



POLICY TIP13: TOWER END

Tower End is allocated for approximately 175 homes. The following criteria must be met:

- i. A mix of dwelling sizes in accordance with Policy TIP05, including provision of bungalows; and
- ii. An affordable housing contribution relevant under national or Borough policies at the time the planning application is submitted subject to viability considerations; and
- iii. 0.27ha provided as green space for community use and wildlife. This is complimentary to meeting the requirements for open space provision in the Colchester Local Plan; and
- iv. Development should deliver net environmental and biodiversity gains, in addition to protecting existing habitats and species. Any negative impacts on biodiversity, including flora and fauna, and local wildlife must be adequately mitigated and/or offset; and
- v. A 'primary street' connecting Kelvedon Road with Grange Road in accordance with Policy TIP07 and Map 8.3; and
- vi. Safe direct walking and cycling routes from within the estate to Baynard's Primary and Thurstable Schools as well as towards the village centre and Perrywood Garden Centre; and
- vii. The provision of land for 1 Gypsy and Traveller pitch in an accessible location on site. Provision off-site will be appropriate on a suitable alternative site in Tiptree or, if no such sites are available, then on a suitable alternative site elsewhere in the Borough; and
- viii. A heritage impact assessment; and
- ix. The provision of an appropriate Residential Travel Plan; and
- x. Multi-functional Sustainable Drainage Systems (SuDS) to manage rainfall runoff, enhance biodiversity and provide a place for nature and recreation; and
- xi. In addition the operational water mains across the site will be protected from development to ensure that access can be maintained.