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1 Kolo Walk – Colchester – Essex – CO4 6ER

Cllr Greenwood
Tiptree Parish Council
56 Church Road
Tiptree
CO5 0SU

1st August 2022

Dear Cllr Greenwood,

Land at Highland Nursery, Tiptree; and Land at Elms Farm, Tiptree

Deliverability Statement

Mersea Homes has been involved in the neighbourhood planning process from very early in the process and has developed a strong working relationship with the Tiptree Neighbourhood Plan Working Group. Mersea Homes has sought to agree a collective vision with the Tiptree Neighbourhood Plan Working Group for these sites that meets the needs and aspirations of the local community, and delivers the essential local infrastructure.

The proposals at Highland Nursery and Elms Farm would deliver 400 new homes, including circa 120 affordable dwellings. This supply would help to meet a general need to boost the supply of affordable housing across the Borough generally and within Tiptree more specifically.

The land is available for development and there are no known constraints that would prevent the development of either Highland Nursery and Elms Farm from being delivered. These sites will also help deliver important local infrastructure in the form of land for a medical facility, and future highway enhancements.

Mersea Homes can also confirm that the development of these sites is both viable and deliverable. A planning application is expected to be submitted for the first phase of development soon after the adoption of the Tiptree Neighbourhood Plan, which is anticipated to be at the end of 2022 / early 2023.

It is relevant that the Planning Inspector [Ref: APP/A1530/W/21/3278575] considering a recent scheme for 130 dwellings on land adjoining The Gables, Kelvedon Road, Tiptree, Essex CO5 0LU, confirmed in paragraph 44 of his report that:

44. The scale of development proposed would not be such as to undermine the comprehensive delivery of further growth at Highland Nursery and Elms Farm, with the link road and other supporting infrastructure this might provide for.

Overall, these site allocations to the north of Tiptree would represent a logical extension to the village that would contribute to the strategic aims of the emerging Colchester Borough Local Plan and that of the emerging Tiptree Neighbourhood Plan.

Moving Forward

Should you require any further assistance, please do not hesitate to get in contact with me.

Yours sincerely,



Andrew Ransome MRTPI

Planning Director