

xi. In addition the operational water mains across the site will be protected from development to ensure that access can be maintained.

1. To deliver well designed new homes in keeping with the village feel and identity of Tiptree on allocated sites to meet Tiptree’s housing needs up to 2033		2. To avoid increased congestion on existing roads and junctions in and around Tiptree and promote the provision of cycleways and footways from new development to existing village amenities including the village centre		3. To maintain and improve a safe, welcoming and attractive village centre to service the needs of the community		4. To strengthen and support local economic activity and local economic areas by encouraging small businesses and promoting accessible business parks		5. To protect and where possible, enhance open spaces, biodiversity and landscape character		6. To value and protect our heritage	
Will it deliver the number of houses needed to support the existing and growing population?	Will it provide a variety and choice to meet existing and future needs in terms of housing type and tenure?	Will it avoid congestion on existing roads and junctions?	Will it deliver sustainable transport infrastructure?	Will it retain and enhance community facilities?	Will it increase the number of public car spaces in the village centre and improve sustainable transport links?	Will it improve the delivery of a range of local employment opportunities?	Will existing open spaces be protected & new open spaces be created?	Will it protect or enhance biodiversity?	Will it protect and enhance heritage and cultural assets?		
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TIP13 allocates land for 175 dwellings at Tower End. Policy TIP12 explains that the three sites (Tower End, Highlands Nursery and Elms Farm) are to be developed comprehensively. This synergy will result in the delivery of dwellings to meet Tiptree’s housing requirement of 600 dwellings in the plan period. A mix of housing will be provided, this is referred in the policy and also in policy TIP05. An area of open space is proposed, which will benefit the community. The allocation includes 0.27ha of open space at the western edge of the site primarily to protect and enhance biodiversity. The neighbourhood plan authors have given consideration to how the site will connect to existing areas and there is a

requirement for pedestrian and cycle access to surrounding areas and the village centre, which will help to promote sustainable travel and reduce congestion. Safe, direct routes to Baynards primary school and Thurstable secondary school must be provided. Consideration should be given to including a criteria requiring development to result in biodiversity net gain, which will lead to biodiversity enhancement. Colchester Borough Council's Historic Environment Team have advised that there are no designated heritage assets within this site. The water tower and pumping station are likely eligible for the local list and should be nominated. In terms of below-ground archaeological investigation, there is currently no information recorded in the Historic Environment Record for this area, with the exception of the railway track bed (Kelvedon-Tiptree-Tollesbury Light Railway, closed in 1951), this is also potentially eligible for the local list. There is need for pre-determination trial-trenched evaluation, to establish the archaeological potential of this area which has not been the subject of any previous systematic archaeological investigation.

POLICY TIP14: HIGHLAND NURSERY AND ELMS FARM

A. Highland Nursery and Elms Farm are together allocated for approximately 450 homes. Both parts of the allocation must meet the following criteria:

- i. An affordable housing contribution relevant under national or Borough policies at the time the planning application is submitted subject to viability considerations; and***
- ii. A mix of dwelling sizes in accordance with Policy TIP05, including provision of bungalows; and***
- iii. 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***
- iv. 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***
- v. A heritage impact assessment; and***
- vi. The provision of an appropriate Residential Travel Plan; and***
- vii. Provision of multi-functional Sustainable Drainage Systems (SuDS) to manage rainfall runoff, enhance biodiversity and provide a place for nature and recreation; and***