borough Council has a suite of adopted Development Plan Documents (DPD) which plan for the future development of the Borough to 2021 and which are relevant to the Site.

### Colchester Borough Council Core Strategy (Adopted 2008, amended 2014)

The Core Strategy sets out the overall planning strategy for the Borough and provides a framework for more detailed policies contained within other documents which form part of the DPD. The key policies of relevant to design are;

- Policy SD1 – Sustainable Development Locations
- Policy SD2 – Delivering Facilities and Infrastructure
- Policy H2 – Housing Density
- Policy H3 – Housing Diversity
- Policy H4 – Affordable Housing
- Policy UR2 – Built Design and Character
- Policy PR1 – Open Space
- Policy PR2 – People-friendly Streets
- Policy TA1 – Accessibility and Changing Travel Behaviour
- Policy TA5 – Parking
- Policy ENV1 – Environment

### Colchester Borough Council Development Policies (Adopted October 2010, amended 2014)

The relevant policies from the Colchester Borough Council Development Policies document are as follows:

- Policy DP1 - Design and Amenity
- Policy DP16 – Private Amenity Space and Open Space Provision for New Residential Development
- Policy DP20 – Flood Risk and Management of Surface Water Drainage
- Policy DP21 – Nature Conservation and Protected Lanes

### Publication Draft stage of the Colchester Borough Local Plan 2017 – 2033 (June 2017)

The emerging Local Plan sets out the vision, strategy, objectives and policies for planning and delivery across Colchester Borough. The key policies relevant to design are;

- Draft Policy SG1 – Colchester's Spatial Strategy
- Draft Policy SG2 – Housing Delivery
- Draft Policy ENV1 – Environment
- Draft Policy ENV3 – Green Infrastructure
- Draft Policy PP1 – Generic infrastructure and mitigation requirements
- Draft Policy DM1 – Health and Wellbeing
- Draft Policy DM8 – Affordable Housing
- Draft Policy DM9 – Development Density
- Draft Policy DM10 – Housing Diversity
- Draft Policy DM12 – Housing Standards
- Draft Policy DM15 – Design and Amenity
- Draft Policy DM17 – Retention of Open Space and Recreational Facilities
- Draft Policy DM18 – Provision of Public Open Space
- Draft Policy DM19 – Private Amenity Space

- Draft Policy DM20 – Promoting Sustainable Transport and Changing Travel Behaviour
- Draft Policy DM21 – Sustainable Access to Development
- Draft Policy DM22 – Parking
- Draft Policy DM23 – Flood Risk and Water Management
- Draft Policy DM24 – Sustainable Urban Drainage Systems

The above Policies are considered in more detail within the Planning Statement produced by Cerda Planning.

### **2.30 Essex Design Guide**

The Essex Design Guide Supplementary Planning Guidance (SPG) expand upon and provide further details and guidance to policies in the adopted Development Plan Documents. The Essex Design Guide is an important SPG for consideration as it provides guidance on how new housing developments should be designed to have a sense of place, be legible, pedestrian friendly and sustainable in order to help create successful living environments.

### **2.40 Parking Standards**

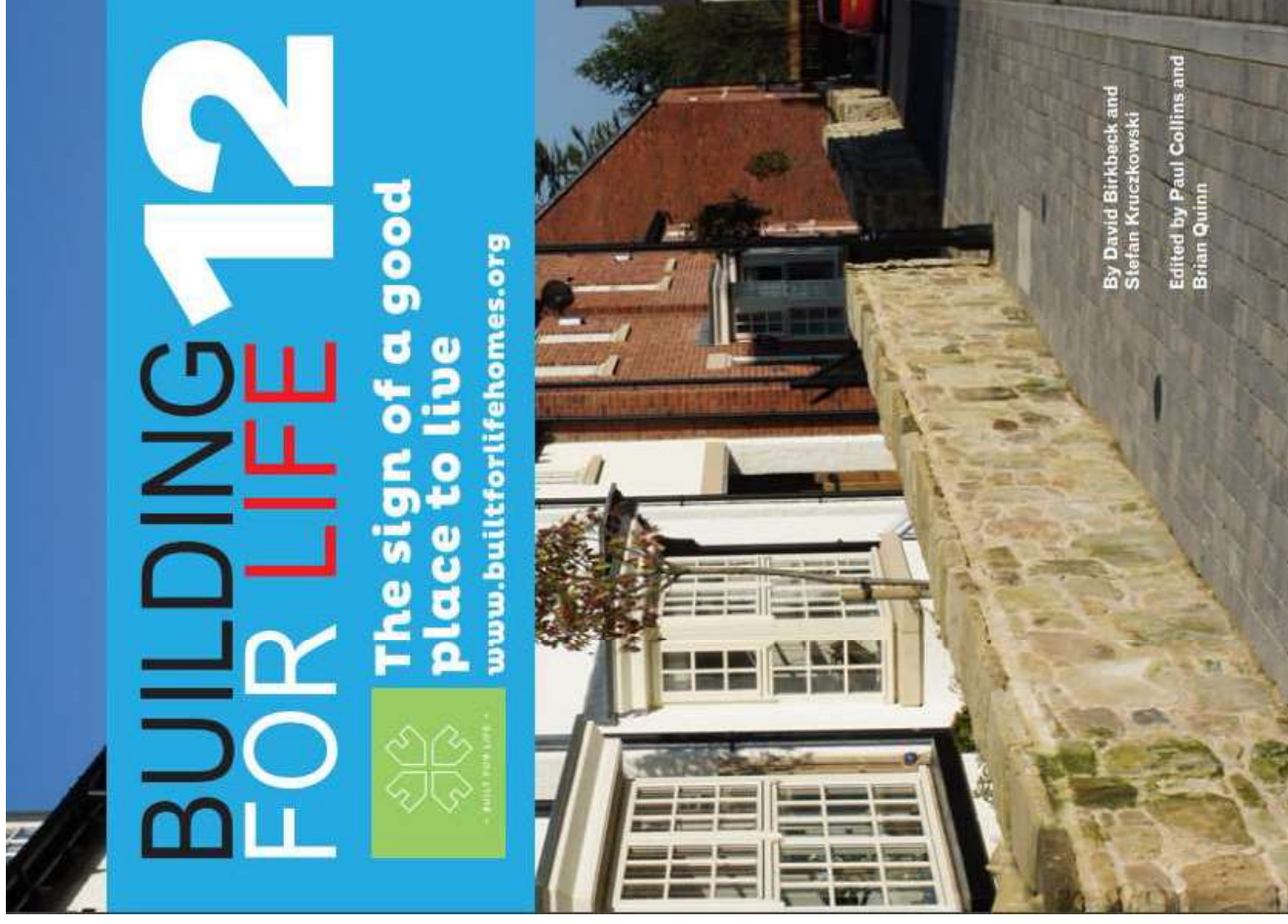
Residential car parking spaces will be provided in line with ECC guidance: Parking Standards Design and Good Practice September 2009.

### **2.50 Building for Life 12**

Building for Life 12 provides a framework by which to consider the quality of housing proposals. An assessment of design quality set against Building for Life 12 criteria is included later within this document.

### **2.60 National Design Guide**

The National Design Guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government’s collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.



By David Birkbeck and Stefan Kruczkowski  
 Edited by Paul Collins and Brian Quinn

## 3.0 Understanding The Place

### 3.10 Tiptree

Tiptree is located approximately 14km south west of Colchester and 21km north east of Chelmsford, within the Borough of Colchester and administered by Tiptree Parish Council, Colchester Borough Council and Essex County Council.

It is surrounded by a number of villages including Messing, Tolleshunt Knights, Tolleshunt Major, Layer Marney, Inworth, Birch, Great Braxted, Great Totham and Little Totham.

It has a population of approximately 9000 and has expanded rapidly for a number of years with large numbers of new houses and estates being built, though it still retains the title of being a village.

### 3.20 Local Facilities

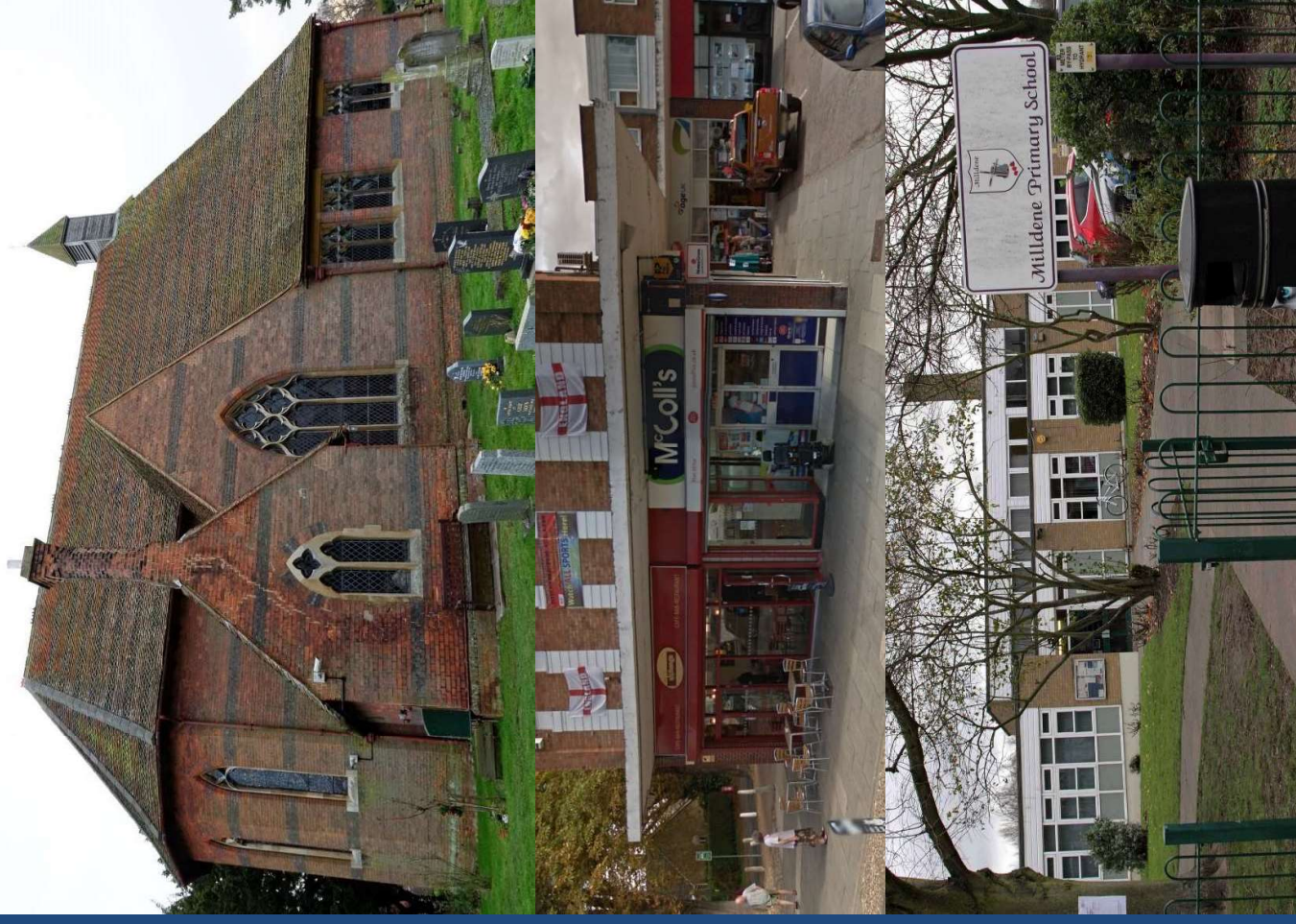
The site benefits from a number of key services and facilities within walking distance via footways along the local highway network and traffic free footpaths.

There are a number of supermarkets, banks, a community centre, a library and a health centre as well as a range of independent shops, cafes, public houses and restaurants. These services support the needs of local residents and businesses in Tiptree.

Tiptree has four primary schools: St Luke's Church of England Primary school, Milldene Primary School, Tiptree Heath Primary School and Baynard's Primary School and Thurstable School providing secondary and sixth form education

The parish church is Saint Luke's, located on Church Road which celebrated its 150th anniversary in 2006. Alongside the parish church, there are three other churches in the village, Kingsland Church, Tiptree United Reformed Church and St John Houghton a Roman Catholic church.

Recreation and sports facilities are provided at Leisure World Tiptree, Tiptree Jobsolve Football Club and the Grove Park play area and skate park.



### 3.30 Sustainability

#### Opportunities for pedestrian travel

Walking distances for commuters and school pupils are defined as, up to 500 metres is the desirable, up to 1,000 metres is an acceptable walking distance, and up to 2,000 metres is the preferred maximum walking distance.

The pedestrian catchment area based on a 2km walking distance from the centre of the site, via footways along the local highway network and traffic free footpaths includes education, employment, health, and retail facilities within Tiptree, including Tesco, Asda and Iceland food retailers, and the Tiptree Medical Centre and Library.

Public Rights of Way are closely located to the site, Footpath 19 runs outside the site boundary to the west and north, connecting to Restricted Byway 17 which runs parallel to the northwest boundary of the development site.

#### Opportunities for cycle travel

The 5km cycle catchment from the centre of the site includes all of Tiptree and surrounding areas of Kelvedon, Feering, and Totham Hill.

The National Cycle Network (NCN) Route 1 runs through the centre of Tiptree approximately 200m north of the site. NCN1 is a long distance cycle route linking Dover with the Scottish Isles, however locally it provides connectivity to Colchester, Witham, and Chelmsford.

#### Opportunities for bus travel

The nearest bus stop to the site is the Brook Meadows stop on Maldon Road, comprising a flag and pole arrangement, approximately 300m walking distance from the centre of the site. The stop is served by the 75, 79, and 91 routes. They provide access to Maldon, Colchester, and Witham.

#### Opportunities for rail travel

The site is located approximately 5km south of Kelvedon railway station. The station is served by half hourly trains to London Liverpool Street, as well as hourly services to Ipswich and Colchester.





The development site is located approximately 500m west of the centre of Tiptree, located on the western edge of the village.

Overall, the site is accessible by all modes of travel and is therefore well located for residential development.

### **3.40 Local Character**

Tiptree does not possess a historic core, the village has expanded over the last 70 years or so, therefore the majority of architecture has a relatively modern identity.

Dwellings are generally arranged in large residential estates, characterised by open frontages to the street, some have large front gardens. Car parking is generally located on plot, to the front and side of buildings. Where boundaries do exist to building frontages they are defined by hedgerows and low brickwork and stone walls.

Many streets are curvilinear with buildings arranged around a mixture of cul-de-sacs and linked streets.

Density varies with differing storey heights, including a large number of bungalows, with varying plot sizes and dwelling formats of terraced, semi-detached and detached homes. The majority of properties in the village are 2 storeys in height, although there are examples of some three storey and single storey development.

Externally, buildings are generally finished in red and buff brickwork, with some buildings finished wholly or partially in render and / or differing coloured weatherboarding which add interest and variety to the street scene.

Dwellings generally have a mixture of roof pitches, shapes and finishes dependent upon the year of construction, dwellings have differing window styles and colours following replacement. Building eaves are generally enclosed by fascia's with bargeboards to gable ends.

Despite the village having a suburban feel, some traditional features are present, generally to dwellings with the most architectural merit.



## 4.0 The Site

The site comprises around 11.67 Ha of existing agricultural land, located approximately 500m west of the centre of Tiptree, located on the western edge of the village.

Existing residential properties are located to the north, east and south while the land to the south west, west and north west is formed of open land, Brooks Meadows abuts the western boundary of the site. The modern residential development sits to the north off Pennsylvania Lane and Brook Meadows and to the east off Maldon Road.

The boundaries are planted with mature trees in the south-east, south, west and north-west which screen views, the north-eastern and eastern boundaries comprise low hedges and intermittent mature trees.

Beyond the immediate site boundary to the north lies further open countryside, to the east lies the town of Tiptree, to the west the site is bound by Inworth Grange Pits Local Wildlife Site. The wider landscape to the south and west comprises further open countryside and agricultural land.

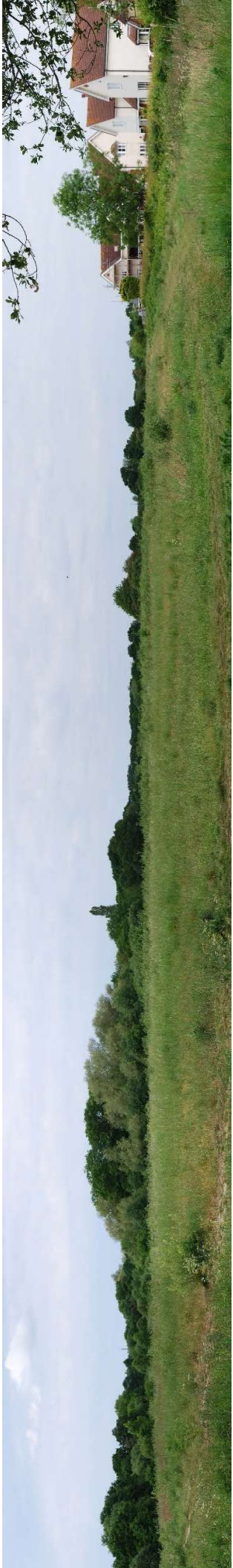
The site itself comprises agricultural land, formerly under arable (strawberry) production, dominated by encroaching developing scrub. Two pockets of woodland are located at the western boundary, within the central area of the site is a disused, twentieth century water reservoir.

The Site itself gently rises from a low point at the southern corner by around 10 metres to a high point at the northern corner of the site, beyond the site the landform continues to gently rise north.

Public Rights of Way are closely located to the site, Footpath 19 runs outside the site boundary to the west and north, connecting to Restricted Byway 17 which runs parallel to the northwest boundary of the development site.

The site and adjacent restored mineral workings are designated as Local Wildlife Sites (LoWS), these are non-statutory designations and therefore have no statutory protection.





## 5.0 Design Process

Once the context of the site was established the design proposals began to be developed. The design of the Master Plan was informed by the technical reports with the key issues summarised below;

### 5.10 Ecology

The site has been subject to a desktop study, an extended Phase 1 habitat survey and a range of protected species surveys. The desktop study has identified that the site itself is not subject to any statutory ecological designations. The nearest European-level statutory designation is Abberton Reservoir Special Protection Area (SPA) / Ramsar, located approximately 5km east of the site. Detailed information regarding the potential of the proposals to affect the SPA and other relevant European designations are presented within the shadow Habitats Regulations Assessment (sHRA) that accompanies the application. In summary, the sHRA concludes with certainty that detrimental effects on European designations, both alone and in-combination with other plans and projects, will be mitigated, such that, taking into account the designations' conservation objectives, the proposals will have no adverse effects on the integrity of any European-level designations

The nearest National-level statutory designation is Tiptree Heath Site of Special Scientific Interest (SSSI), located approximately 1km north of the site. It is unlikely that the proposals would result in any significant impact on the SSSI. The nearest non-statutory designation is Inworth Grange Pits Local Wildlife Site (LWS), which lies to the west of the site and was extended in 2015 to include the application site. The proposals will result in the loss of part of the LWS extension, however subject to appropriate mitigation, the overall integrity of the LWS is unlikely to be significantly affected. On the contrary, a number of remaining areas of the LWS are to be enhanced and overall the proposals will deliver a net gain in biodiversity. All other ecological designations in the surrounding area are physically well separated from the site and are therefore unlikely to be adversely affected by the proposals.

In terms of habitats, features of ecological importance include the woodland, hedgerows (Priority Habitat) and stream, which are of local-level value and are to be retained under the proposals. The woodland areas are to be enhanced as a result of the proposals.

Regarding protected species, subject to the implementation of appropriate mitigation and enhancement measures, long-term opportunities for the majority of species present will be maintained, if not enhanced.

The proposals present the opportunity to secure a number of biodiversity net gains, including enhancement of the existing woodland, additional native woodland creation, wildflower meadow creation, new roosting opportunities for bats, and more diverse nesting habitats for birds.

In summary, the proposals have sought to minimise impacts on biodiversity and subject to the implementation of appropriate avoidance, mitigation and compensation measures, it is unlikely the proposals will result in significant harm to biodiversity. On the contrary, the proposals will deliver a measurable biodiversity net gain.

### 5.20 Flood Risk Assessment and Drainage Strategy

The site has been found not to be at any direct risk from flooding associated with fluvial, sewer or groundwater sources. The development site is entirely within Flood Zone 1 and there are no established sources of flood risk.

The surface water drainage strategy has been considered and a calculation of the anticipated discharge rates and attenuation volumes has been carried out. The proposed development shall look to discharge surface water runoff into the existing land drainage network adjacent to the south-east corner of the site, at the current greenfield runoff rate.

Attenuation is proposed via the use of a detention basin feature that will be located in the southeast corner of the site in order to suit the onsite topography and development proposals. The detention basin will serve as the primary SuDS feature to serve the development and will be designed to incorporate the required treatment trains to ensure that there is no detriment in water quality.

Foul effluent shall look to be conveyed via a gravity foul sewer network that will discharge via a new connection into the adopted Anglian Water sewer network in Brook Meadows adjacent to the proposed site entrance.

It is considered that the site does not have a significant risk of flooding, and that a viable means of foul and surface water drainage can be provided for the proposed development.

### **5.30 Arboriculture**

The development proposals have been informed by an arboricultural survey of the existing tree stock, following guidance within BS5837:2012, and a review of relevant policy tests.

The tree removals have been minimised through design, and comprise only low quality, young and semi mature elements of encroaching scrub. No Veteran trees, high quality trees, or trees afforded protection within a Tree Preservation Order will be detrimentally affected by the development.

Subject to the inclusion of landscape buffers to all boundaries which will provide the opportunity to reinforce the retained tree cover, betterment to the site is provided in arboricultural terms. The scheme of landscaping can enhance the species variety and quality of tree cover within influence of the application area, and more than mitigate for the tree cover to be removed.

The introduction of the proposed development is subsequently considered acceptable from the Arboricultural perspective, and does not conflict with CBC's adopted Policy DP1, emerging policies ENV1, DM9 or NPPF paragraph 175c.

### **5.40 Landscape and Visual Impact Assessment**

In terms of the effect of the proposals upon the receiving landscape character, the site is not subject to any national or local qualitative landscape designations. It is considered that the proposals would not give rise to any significant long term adverse effects upon the key characteristics of the Northern Thames Basin NCA 111, Tiptree Ridge or Tiptree Wooded Farmland LCA landscapes.

It is acknowledged that the proposals would change the character of the site,

however, the proposals would not result in the loss of any important landscape features and would introduce a land use which is characteristic in this localised landscape setting. Therefore, it is concluded that the proposals can be integrated without significant adverse effects upon the localised or wider landscape setting.

In terms of the effect of the proposals upon the receiving visual environment, it is considered that the combination of intervening existing / proposed vegetation and landform results in views being highly localised and therefore would not give rise to significant long term adverse effects upon the localised or wider visual environment. It is acknowledged that the proposals would change the visual environment within the context of the site. However, the proposals have been carefully developed to incorporate areas of landscaped public open space around the periphery of the Site to mitigate these effects.

### **5.50 Noise Report**

The existing noise climate at the site is dominated by the local highway network and local traffic.

The assessment of the potential impact of the existing noise on the proposed development shows that the most of the site can achieve the required criteria without an specific acoustic measures and while there is potential for higher noise levels on the most exposed boundaries acoustic design options can be considered at the detailed design stage and further mitigation measures are available if required.

### **5.60 Air Quality Assessment**

The proposed development is not situated within an Air Quality Management Area.

A construction dust assessment has been undertaken for the demolition and construction phase associated with the proposed development.

With the successful implementation of the suggested mitigation measures, the residual effects of construction dust and emissions from demolition and construction activities on the local area and sensitive receptors, although adverse, will be temporary and not significant.

During the operational phase the air quality modelling exercise indicates that the proposed development will result in a negligible increase in baseline air quality concentrations, but still all within the annual mean objectives / target concentrations.

The proposed development is expected to comply with all relevant current air quality policy.

#### **5.70 Heritage Statement**

Data available from Historic England and the Local Planning Authority shows that there are no designated heritage assets within the proposed development site.

There are no designated heritage assets assessed as sensitive to development outside of the site due to screening by intervening development and vegetation and no historic association has been established with any designated heritage assets outside of the site.

#### **5.80 Transport Assessment**

Access to the development would be via an extension of the existing Brook Meadows carriageway. The existing Brook Meadows carriageway will be widened in accordance with local and national guidance to accommodate the increase in vehicle movements from the development site.

The impact of that traffic on the surrounding highway network has been examined, within a study area agreed with Essex County Council.

With reference to the NPPF, the development would provide opportunities for travel by sustainable transport modes; safe and suitable access can be achieved for all users; and the impact of the development would be cost effectively mitigated. The development should not be prevented on highways grounds.



## 5.90 Influences and Opportunities

The following influences and opportunities for the proposed scheme were identified, drawing upon the assessment of the site and supporting technical information.

### Influences

- A surface water balancing area is required by the south eastern boundary, the size and location is fixed.
- Vehicular access position to the site is fixed from Brook Meadows.
- Amenity of the existing dwellings to be respected along the northern, north western and eastern boundary of the site. Suitable off-set distances should be provided from new development.
- Existing trees and hedgerows around the perimeter of site are to be retained. Satisfactory off-set distances to be provided from new development.
- Extensive areas of public open space should be provided on site, to buffer development from the external boundaries of the site and ensure that a net gain in biodiversity terms can be achieved.
- An extensive circular walk should be provided around the site within a green attractive environment.
- Built form should be set back from northern boundary with substantial new tree and hedgerow planting with public open space areas to enhance the existing boundary vegetation and provide a degree of separation from the existing dwellings.

### Opportunities

- Opportunity to provide native tree and hedgerow planting with public open space and areas of public realm created to provide ecological enhancement. Where practicable, new planting within the site be comprised of native species of local provenance, including trees and shrubs appropriate to the local area.
- In accordance with Policy DM8: Affordable Housing of the Publication Draft stage of the Colchester Borough Local Plan 2017 – 2033 (June 2017) 30% of the proposed dwellings are to be provided as affordable homes. The affordable housing mix to be provided shall be in accordance with this Policy and the Strategic Housing Market Assessment.

- Opportunity to deliver a residential development that has high standards of design, construction and layout in accordance with Policy DM12: Housing Standards
- Market housing mix to be provided broadly in accordance the Strategic Housing Market Assessment.
- There is scope to improve the biodiversity of the site with the inclusion of wildflower planting within the public open space. Consideration should be given to the laying of wildflower turfs, comprising locally appropriate native species, to establish wildflower grassland. This would ensure rapid establishment of these habitats and reduce the timeframe for delivering the range of ecological benefits that are proposed.
- Established vegetation around perimeter of site retained to offer screening and give the development maturity.
- Opportunity to deliver a new high-quality housing development in a sustainable location.
- Site is well contained within surrounding landscape mitigating any impact on the wider landscape.
- An opportunity to provide bird nesting boxes are to be incorporated within the proposed development, thereby increasing nesting opportunities for birds at the site.
- Potential to provide a new footpath link to the existing PROW along the northern and southern boundary of the site. New footpaths will link the development site with the village facilities and wider landscape.
- In accordance with Policy DM10: Housing Diversity provision is made with the Indicative Master Plan for a proportion of the dwellings to meet the requirements of Building Regulations Part M4 (2) and M4(3).
- S106 contributions may be payable for improvements in local facilities.
- The proposals present the opportunity to secure a number of biodiversity net gains, including additional native woodland creation, ecologically beneficial grassland management, new roosting opportunities for bats, and more diverse nesting habitats for birds.
- Opportunity to provide extensive areas of public open space within the development boundary which will provide a substantial landscape framework for the site. In accordance with Policy DM18: Provision of Public Open Space.

- The existing paths within the site are retained and enhanced providing a high level of connectivity between the proposed development and the local and wider footpath network.
- The National Planning Policy Framework (NPPF) encourages new developments to maximise the opportunities for biodiversity through incorporation of enhancement measures. The proposals present the opportunity to deliver ecological enhancements at the site for the benefit of local biodiversity, thereby making a positive contribution towards the broad objectives of national conservation priorities and the local Biodiversity Action Plan (BAP).
- A Sustainable Urban Drainage Feature will be created as part of the proposals and, where practicable, will be designed to be of value to wildlife. Creation of such habitats will provide opportunities for a range of wildlife while also helping to attenuate surface water runoff.
- A number of bat boxes will be incorporated within the proposed development. The provision of bat boxes will provide new roosting opportunities for bats in the area, such as Soprano Pipistrelle, a national Priority Species.
- Southern corner of the site to be fenced off to allow for a 'dogs off leads' area providing a usable open space and localised benefits.
- Opportunity to provide an equipped play area on site to serve the new residents and existing occupants of Tiptree.



Gross site area 11.67 Ha.



Existing trees and hedgerows to be retained with a satisfactory off-set to new development.



Existing dwellings and buildings by site.



Opportunity to provide play areas within public open space.



Southern corner of the site to be fenced off to allow for a 'dogs off leads' area providing a usable open space and localised benefits.



Existing pedestrian links to Pennsylvania Lane retained and further enhanced to provide improved accessibility to the pedestrian links and public open spaces whilst also providing access to the wider public right of way network.



Potential footpath link to existing PROW network along the western boundary of the site.



Areas of public open space around the western fringes of the built form to incorporate native tree and shrub planting / equipped children's play area / species rich wildflower grassland and a formalised network of footpaths to provide a high quality landscape strategy which responds to the wider landscape setting.

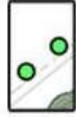


Existing woodland along the south western boundary to be retained and enhanced with new mixed native woodland planting to provide localised landscape benefits and longevity to the treescape.

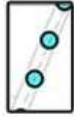


Potential surface water balancing area - opportunity for provision of wetland species to provide ecological enhancement.





Existing public right of way 150-38 along western boundary of site.



Existing public right of way 150-21 along southern boundary of site.



Proposed residential development parcel approximately 6.10 Ha



Built form set back from northern boundary with substantial new tree and hedgerow planting with public open space areas to enhance the existing boundary vegetation and provide a degree of separation from the existing dwellings.



Access into site from Brook Meadows.



Proposed public open space areas approximately 5.40 Ha.



# 6.0 Design Proposal

## 6.01 Summary

This outline application is seeking consent for the principle of residential development for up to 221 dwellings on land to the west of Brook Meadows, Tiptree. Except for access, all other matters are to be reserved.

A single point of access is proposed from Brook Meadows on the eastern boundary of the site and footpath links through and around the development link with ProW's by the site boundaries to provide convenient access to the village facilities.

The layout indicates proposed built form set back along all site boundaries to protect existing soft landscaping assets around the perimeter of the site and provide extensive areas of public open space.

Proposed Buildings front all areas of public realm created by the development to provide a safe, well designed environment and provide satisfactory integration of the built form with the wider landscape. The proposed 'green rim' will act as public open space, providing the opportunity for green links through and around the development.

A surface water balancing pond is sited along the eastern boundary of the site within the public open space.

## 6.02 Use

The site is located to the north, south and west of a predominantly residential area on the western side of Tiptree. The site is sustainably located with access to public transport, shops and facilities within walking distance.

The site is of sufficient size to be able to accommodate up to 221 dwellings and the infrastructure associated with a residential development. Provision is made within the layout for drainage infrastructure, streets, open spaces and landscaping without representing over development of the site.

The proposed gross density based on the red line area is 19 dwellings per hectare, this is considered to strike a balance between the need to use land efficiently and influences and opportunities related to the site.

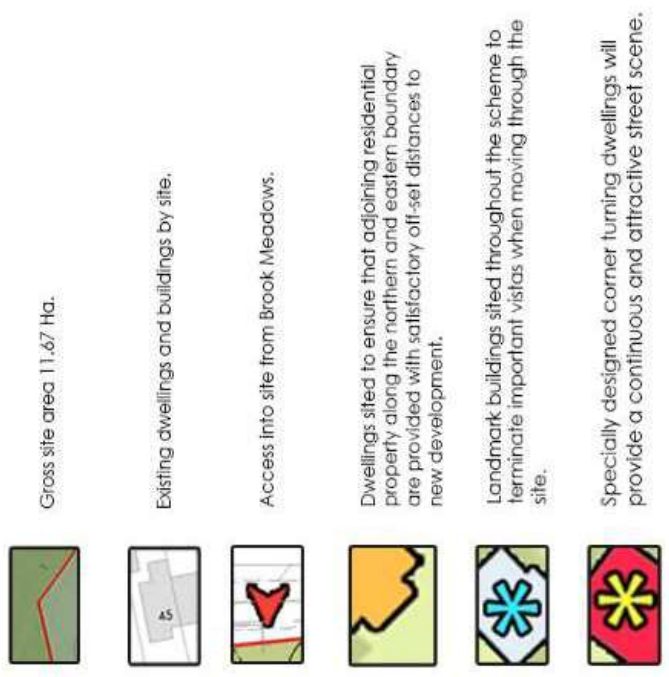


155 total number of market homes.

In accordance with Policy DM9: Development Density of the Publication Draft stage of the Colchester Borough Local Plan 2017 – 2033 (June 2017) the layout provides a satisfactory mix of density across the site.

In accordance with Policy DM10: Housing Diversity provision is made with the Indicative Master Plan for a proportion of the dwellings to meet the requirements of Building Regulations Part M4 (2) and M4(3).

The tenure of residential properties will not be apparent from the appearance of the house or development alone.



The range of supporting technical assessments indicates that the land is developable, and a suitable residential environment can be created without harming surrounding land uses, historical or environmental interests or future residents of the development.

A safe access can be provided, and highway impacts can be suitably mitigated.

**6.03 Amount**

Up to 221 dwellings are proposed on the site providing a good mix of housing, including smaller one and two bedroom properties for first time buyers, families and downsizers as well as larger three, four and five bedroom family homes.

The built form area within the site amounts to approximately 54% of the red line, the remaining area provided as green space and retained woodland.

30% of the proposed dwellings are to be provided as affordable homes. The affordable housing is provided in accordance with Policy DM8: Affordable Housing of the Publication Draft stage of the Colchester Borough Local Plan 2017 – 2033 (June 2017) and the Strategic Housing Market Assessment.

The approximate housing mix currently identified on the Indicative Master Plan for this element is;

- 36% 1 bedroom homes
- 30% 2 bedroom homes
- 23% 3 bedroom homes
- 11% 4 bedroom homes

66 total number of affordable homes.

The market housing mix to be provided in accordance with the Strategic Housing Market Assessment.

The approximate housing mix currently identified on the Indicative Master Plan for this element is;

- 3% 1 bedroom homes
- 35% 2 bedroom homes
- 39% 3 bedroom homes
- 23% 4 and 5 bedroom homes

Dwellings set back behind a green buffer around the development perimeter. This vegetated buffer supports the assimilation of the development into the landscape.

Frontage development set behind proposed surface water balancing area.

Dual frontage dwellings providing positive development frontage to southern POS and north to car parking court.

Dual fronted dwellings providing positive development frontage to western POS and eastern car parking court.

Plots providing a positive development frontage to the proposed street.



#### 6.04 Scale

It is anticipated the majority of the proposed dwellings will be 2 storey. Some 2.5 and 3 storey houses may be considered appropriate in specific locations, where there is a need to terminate important vistas and / or provide gateway buildings within the development.

The siting of dwellings will ensure there is no adverse impact on the amenity of existing dwellings, the wider landscape or views to heritage assets.

#### 6.05 Layout

The Master Plan submitted to support the application identifies the principles of the proposal, which has been designed following a thorough assessment of the sites influences and opportunities, Planning Policy requirements and relevant design guidance.

The well-designed Master plan responds positively to the features of the site and the surrounding context beyond the site boundary. The design principles are;

- Inclusion of existing soft landscaping assets within development frontages to ensure they form part of the public realm and to ease on-going maintenance.
- Perimeter development blocks designed to ensure clearly defined public and private spaces.
- The perimeter blocks arrangement provides the public fronts of buildings facing out onto the streets and public open spaces. The private backs of the buildings face inwards onto rear private gardens.
- The perimeter block layout offers a good level of permeability with a choice of pedestrian routes along the proposed streets or through green links within the proposed public open space.
- Private Lanes are the lowest order of streets around the edges of development, they will provide a suitable relationship to the adjacent public spaces. The private lanes are informal, each serving only a handful of properties and not anticipated to form part of adoptable highway.



- A clear street hierarchy of primary and secondary streets, together with private lanes will assist in the legibility and wayfinding throughout the development. In accordance with Policy DM21: Sustainable Access to Development.
- The orientation of buildings reinforces the street hierarchy within a site. The primary facade of buildings face onto the primary street, and the side of a building onto the secondary street, reinforcing the street hierarchy.
- Specially designed corner turning dwellings have been included, having active facades on both the front and the side of the building. The side elevation of the building will be activated with windows and / or doorways.
- Retention of existing mature landscape features around the perimeter of the site with suitable off-set distances will ensure tree route protection areas are not impacted.
- The density of the proposed development responds to the character of its immediate context and surroundings and will meet the requirements of Policy DM9: Development Density.
- The creation of public open space that effectively wraps around the built form to provide a robust green edge to the proposed development and includes the creation of useable space, within which would be the retained mature scrub woodland and boundary vegetation, with drainage features and footpaths routes providing greater habitat diversity and recreational benefits.
- The public open space areas around the site will allow new native structural planting that would create soft landscape buffers to the site boundaries providing a robust green edge to the proposed development.
- The Indicative Master Plan has been designed to ensure that adjoining residential property along the northern and eastern boundary is respected with suitable off-set distances behind public opens spaces.
- Garden sizes in accordance with Policy DM19: Private Amenity Space.
- Dwellings sited to terminate important vistas within site, to provide wayfinding and legibility.
- A surface water balancing area at the south eastern corner of the site will provide an opportunity for ecological enhancement.

- The proposals present an opportunity to secure a number of net gains in biodiversity, including additional native tree and shrub planting, potential wetland creation, new roosting opportunities for bats and nesting opportunities for birds.
- The proposals seek to incorporate a robust landscape strategy that would provide structure to the proposed residential development and tie in with the surrounding existing vegetation structure along the boundaries and wider green infrastructure within the setting.
- The network of existing paths within the site are retained and enhanced providing a high level of connectivity between the proposed development and the local and wider footpath network. In accordance with Policy DM20: Promoting Sustainable Transport and Changing Travel Behaviour and Policy DM21: Sustainable Access to Development.
- The layout, orientation and proposed material palettes of the development would be informed by the existing urban grain and local vernacular.

## 6.06 Public Open Space

Public open space provided within the site (including the existing tree belts and the proposed surface water balancing area) is approximately 5.42 Ha in size which amounts to 46% of the red line area. The area will be designed and maintained in accordance with Policy DM18: Provision of Public Open Space.

The public open space incorporates appropriate overlooking and safety principles, opportunities for wildlife and enhancing biodiversity and allows the retention of important landscape features such as mature trees and hedgerows around the perimeter of the site.

The POS is designed and located as a 'green rim' to all the site boundaries, this will enable green pedestrian links through the development and to the existing public rights of way crossing or adjacent the site. The 'green rim' will also allow a satisfactory off-set to existing tress, hedgerows and existing dwellings.

This area also links with the surface water balancing area along the south eastern boundary, with a further link to the 'dogs of leads' area.





Gross site area 11.67 Ha.



Existing dwellings and buildings by site.



Existing trees and hedgerows to be retained with a satisfactory off-set to new development.



Opportunity to provide play areas within public open space.



Existing woodland along the south western boundary to be retained and enhanced with new mixed native woodland planting to provide localised landscape benefits and longevity to the treescape.



Built form set back from northern boundary with substantial new tree and hedgerow planting with public open space areas to enhance the existing boundary vegetation and provide a degree of separation from the existing dwellings.



Proposed new ornamental and tree and hedgerow planting will create a high quality residential development delivering bio-diversity gain.



Areas of public open space around the western fringes of the built form to incorporate native tree and shrub planting / equipped children's play area / species rich wildflower grassland and a formalised network of footpaths to provide a high quality landscape strategy which responds to the wider landscape setting.



Potential surface water balancing area - opportunity for provision of wetland species to provide ecological enhancement.



Opportunity to provide play areas within public open space.



Southern corner of the site to be fenced off to allow for a 'dog's off leads' area providing a usable open space and localised benefits.



## 6.07 Appearance

Being an outline planning application, the external appearance, architectural identity and house type design does not form part of this application.

However with reference to the Essex Design Guide, it is anticipated that the proposed dwellings will reflect the character and local distinctiveness in the surrounding area.

The proposed buildings can draw inspiration from some specific references, being a group of particular authentic buildings or a single architectural style. A restrained palette of materials and building details will provide a high-quality residential development which will be locally distinctive.

There is potential to incorporate the following elements within the proposed buildings, boundary treatments and building materials to provide a high quality place;

- Casement windows in single, double and triple configurations of vary styles.
- Proprietary weatherboarding could be specified to key plots within the development.
- Window head and cills defined by stone, timber or brickwork detailing.
- Panelled Doors with a simple bracketed canopy to define the front entrance.
- Variety in roof forms with front facing gables and eaves facing the street.
- Simple brickwork details to verge and eaves with rainwater goods supported from brackets.
- Bay windows or oriel windows to buildings on key junctions to further enhance the place as a nodal point.
- Render could be utilised to key buildings and those terminating important vistas within the development.
- A mixture of roofing materials of traditional appearance in profile and colours. The use of high-quality material will provide variety and a traditional appearance to the roofscape.
- Steep roof pitches should be utilised to ensure a traditional, attractive and interesting roofscape which is reflective distinctive local vernacular.
- Varied casement window styles to avoid an estate-like appearance.
- Dormer windows should be used sparingly on new development, and on the minority of buildings.

- Gable depths should be limited.
- Narrow plan depths should be utilised.
- A mixture of red, brown and orange facing brickwork to provide variety, quality and interest to the street scene.
- Chimneys could be utilised to define important buildings.
- High quality boundary treatments should be specified to where enclosure is within the public realm. These could take the form of hedgerows, brickwork walls and railings as appropriate.

In addition, the tenure of residential properties should not be apparent from the appearance of the house.





## 6.08 Streets

As clear hierarchy of streets is proposed on the Indicative Master Plan.

Illustrated by the accompanying plan a 5.5m wide Primary Street with adjacent footways runs into the heart of the scheme, this is likely to be a tarmac finish.

Secondary Streets are anticipated to be a shared surface with a narrower carriageway and service strips each side, they could be a differing surface material and colour. The Secondary Streets branch from the Primary Streets at the core of the site to the built form extremities.

The lowest category access routes are private lanes, they are designed adjacent green edges of the development to ensure the infrastructure is not overly dominated on the exposed edges of the site and provide a suitable interface the 'green links' proposed around the development.

## 6.09 Parking and Storage

Residential car parking spaces will be provided in line with ECC guidance: Parking Standards Design and Good Practice September 2009, the likely car parking demand, Policy DM12: Housing Standards and Policy DM22: Parking of the Publication Draft stage of the Colchester Borough Local Plan 2017 – 2033 (June 2017).

This should avoid the need for the development leading to on-street parking both within the site and on the local highway network.

The Indicative Master Plan provides the following minimum car parking standards;

- Parking for a 1 bedroom home - 1 Space
- Parking for 2 / 3 / 4 / 5 bedroom homes – minimum 2 Spaces.
- Visitor / unallocated car parking at 25%.

Garage if less than 7m x 3m internal dimension cannot be counted as a space. In addition provision is made with the Master Plan for secure cycle parking which is well laid out and secure.



Gross site area 11.67 Ha.



Existing dwellings and buildings by site.



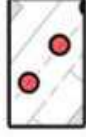
Existing pedestrian links to Pennsylvania Lane retained and further enhanced to provide improved accessibility to the pedestrian links and public open spaces whilst also providing access to the wider public right of way network.



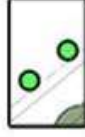
Potential footpath link to existing PROW network along the western boundary of the site.



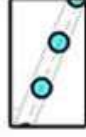
Access into site from Brook Meadows.



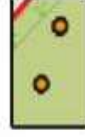
Existing public right of way 150-17 along northern boundary of site.



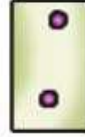
Existing public right of way 150-38 along western boundary of site.



Existing public right of way 150-21 along southern boundary of site.



Proposed footpath links through the public open space within the site with provide permeability and a link to wider village facilities / countryside / public right of way network.



Primary street.



Secondary street.



### 6.10 Private Amenity Space

In accordance with Policy DM19: Private Amenity Space the proposed Master Plan will provide private amenity space to a high standard, where the siting, orientation, size and layout make for a secure and usable space, which has an inviting appearance for residents and is appropriate to the surrounding context.

Provision is made within the layout for the following:

- One or two bedroom houses – a minimum of 50m<sup>2</sup>
- Three bedroom houses – a minimum of 60m<sup>2</sup>
- Four bedroom houses – a minimum of 100m<sup>2</sup>
- A minimum of 25m<sup>2</sup> per flat provided communally

### 6.11 Access

Access to the development would be via an extension of the Brook Meadows carriageway.

In accordance with the Essex Design Guide and Manual for Streets (MfS), the Brook Meadows carriageway will be widened to provide a 5.5m wide carriageway along the entire length and into the development. The access proposals also include the realignment of the existing shared private drive where it meets the new Brook Meadows carriageway.

This access point has been the subject of consultation and agreement with the local highway authority.

### 6.12 Household Waste

Provision is made on the Indicative Master Plan supporting the planning application for the following strategy in relation to bin collection;

- Temporary bin standing areas will be provided within 25m of the adopted street where occupiers will stand their bin on collection day.
- Bin storage areas must be within 30m of an entrance to the home.
- Bin storage areas should be configured to allow each of the bins to be accessed independently, without the need to move other bins around and generally located within rear garden areas.
- A communal bin storage area will be provided to serve the apartments throughout the scheme.

### 6.13 Designing Out Crime

The Indicative Master Plan has been designed to ensure that where possible crime is kept to a minimum and the layout should increase the feeling of safety and security for residents.

In addition, the good urban design principles applied to the Indicative Master will not only enhance safety and reduce crime but positively contribute to the proposed street scene and public realm.

The proposed Master Plan incorporates the following design principles which should reduce crime and anti-social behaviour within public open spaces;

- All proposed dwellings front streets, providing passive surveillance over the street scene.
- All areas of public real created including the public open spaces are overlooked by proposed dwellings.
- Hard and soft landscaping treatments are strategically located and managed to ensure that views to the public realm are not blocked.
- The Indicative Master Plan allows for a variety of route options and reduces the feeling of entrapment.
- All pedestrian routes are located to the front of buildings, within the public realm which will provide passive surveillance, increase the feeling of security and in turn encourage more frequent use.
- Perimeter block development is proposed which will reduce the vulnerability of side and rear boundaries. Where side boundaries are exposed they will be robust.
- The car parking courts are small and well overlooked from living area windows of surrounding dwellings.
- Car parking is generally accommodated within the curtilage of each dwelling to provide optimum surveillance.

# 7.0 Building For Life Assessment

## INTEGRATING INTO THE NEIGHBOURHOOD

### Q1: Connections

Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones; whilst also respecting existing buildings and land uses along the boundaries of the development site?

**YES:** The scheme integrates well with its surroundings. The retention and supplementing of the existing peripheral landscape features along all the site boundaries will ensure that the site remains constrained and screened from the wider landscape and provides for a sensitive transition between the development, adjoining properties and the countryside.

The proposals have sought to minimise impacts on biodiversity and subject to the implementation of appropriate avoidance, mitigation and compensation measures, it is considered unlikely that the proposals will result in significant harm. On the contrary, the proposals will deliver a significant biodiversity net gain.

New footpath links are provided around and through the development providing convenient links to the PRoW network around the site, in turn providing a convenient link to the village facilities.

### Q2: Facilities & Services

Does the development provide (or is close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?

**YES:** The site benefits from a number of key services and facilities within walking distance via footways along the local highway network and traffic free footpaths.

There are a number of supermarkets, banks, a community centre, a library and a health centre as well as a range of independent shops, cafes, public houses and restaurants. These services support the needs of local residents and businesses in Tiptree.

Tiptree has four primary schools: St Luke's Church of England Primary school, Milldene Primary School, Tiptree Heath Primary School and Baynard's Primary School and Thurstable School providing secondary and sixth form education

The parish church is Saint Luke's, located on Church Road which celebrated its 150th anniversary in 2006. Alongside the parish church, there are three other churches in the village, Kingsland Church, Tiptree United Reformed Church and St John Houghton a Roman Catholic church.

Recreation and sports facilities are provided at Leisure World Tiptree, Tiptree Jobserve Football Club and the Grove Park play area and skate park.

### Q3: Public Transport

Does the scheme have good access to public transport to help reduce car dependency?

**YES:** The site offers good opportunities for public transport.

Opportunities for bus travel

The nearest bus stop to the site is the Brook Meadows stop on Maldon Road, comprising a flag and pole arrangement, approximately 300m walking distance from the centre of the site. The stop is served by the 75, 79, and 91 routes. They provide access to Maldon, Colchester, and Witham.

Opportunities for rail travel

The site is located approximately 5km south of Kelvedon railway station. The station is served by half hourly trains to London Liverpool Street, as well as hourly services to Ipswich and Colchester.

The development site is located approximately 500m west of the centre of Tiptree, located on the western edge of the village. Overall, the site is accessible by all modes of travel and is therefore well located for residential development.

#### **Q4: Local Housing Requirements**

Does the development have a mix of housing types and tenures that suit local requirements?

YES: Up to 221 dwellings are proposed on the site providing a good mix of housing, including smaller one and two bedroom properties for first time buyers, families and downsizers as well as larger three, four and five bedroom family homes.

The built form area within the site amounts to approximately 54% of the red line, the remaining area provided as green space and retained woodland.

30% of the proposed dwellings are to be provided as affordable homes. The affordable housing is provided in accordance with Policy DM8: Affordable Housing of the Publication Draft stage of the Colchester Borough Local Plan 2017 – 2033 (June 2017) and the Strategic Housing Market Assessment.

The approximate housing mix currently identified on the Indicative Master Plan for this element is;

- 36% 1 bedroom homes
- 30% 2 bedroom homes
- 23% 3 bedroom homes
- 11% 4 bedroom homes

66 total number of affordable homes.

The market housing mix to be provided in accordance with the Strategic Housing Market Assessment.

The approximate housing mix currently identified on the Indicative Master Plan for this element is;

- 3% 1 bedroom homes
- 35% 2 bedroom homes
- 39% 3 bedroom homes
- 23% 4 and 5 bedroom homes

155 total number of market homes.

In accordance with Policy DM9: Development Density of the Publication Draft stage of the Colchester Borough Local Plan 2017 – 2033 (June 2017) the layout provides a satisfactory mix of density across the site.

In accordance with Policy DM10: Housing Diversity provision is made with the Indicative Master Plan for a proportion of the dwellings to meet the requirements of Building Regulations Part M4 (2) and M4(3).

The tenure of residential properties will not be apparent from the appearance of the house or development alone.

#### **CREATING A PLACE**

##### **Q5: Character**

Does the scheme create a place with a locally inspired or otherwise distinctive character?

YES: Being an outline planning application, the external appearance, architectural identity and house type design does not form part of this application. The Master Plan supporting the application is also indicative.

However Section 6, Design Proposals clearly explains the rationale behind the design principles and how they respond to the relevant design guidance, influences and opportunities of the site.

##### **Q6: Working with the site & its context**

Does the scheme take advantage of existing topography, landscape features, trees and plants, wildlife habitats, existing buildings, site orientation and microclimate?

YES: The proposed development ensures the retention of the majority of hedges and trees around the perimeter of the site, supplementing gaps where necessary and likewise will create pockets of landscaping within the site within the public realm and private spaces.

The embellishment of the existing landscaping and provision of formal and informal open space and play areas will provide great opportunities to enhance the local ecology particularly by the introduction of potential wet and dry surface water balancing zones.

The following ecology mitigation features are incorporated into the development proposals;

**Sensitive Lighting.**

Light-spill onto retained and newly created habitat, in particular the retained hedgerows, woodland and scrub will be minimised in accordance with good practice guidance 30 to reduce potential impacts on light-sensitive bats (and other nocturnal fauna). This may be achieved through the implementation of a sensitively designed lighting strategy.

**Habitat Manipulation Exercise.**

In order to minimise the risk of harm to reptiles, a habitat manipulation exercise is proposed.

**New Planting.**

It is recommended that where practicable, new planting within the site be comprised of native species of local provenance, including trees and shrubs appropriate to the local area.

**Bat Boxes.**

A number of bat boxes will be incorporated within the proposed development. The provision of bat boxes will provide new roosting opportunities for bats in the area, such as Soprano Pipistrelle, a national Priority Species.

**Bird Boxes.**

Bird boxes will be installed within the development thereby increasing nesting opportunities for birds at the site.

**Hedgehog Nest Domes.**

Hedgehog nest domes could be installed within sheltered areas, such as the existing or newly created hedgerows to provide suitable nesting and hibernation sites for this species.

**Sustainable Urban Drainage Feature.**

A SuDS feature will be created as part of the proposals and, where practicable, will be designed to be of value to wildlife. Creation of such habitats will provide opportunities for a range of wildlife (if guided by ecological principles) while also helping to attenuate surface water runoff.

**Wildflower Grassland.**

It is recommended that areas of wildflower grassland are created at the boundaries such that, in combination with new native landscape planting, opportunities for biodiversity will be maximised under the proposals. Consideration should be given to the laying of wildflower turfs, comprising locally appropriate native species, to establish wildflower grassland. This would ensure rapid establishment of these habitats and reduce the timeframe for delivering the range of ecological benefits that are proposed.

**Wetland Features.**

The opportunity exists to create new wetland habitats that will provide a range of opportunities for wildlife as part of the proposed Sustainable Drainage Systems (SuDS) feature. Creation of such habitats would provide opportunities for a range of wildlife (if guided by ecological principles) while also helping to attenuate surface water run-off.

**Habitat Piles.**

A proportion of any deadwood arising from vegetation clearance works should be retained within the site in a number of wood piles located within areas of new planting, new wetland habitats or areas of wildflower grassland in order to provide potential habitat opportunities for invertebrate species, which in turn could provide a prey source for a range of other wildlife. In addition, the provision and management of new native landscape planting will likely provide additional opportunities for invertebrates at the site in the long term.



### **Q7: Creating well defined streets & spaces**

Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?

YES: As highlighted by the 'Built Form Plan' within the design and access statement, buildings have been carefully positioned to turn corners well, frame key views and define the gateway into the site.

Dwellings are also gathered around and / or front the public open spaces, linear parks at the site entrance and along the 'green rim' around the site boundaries. All areas of public realm created are framed by positive development frontage to ensure adequate surveillance is created an ensure they form positive elements to the scheme.

### **Q8: Easy to find your way around**

Is the development designed to make it easy to find your way around?

YES: The Master Plan follows the principle of perimeter blocks with cul-de-sacs and private drives only proposed around the development edge.

Public open space areas within the site provide attractive focal points and new footpath links through and around the site provide links to the PRoW network which in turn link to the village centre.

The street hierarchy is clear and the siting of differing building types, the materials palette and building styles within the layout will make the scheme easy to navigate and find your way around.

### **STREET & HOME**

#### **Q9: Streets for all**

Are streets designed in a way to encourage low vehicle speeds and allow them to function as social spaces?

YES: The primary street will feature nodes which will calm vehicles speeds along main routes. The secondary streets are proposed to be shared surfaces or narrower street types which will naturally calm vehicle speeds and elevate the role of pedestrians.

Streets are well enclosed by the active edges of buildings and parking areas are well related to the street and front door of the house ensuring social interaction and pedestrian activity on the street.

The small-scale nature of the development will ensure traffic speeds are inherently low.

#### **Q10: Car parking**

Is resident and visitor parking sufficient and well-integrated so that it does not dominate the street?

YES: The Master Plan is designed so that a variation in car parking typology is provided throughout the scheme. Parking is provided to the side, front and within car parking courts where density is greater.

This will provide visual interest and ensure an attractive street scene that is defined by the buildings, boundary treatments and hard / soft landscaping by the street.

Garages will be adequately sized, and provision will be made with rear gardens for bin and cycle storage.

A proportion of car parking spaces are also suitable for disabled persons and visitor car parking is also identified.

Where dwellings are located off private drives there will be temporary bin standing locations provided to ease the collection of bins.

Residential car parking spaces will be provided in line with ECC guidance: Parking Standards Design and Good Practice September 2009, the likely car parking demand, Policy DM12: Housing Standards and Policy DM22: Parking of the Publication Draft stage of the Colchester Borough Local Plan 2017 – 2033 (June 2017).

This should avoid the need for the development leading to on-street parking both within the site and on the local highway network.

#### **Q11: Public & private spaces**

**Will public and private spaces be clearly defined and designed to have appropriate access and be able to be well managed and safe in use?**

**YES:** The building arrangement serves to define the public and private realm well, through the use of perimeter blocks and the active edges to public spaces – all areas of public realm created are adequately supervised.

The management of the public open space is likely to be undertaken by a management company and will be a priority in order to retain the landscaped character of the scheme.

#### **Q12: External storage & amenity space**

**Is there adequate external storage space for bins and recycling, as well as vehicles and cycles?**

**YES:** All properties (with the exception of apartments) will have access to rear garden areas to facilitate the storage of refuse and recycling bins away from the street scene.

Provision is made on the Indicative Master Plan supporting the planning application for the following strategy in relation to bin collection;

- Bin storage areas must be within 30m of an entrance to the home.
- Bin storage areas should be configured to allow each of the bins to be accessed independently, without the need to move other bins around and generally located within rear garden areas.
- A communal bin storage area will be provided to serve the apartments throughout the scheme.

- Temporary bin standing areas will be provided within 25m of the adopted street where occupiers will stand their bin on collection day.

Some properties will be provided with a garage which will be of a sufficient size to allow for storage of items such as bicycles, where garages are not provided potential cycle storage will be provided external to the building.

In accordance with Policy DM19: Private Amenity Space the proposed Master Plan will provide private amenity space to a high standard, where the siting, orientation, size and layout make for a secure and usable space, which has an inviting appearance for residents and is appropriate to the surrounding context.

Provision is made within the layout for the following:

- One or two bedroom houses – a minimum of 50m<sup>2</sup>
- Three bedroom houses – a minimum of 60m<sup>2</sup>
- Four bedroom houses – a minimum of 100m<sup>2</sup>
- A minimum of 25m<sup>2</sup> per flat provided communally

## 8.0 Summary

This Design and Access Statement supports an outline planning application on a 11.67 Ha site for up to 221 dwellings, together with associated open space, drainage and highways infrastructure, on land west of Brook Meadows, Tiptree.

The development proposals identified on the Master Plan have been generated taking into account the sites context and its surroundings, national planning policy and guidance and local planning policies and relevant design guidance.

The likely gross density of around 19 dwellings per Ha (based on the red line area) is considered to strike a reasonable balance between the need to make efficient use of the land whilst respecting the characteristics of the site.

The range of supporting technical assessments indicates that, subject to the implementation of appropriate mitigation measures as appropriate and a sensitive scheme design, the land is developable for residential purposes.

An appropriate environment can be created without harming heritage assets, surrounding land uses, environmental interests, existing neighbouring residents or indeed the future residents of the development.

Moreover, the reports indicate that there will be no significant harm to bio-diversity but on the contrary, opportunities exist to provide numerous nett gains in bio-diversity on the site.

Opportunities exist to provide positive development frontages to linear Parks around the development boundaries, resulting in a pleasant outlook for future occupiers whilst minimising the impact on the wider landscape and adjacent dwellings, it also allows provision of a circular walk around the site.

The potential surface water balancing zones presents a great opportunity to enhance the local ecology. There are also clear opportunities to link these green zones with the existing footpath network in and around the site, making pedestrian access into the village centre, the wider countryside and public transport opportunities, very convenient.

Affordable housing will be delivered on site to accord with the local policy requirements and financial contributions will be negotiated, where appropriate, to ensure that the additional demands on facilities and infrastructure generated by the development can be met.

In conclusion, the proposed development is considered to accord with relevant Development Plan policies; the policies of the National Planning Policy Framework; and the applicable content found within the National Planning Practice Guidance of 2014.

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