



Tiptree Neighbourhood Plan

Strategic Environmental Assessment Scoping Report

February 2019

Tiptree Neighbourhood Plan Strategic Environmental Assessment (SEA) Scoping Report

Contents

Introduction	3
Tiptree Neighbourhood Plan	3
Scoping Report	4
Task A1: Identifying other relevant plans, programmes and environmental protection objectives	4
Task A2: Collecting baseline information	8
Task A3: Identifying environmental problems.....	15
Task A4: Developing SEA objectives	15
Task A5: Consulting on the scope of SEA.....	19

Introduction

The objective of the Strategic Environmental Assessment (SEA) Directive is to “provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development”.

The SEA Directive requires an environmental assessment of certain plans and programmes. The environmental assessment must include the likely significant effects on the environment of implementing the plan and reasonable alternatives taking into account the objectives and geographical scope of the plan.

When deciding on the scope and level of detail of the information to be included in the environmental report the authorities with environmental responsibility must be consulted. These authorities, or consultation bodies, are Natural England, the Environment Agency and Historic England.

An SEA need not be done in any more detail, or using any more resources, than is useful for its purpose. The SEA Directive requires consideration of the significant environmental effects of the plan and of reasonable alternatives that take into account the objectives and the geographical scope of the plan. Article 5 of the Directive lists factors to be considered in deciding what information to include in the environmental report:

- Information that may reasonably be required taking into account current knowledge and methods of assessment;
- The contents and level of detail of the plan;
- The objectives and geographical scope of the plan;
- The stage reached in the decision making process; and
- The extent to which it would be more appropriate to assess certain matters elsewhere in the decision making process.

Tiptree Neighbourhood Plan

Changes to the basic conditions for neighbourhood plans came into force recently on 28 December 2018 making it clear that neighbourhood plans can have an appropriate assessment under the Habitats Directive.

The Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS) sets out Zones of Influence (Zoi), which have been agreed by Natural England. Residential development falling within the Zoi is likely to significantly affect Habitat sites through increased recreational disturbance. The whole of Colchester Borough is within the Zoi, which means that all residential development in Colchester Borough is likely to significantly affect Habitats sites through increased recreational disturbance. The

Tiptree neighbourhood plan therefore needs to consider appropriate avoidance/mitigation measures. Until recently this could be done through a screening opinion. However, a recent decision from the European Court of Justice (People Over Wind and Sweetman) requires avoidance and mitigation measures to be considered in an appropriate assessment rather than a screening opinion.

The implications of this are that an appropriate assessment is required for the neighbourhood plan, even though the effects are in-combination. The SEA Directive states that SEA is mandatory if an appropriate assessment is required.

This report sets out the scope and level of detail of the assessment and will be sent to the consultation bodies during consultation on the draft Tiptree neighbourhood plan (Regulation 14 consultation). An SEA report will follow and be published for consultation alongside the publication stage consultation (Regulation 16).

Scoping Report

This scoping report:

- Identifies other relevant plans, programmes and environmental protection objectives
- Presents baseline data
- Identifies environmental problems
- Sets out SEA objectives.

Tasks 1, 2 and 3 have effectively already been done through the process of preparing the draft neighbourhood plan. This work is presented in this scoping report. The SEA objectives are a combination of the findings of tasks 1, 2 and 3, the neighbourhood plan objectives and the emerging local plan Sustainability Appraisal (SA) objectives.

Task A1: Identifying other relevant plans, programmes and environmental protection objectives

SEA Directive:

“the relationship [of the plan or programme] with other relevant plans and programmes” (Annex 1(a))

A plan may be influenced in various ways by other plans or environmental objectives. It is important to understand the content and objectives of other plans.

The following is a list of plans and programmes which were identified, reviewed and considered as part of the emerging Local Plan Section 2 Sustainability Appraisal. Whilst they may not all be directly relevant to the neighbourhood plan this comprehensive list highlights the wide range of plans and programmes which may

influence the neighbourhood plan. As expected for a neighbourhood plan, the locally specific plans have been extensively reviewed and have influenced this neighbourhood plan.

International

Review of the European Sustainable Development Strategy (2009)
European Community Biodiversity Strategy to 2020 (2012)
Environment 2010: Our Future, Our Choice (2003)

National

The National Planning Policy Framework (2018)
Adapting to Climate Change: Ensuring Progress in Key Sectors (2013)
National Planning Policy Framework (2012)
National Planning Practice Guide (2014)
DECC National Energy Policy Statement EN1 (2011)
DCLG: An Introduction to Neighbourhood Planning (2012)
JNCC/Defra UK Post-2010 Biodiversity Framework (2012)
Biodiversity 2020: A strategy for England's wildlife and ecosystems services (2011)
Mainstreaming Sustainable Development (2011)
National policy for travellers (2012)
PPS 5 Historic Environment Guide (2010)
Flood and Water Management Act (2009)
Safeguarding our soils (2009)
Community Infrastructure Levy Guidance (April 2013)
UK Marine Policy Statement, HM Government (2011)
Planning Policy Statement 10: Planning for Sustainable Waste Management (2011)
The Rights of Way Circular 1/09, Department for Environment, Food & Rural Affairs, October 2009
Encouraging Sustainable Travel, Highways Agency
A12/ A120 Route based strategy, Highways Agency (2013)
East of England Route Strategy Evidence Report, Highways Agency (2014)
The Vascular Plant Red Data List for Great Britain

Regional

Haven Gateway: Programme of Development: A Framework for Growth, 2008 -2017 (2007)
Haven Gateway: Integrated Development Plan (2008)
South East LEP Investment and Funding (March/April 2014)
Anglian Water Business Plan (2015-2020) (2012)
Draft Water Resource Management Plan (2014 – 2039) (2014)
Anglian River Basement Management Plan (2009 and draft 2015)
Catchment Abstraction Management Plan

Haven Gateway Water Cycle Study: Stage 1 Report (2008)
 Atkins A120 Wider Economic Impacts Study (2008)
 The draft Anglian River Basin Flood Risk Management Plan (2015)
 The Combined Essex Catchment Abstraction Management Strategy (CAMS) (2013)
 The Suffolk Shoreline Management Plan (2014)

County

Commissioning School Places in Essex 2014/19 (2015)
 ECC developer contributions document (2010)
 Education contributions guideline supplement
 ECC Corporate Plan 2013 – 2017
 Vision for Essex 2013 – 2017: Where innovation brings prosperity (2013)
 Corporate Outcomes Framework 2014 - 2018 Essex County Council (2014)
 Essex and Southend-on-Sea Waste Local Plan (2017)
 Essex Minerals Local Plan (2014)
 Colchester draft Surface Water Management Plan (2014)
 Essex Biodiversity Action Plan (2011)
 Essex Transport Strategy: the Local Transport Plan for Essex (2011)
 Highway Authority's Development Management Policies (2011)
 Economic Growth Strategy (2012)
 Integrated County Strategy (2010)
 Essex Wildlife Trust's Living Landscapes
 Combined Essex Catchment Abstraction Management Strategy (2013)
 Essex Design Guide (2005)
 North Essex Catchment Flood Management Plan (2009)
 Essex and South Suffolk Shoreline Management Plan (second phase) (2011)
 Dedham Vale AONB and Stour Valley Management Plan 2010 – 2015
 Essex Public Rights of Way Improvement Plan, Essex County Council
 Joint Municipal Waste Management Strategy for Essex 2007 – 2032 (2008)
 Local Flood Risk Management Strategy, Essex County Council (2013)
 Essex Gypsy and Traveller Accommodation Assessment (2014)
 Essex Biodiversity Action Plan (2011) – Vision for Essex Lowland Meadows

Local

Colchester Borough Publication Draft Local Plan (2017)
 Colchester Borough Core Strategy (2014)
 Colchester Borough Development Policies (2014)
 Colchester Borough Site Allocations (2010)
 Colchester Borough Local Plan Section 1 Sustainability Appraisal report (2017)
 Colchester Borough Local Plan Section 2 Sustainability Appraisal report (2017)
 Colchester Borough Local Plan Section 1 Appropriate assessment report (2017)
 (2017)

Colchester Borough Local Plan Section 2 Appropriate assessment report (2017)
 Creative Colchester Strategy & Action Plan (2012)
 Colchester Borough Council Strategic Plan 2012-2015 (2012)
 PPG17 Open Space , Sport & Recreation (2008)
 Safer Colchester Partnership: Strategic Assessment of Crime and Annual Partnership Plan 2012-2013 (2012)
 Townscape Character Assessment (2006)
 Landscape Character Assessment (2006)
 Scott Wilson Strategic Flood Risk Assessment (2008)
 Affordable Housing SPD (2011)
 Communities Facilities SPD (updated 2012)
 Better Town Centre SPD (2012)
 Sustainable Design and Construction SPD (2011)
 Colchester Borough Council Housing Strategy (2012)
 Local Air Quality Management Progress Report (2013)
 Colchester Environmental Sustainability Strategy 2014-2019 draft (2014)
 Colchester Borough Council's Comprehensive Climate Risk Assessment (2010)
 Colchester Borough Council Landscape Strategy (2013)
 Water Cycle Study (2008)
 Colchester Cycling Strategy SPD (2012)
 Core Strategy (2008)
 Development Policies DPD (2010)
 Site Allocations Policies DPD (2010)
 Habitat Regulations Assessment Survey and Monitoring Programme, Final Report, Colchester Borough Council (December 2013)
 Strategic Housing Market Assessment (SHMA) (2014)
 Retail and Town Centre Uses Study Colchester Borough Council: Retail Update 2013 (2013)
 Colchester Borough Green Infrastructure Strategy (2011)
 Colchester Borough Historic Environment Characterisation Project, Essex County Council, 2009
 Colchester Infrastructure Delivery Plan (June 2017)
 Colchester Borough Local Wildlife Site Review 2015 (February 2016)

Tiptree

Tiptree Village Questionnaire Results & Analysis
 RCCE Tiptree Housing Needs Report (December 2017)
 Tiptree Strategic Housing Land Availability Assessment reports
 Tiptree Environmental Group Report

Task A2: Collecting baseline information

SEA Directive:

“the environmental protection objectives, established at international, [European] Community or [national] level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation” (Annex I (e))

Baseline information provides the basis for predicting and monitoring environmental effects and helps to identify problems and ways to deal with them. The Environmental Report can focus on issues where significant effects are likely, it does not have to focus on every issue. A practical approach is needed as the collection and updating of baseline data could go on indefinitely.

This baseline data section is taken from the neighbourhood plan and Environment Group Report. It includes a detailed description of Tiptree and the environmental issues it faces.

Tiptree is a large village located on the south west boundary of Colchester Borough and approximately 15km from Colchester itself. Development has grown up around key highway intersections in a roughly triangular built form. There is a small separate cluster of houses to the south west of the main village known as Tiptree Heath.

Tiptree is the largest of three Rural District Centres identified in Colchester Borough. It is a village with an agricultural heritage. It has a high number of key services and community facilities. There are three supermarkets, a community centre, and a health centre as well as a range of independent shops, cafes and restaurants. These services support the needs of local residents and businesses in Tiptree as well as communities from the surrounding rural areas. It will be important to protect the function of the District Centre in Tiptree to ensure that it continues to meet the needs of the local communities who use it.

There are regular bus routes serving the village to and from Colchester during the day however the lack of an evening service (the last bus from Colchester leaves at 7.15 pm) is an issue to be addressed. Nevertheless, Tiptree is considered to be a sustainable settlement suitable for growth during the plan period.

Tiptree is very well served in terms of educational facilities as it has four primary schools and Thurstable Secondary School within the village. There is also a Leisure Centre located at Thurstable School and Colchester United's training ground is located off Grange Road. There are currently four designated Local Economic Areas (LEAs) in Tiptree: the Alexander Cleghorn Site, Tiptree Jam Factory, the Basketworks Site and the Tower Business Park.

According to the 2011 census, Tiptree has proportionally fewer people aged 0-40 compared to Colchester Borough as a whole, the East of England and England. There are particularly fewer 21-30 year olds. Tiptree has proportionally more 51-80 year olds. The table, below, shows the age profile of Tiptree compared to Colchester, the East of England and England.

Age by Year Band (QS103EW)

	Tiptree	%All	Colchester	%All	East of	%All	England	%All
	Parish		Non-Metropolitan		Region		Country	
	District							
All Usual Residents	9182	100.00%	173074	100.00%	5846965	100.00%	53012456	100.00%
0-10	1007	10.97%	21886	12.65%	755515	12.92%	6878137	12.97%
11-20	1090	11.87%	22836	13.19%	706158	12.08%	6561527	12.38%
21-30	808	8.80%	24747	14.30%	723721	12.38%	7266349	13.71%
31-40	1033	11.25%	23303	13.46%	761337	13.02%	7086273	13.37%
41-50	1376	14.99%	24531	14.17%	863442	14.77%	7714185	14.55%
51-60	1198	13.05%	19566	11.30%	707119	12.09%	6259798	11.81%
61-70	1466	15.97%	18314	10.58%	646416	11.06%	5503007	10.38%
71-80	805	8.77%	11143	6.44%	424812	7.27%	3601631	6.79%
81-90	346	3.77%	5773	3.34%	222784	3.81%	1847759	3.49%
91+	53	0.58%	975	0.56%	35661	0.61%	293790	0.55%
Total:	9182		173074		5846965		53012456	

Key: Darker=Significantly more, Lighter=Significantly less

The significant lack of the 21-30 age group implies that Tiptree lacks attraction or facilities for them:

- insufficient suitable accommodation
- accommodation is too expensive
- insufficiently broad range of local employment
- lack of post-18 training opportunities
- lack of range of leisure opportunities.

The predominance of an older population is to be expected in a rural village location, but it is higher than the East of England figures, which represent a region that is known to be more rural than metropolitan. Once retired, no longer regularly experiencing daily rush hour driving and fast traffic on dual carriageways and motorways, driving becomes less attractive. Hence local amenities and good public transport becomes more important for a large retired population.

According to the 2011 census, there are 3859 households in Tiptree. Proportionally Tiptree is significantly lacking in one and two-bedroom dwellings compared to Colchester Borough as a whole, the East of England and England, as highlighted in the table, below.

Office of National Statistics March 2011 last updated 30.01.2013

Number of Bedrooms (QS411EW)

All Household Spaces With At Least One Usual Resident

No Bedrooms

1 Bedroom

2 Bedrooms

3 Bedrooms

4 Bedrooms

5 or More Bedrooms

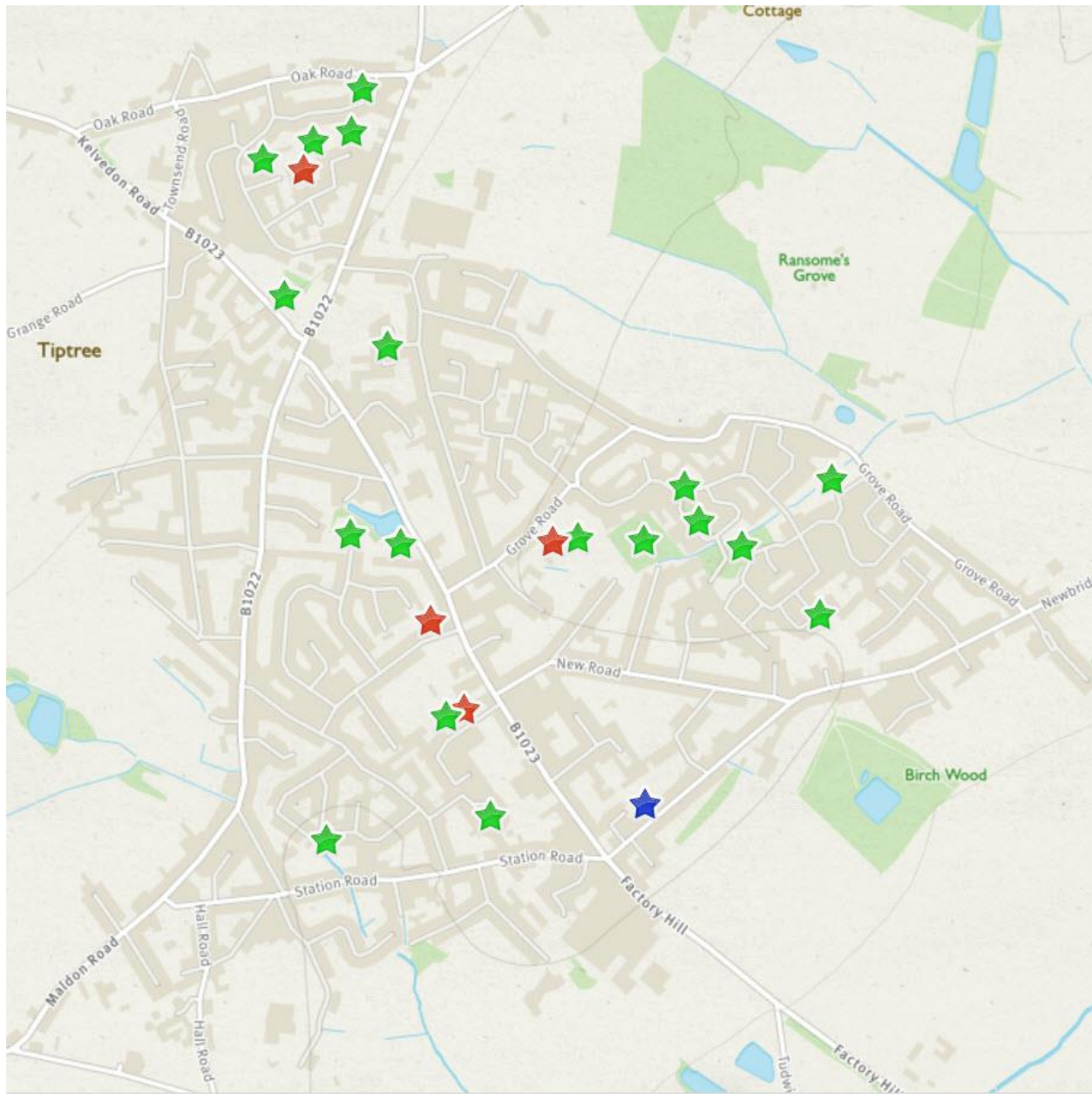
Tiptree Parish		Colchester Non-Metropolitan District		East of England Region		England Country	
3859	100.00%	71634	100.00%	2423035	100.00%	22063368	100.00%
15	0.39%	182	0.25%	5194	0.21%	54938	0.25%
236	6.12%	7669	10.71%	251374	10.37%	2593893	11.76%
896	23.22%	19833	27.69%	633776	26.16%	6145083	27.85%
1747	45.27%	28190	39.35%	1002547	41.38%	9088213	41.19%
782	20.26%	12300	17.17%	407633	16.82%	3166531	14.35%
183	4.74%	3460	4.83%	122511	5.06%	1014710	4.60%

Key: Darker=Significantly more, Lighter=Significantly less

The comparative lack of smaller dwellings helps to explain the Tiptree demographic. Pensioners who are downsizing can outbid younger people; families that are splitting; and single people for the smaller properties. There is plenty of anecdotal evidence of people in the latter categories having to move away from Tiptree in order to obtain the property they need and can afford. Since there is a slant to the older age group in the population this also creates more demand for the smaller properties enabling people to downsize rather than move away. Anecdotal evidence supported by the Neighbourhood Plan questionnaire, suggests many people intend to live out their lives in Tiptree, but the relative fall in the over 80 age group suggests there is more need for sheltered accommodation near amenities and homes in Tiptree providing a higher level of care for the oldest in the community so that they do not have to move away and become disconnected from their community.

The map below shows details of all public and private open space within the settlement boundary of Tiptree. The green star shows amenity land, the red star play areas and the blue star indicates the former Tiptree United restricted access open space that has been swapped for a pitch alongside Colchester Road near Napier's Farm.

Public and private open space in Tiptree



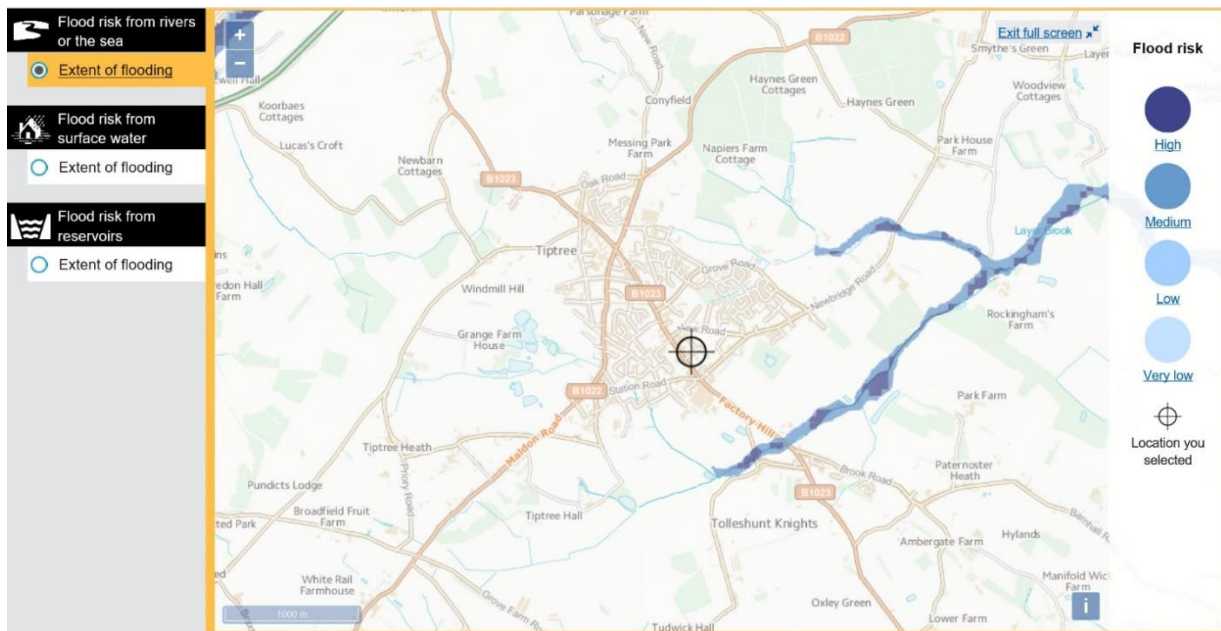
The map, below, shows Tree Preservation Orders (TPOs) in Tiptree. TPOs are distributed across Tiptree, with a concentration in the centre of the village.

Tree Preservation Orders in Tiptree



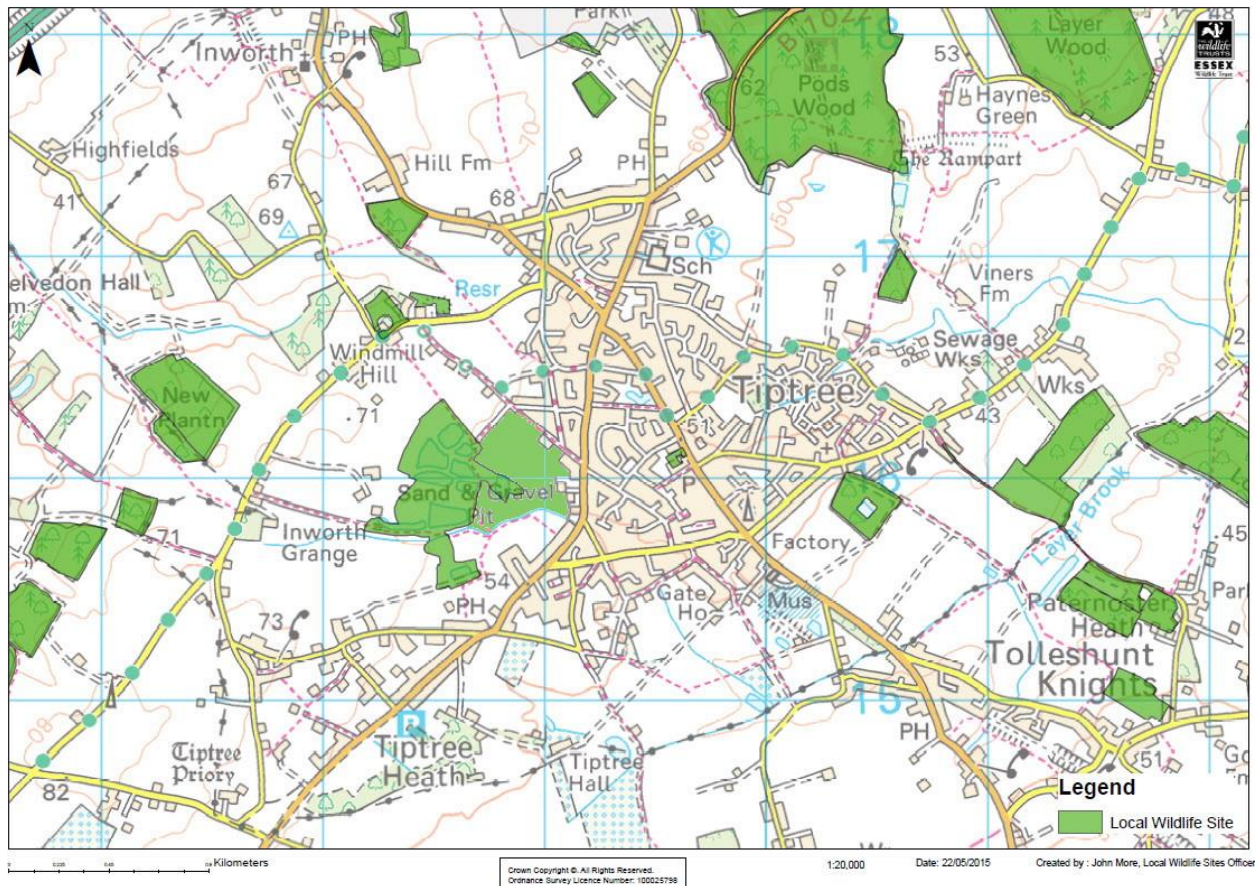
The maps, below, show details of flood risk in Tiptree. The built up area of Tiptree is not at medium or high risk of flooding from rivers, however part of the built up area is at risk of surface water flooding.

Risk of flooding from rivers in Tiptree



Risk of Surface Water flooding in Tiptree





Willis and Sons, Low Eastern, is part of Tintex's heritage. AQW

Task A3: Identifying environmental problems

SEA Directive:

“relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme” and “the environmental characteristics of areas likely to be significantly affected (Annex I (c))

“any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC” (Annex I (d))

Identifying environmental problems is an opportunity to identify areas that the plan should address. The key issues for the Tiptree neighbourhood plan were identified from extensive consultation and local knowledge and include:

- Tiptree lacks attraction or facilities for 21- 30 year olds:
 1. insufficient suitable accommodation
 2. accommodation is too expensive
 3. insufficiently broad range of local employment
 4. lack of post-18 training opportunities
 5. lack of range of leisure opportunities.
- The provision of local amenities and good public transport for an older population.
- Lack of an evening bus service.
- Lack of smaller dwellings.
- Provision of improved access to the A12 north and south.
- Improved transport links to neighbouring towns and railway stations.
- Lack of wide open space with space to roam.
- Better protection for Local Wildlife Sites.

Task A4: Developing SEA objectives

Whilst not specifically required by the SEA Directive, SEA objectives are a recognised way of considering the environmental effects of the plan and comparing the effects of reasonable alternatives.

They serve a different purpose to the plan objectives, although there may be some overlapping of objectives. The Tiptree neighbourhood plan objectives are as follows:

SPATIAL STRATEGY

Objective 1: To deliver development in keeping with the village feel and identity of Tiptree.

Objective 2: To value and protect our heritage

Objective 3: To promote sensitive development that protects and enriches the landscape and the existing settlement whilst meeting the ongoing needs of the community.

Objective 4: To seek on-going improvements to transport, to utility infrastructure and to digital connectivity.

Objective 5: To prioritise local distinctiveness in every element of change and growth.

Objective 6: To define clearly a revised settlement boundary for Tiptree.

HOMES AND HOUSING

Objective 7: Delivery of a housing growth strategy tailored to the needs and context of Tiptree.

Objective 8: To identify and allocate sites to support the construction and delivery of 600 homes by 2033.

Objective 9: To include variety and choice to meet existing and future needs in terms of housing type and tenure.

Objective 10: To promote developments with sufficient off-road parking, front gardens and varied housing densities and styles as befits Tiptree's rural community.

Objective 11: To integrate green 'corridors' for foot and cycle paths, recreation and wildlife into new developments.

Objective 12: To favour new developments to the north and west of the village on sites that allow access to main routes with minimal impact on the village centre.

TRAFFIC AND MOVEMENT

Objective 13: To provide access routes to new estates that avoids congestion.

Objective 14: To avoid increased congestion on existing roads and junctions in and around Tiptree by steering development to the north and west edge of the village.

Objective 15: To promote steady and safe traffic flow through the village centre in order to help maintain a viable shopping centre.

Objective 16: To promote the provision of cycleways and footpaths from new developments to existing village amenities including the village centre.

Objective 17: To improve access to Kelvedon and Witham railway stations and the A12 north and south.

Objective 18: In the long term to relieve traffic on Church Road.

VILLAGE CENTRE

Objective 19: To maintain and improve a safe, welcoming and attractive village centre.

Objective 20: Sustaining and improving the local facilities for existing and new residents.

Objective 21: To promote the provision of sufficient essential services and shops as close to the village centre as possible to service the community.

Objective 22: To facilitate the relocation of other trades that choose to move away from the centre to make way for village centre amenities.

Objective 23: To promote sufficient public car parking spaces in the village centre.

Objective 24: To improve pedestrian and mobility vehicle accessibility and safety for all users.

COMMERCIAL ACTIVITY

Objective 25: To strengthen and support local economic activity and local economic areas.

Objective 26: To encourage small businesses and local employment.

Objective 27: To promote accessible business park(s) for new and existing businesses.

COUNTRYSIDE AND GREEN SPACES

Objective 28: To protect existing greenspace, the landscape character and support nature conservation.

Objective 29: To protect local wildlife sites and other locally valued habitats.

Objective 30: To deliver additional green space with public access as part of new developments in Tiptree and space to roam in beautiful surroundings.

Objective 31: To establish a Country Park for Tiptree.

The SEA objectives for the Tiptree neighbourhood plan are derived from the review of plans and programmes and sustainability objectives, baseline data, environmental problems and neighbourhood plan objectives.

Objectives	Assessment Criteria	Indicators where applicable	SEA Themes
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	Will it deliver the number of houses needed to support the existing and growing population?	The number of net additional dwellings	Material assets Climatic factors
	Will it provide a variety and choice to meet existing and future needs in terms of housing type and tenure	Percentage of residential completions that are two or three bedroom properties	

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	Will it avoid congestion on existing roads and junctions?		Population Climatic factors Air Human health
	Will it deliver sustainable transport infrastructure?		
3. To maintain and improve a safe, welcoming and attractive village centre to service the needs of the community	Will it retain and enhance community facilities?	Contributions received towards community facilities	Population Human health
	Will it increase the number of public car spaces in the village centre and improve sustainable transport links?		
4. To strengthen and support local economic activity and local economic areas by encouraging small businesses and promoting accessible business parks	Will it improve the delivery of a range of local employment opportunities?	Amount of floorspace developed for employment, sqm	Material assets Population Cultural heritage

5. To protect and where possible, enhance open spaces, biodiversity and landscape character	Will existing open spaces be protected & new open spaces be created?	Contributions received towards open space	Population Human health Biodiversity Flora Fauna
	Will it protect or enhance biodiversity?	Area of land offset for biodiversity	
6. To value and protect our heritage	Will it protect and enhance heritage and cultural assets?	Number of listed buildings demolished	Cultural heritage including architectural and archaeological heritage
		Number of locally listed buildings demolished	
		Number of Buildings at Risk	

Task A5: Consulting on the scope of SEA

SEA Directive:

“The authorities... which, by reason of their specific environmental responsibilities, are likely to be concerned by the environmental effects of implementing plans and programmes... shall be consulted when deciding on the scope and level of detail of the information which must be included in the environmental report” (Article 5.4 and 6.3)

The consultation bodies, Natural England, Environment Agency and Historic England will be consulted on this scoping report. Their views will be taken into account and if necessary the scope of the assessment will be amended. Representations are requested by 31 March 2019.