



Tiptree Neighbourhood Plan

Employment Topic Paper

To support the Submission Stage (Regulation 16) Version of the Tiptree Neighbourhood Plan

1. Colchester Local Plan Section 2 (LPP2) Policy SG4 (Local Economic Areas) identifies a number of areas that are safeguarded for B-class uses and office use within Class E. It states that:

“The Local Economic Areas as defined on the policies maps and listed in policy tables SG3 and SG4, will be safeguarded primarily for B class uses and office use within E Class where appropriate to provide, protect and enhance employment provision in a range of locations across the borough to enable balanced job and housing growth. Planning permission will be granted for the redevelopment or change of use for non-Class B uses where:

i) it can be demonstrated that there is no reasonable prospect of the site concerned being used for Class B purposes; and

ii) The supply, availability and variety of B use class employment land is sufficient to meet Borough and local needs; and

iii) it can be demonstrated that the alternative use cannot be reasonably located elsewhere within the area it serves; and

iv) The proposal does not generate potential conflict with the existing proposed B class uses / activities on the site; and

iv) the use will not give rise to unacceptable traffic generation, noise, smells or vehicle parking; and

v) The proposal provides the opportunity to maximise the sites potential for economic growth and support the continued operation of existing employment uses within the economic area.”

2. Four of these Local Economic Areas (LEAs) are in Tiptree:

- a. Alexander Cleghorn
- b. Tower Business Park
- c. Wilkin & Sons
- d. Basket Works

3. Three of these LEAs have limited potential to provide additional employment growth in Tiptree:

- The Alexander Cleghorn site is occupied by a single manufacturer, Alexander Cleghorn Ltd, which utilises all the buildings on site to support its business.
- The Wilkin & Sons site similarly has buildings supporting the Wilkin & Sons business (jam manufacture). Additional land is included in the LEA adjacent to the occupied buildings for the purpose of enabling expansion of what is a nationally and internationally renowned and successful business. This allocation is not to enable employment development which is unrelated to that company.
- The Basket Works is a small LEA which is fully occupied, with a large area of the LEA being used for storage of materials and equipment by a commercial enterprise.

4. The only site with potential to support additional employment is the land at the existing Tower Business Park. The existing commercial buildings on the Business Park are well occupied and provide space for a range of office-based and light industrial occupiers. Some of these businesses provide

services to the local community, e.g. car sales. As at July 2022, there were 26 companies registered at Tower Business Park, although not all were active (see Annex 1). No properties were being marketed through online commercial lettings databases. Figure 1 shows the configuration of the Business Park.

Figure 1: Tower Business Park



Source: Google Maps

5. Adjacent to the existing Business Park is land totalling 1.04 hectares that is designated and available for expansion of the Business Park. This land was allocated as employment land in the previous Colchester Site Allocations Development Plan Document, adopted in 2010. The land has therefore been available for a significant period of time but has not come forward.
6. The most likely reason is that this land is not presently serviced and would require road access to be provided in order to bring it forward. Moreover, it is not clear where such access would be provided from because the existing development renders the site landlocked unless access is gained over third party land. This is coupled with the fact that, as the evidence from local agents suggests, there would likely be demand for commercial buildings, i.e. oven-ready properties, rather than just land. It is likely that this has been a significant reason why it has not come forward to date.
7. In May 2022, a planning appeal (appeal ref: APP/A1530/W/21/3278575) was upheld for the development of 130 residential dwellings on land adjoining The Gables in Kelvedon Road. This appeal site includes approximately one hectare of the land designed as an LEA at Tower Business Park. At the appeal hearing, held in April 2022, the loss of the employment land as identified through

the LEA designation (within, at that time, both the adopted Colchester Local Plan and the Emerging Colchester Local Plan Section 2) was not cited as a reason for refusal. As such, Policy DP5 and SG4 were not considered the most important policies by the Council. .

8. Through the earlier Neighbourhood Plan process, it was established with Colchester Borough Council that there was support for opportunities to enhance employment land delivery through the Tiptree Neighbourhood Plan. Given the constraints to development of the Tower Business Park, the Borough Council supported the loss of the undeveloped land in favour of new employment land being delivered through the Tiptree Neighbourhood Plan allocations, as this would not result in a net loss of employment land within the Parish. This position was set out in a Guidance Note from the Borough Council in January 2020, following the Regulation 14 consultation on the withdrawn Neighbourhood Plan in Summer 2019 (see Annex 2). This was also acknowledged by the previous Neighbourhood Plan Examiner who stated at paragraph 12.6 of his report, *“Policy TIP13: Tower End allocates the site for 175 homes and sets out nine requirements, all of which need to be met. Given the need for a re-think of the whole plan, these requirements will also necessarily require review as to their necessity and viability. At the Reg 14 strategy the Borough Council took the view that this policy was in conflict with both the adopted Core Strategy and emerging Local plan as part of the allocation is for a Gypsy & Traveller (SAH2) and as Local Economic Area. This conflict is resolved in the Tower End text and the policy in sub-para vii”* .
9. In light of this evidence presented at the planning appeal, the granting of planning permission on the land adjoining The Gables and the Borough Council recognising the opportunity for deliverable employment land being elsewhere within the parish, this means that there is no significant employment land or properties in Tiptree that are either vacant and available or designated for employment use.
10. The evidence gathered to inform the development of the Tiptree Neighbourhood Plan suggests that there is a need for employment space to support commercial activity in Tiptree. It is designated as District Centre in LPP2 and its population will grow substantially over the plan period.
11. In June 2021, the primary commercial agents serving Tiptree – Kemsley LLP – were interviewed about the commercial market in Tiptree. The key points made were as follows:
 - The main demand in the wider area (broadly central, west and north Essex) is for light industrial/workshop uses.
 - Demand for both leasehold and freehold industrial/workshop properties far exceeds supply.
 - A lack of new-build stock of this type prevents companies from moving, which creates a trickle-down effect that results in the supply issues.
 - In Tiptree in recent years Kemsley LLP has only had one such property that they were instructed to market and this was subsequently withdrawn by the owner. The lack of supply in Tiptree on their books has been the reason that they have not taken any enquiries.
 - Post-Covid, industrial floorspace will remain the main occupier driver and will likely remain the most under-supplied commercial sector in terms of new build. Limited retail demand should increase as will offices, to a degree.
 - Tiptree is a small market, not well known outside of the local area and it has limited stock. If there was a land release that could accommodate new build

industrial/warehouse/workshop there would be demand (developer/owner-occupier/tenant) and this would potentially expose Tiptree to a wider market.

- The proposed offer at Highland Nursery was described as likely to be 'very popular and precisely where market demand is centred.'
- Considering site/plot sales upon freehold terms would be very popular.

12. In light of this evidence, coupled with the loss of the last remaining 1.04 hectares of available employment land at Tower Business Park, it is considered that the inclusion of 1.1 hectares of land for commercial activity as part of the allocation at Highland Nursery would be justified. Providing serviced land and units in an easily accessible location (unlike the unserviced land at Tower Business Park) is considered likely to create sufficient market interest to deliver viable employment opportunities on site.

Annex 1: Businesses at Tower Business Park (July 2022)

Endole
Dashboard
Insight
Explorer
Reports
Sign In
Help
Basket

Explorer
+ New List
Saved Filters
My Exports
Browse Companies
TAKE THE TOUR
UPGRADE

26 Companies in CO5 0LX, Kelvedon Road, Tiptree, Colchester

Registered Address
CO5 0LX

SAVE FILTERS
EXPORT

Let's Get Started
 Click here to add a filter

FILTERS

	Company	Status	Telephone	Net Assets	Turnover
1	Mumford & Wood Limited <small>Tower Business Park, Kelvedon Road, Tiptree, Essex CO5 0LX</small>	ACTIVE	Upgrade to view	£4.04m	£6.61m
2	Jobserve Events Ltd <small>Aspire House Kelvedon Road, Tiptree, Colchester, CO5 0LX</small>	DORMANT	-	£-1.76m	-
3	Forrester Park Limited <small>Tower Business Park, Kelvedon Road, Colchester, CO5 0LX</small>	ACTIVE	-	£-85.57k	-
4	Jobserve Limited <small>Tower Business Park, Kelvedon Road, Tiptree, Colchester, Essex CO5 0LX</small>	ACTIVE	Upgrade to view	£37.26m	£6.39m
5	Hotlizard Limited <small>Tower Business Park, Kelvedon Road, Colchester, Essex CO5 0LX</small>	ACTIVE	Upgrade to view	£-2.69m	-
6	Aspire Media Group Limited <small>Tower Business Park, Kelvedon Road, Tiptree, Colchester, Essex CO5 0LX</small>	ACTIVE	Upgrade to view	£24.3m	£15.69m
7	The Jobserve Share Plan Trustee Limited <small>Tower Business Park, Kelvedon Road, Tiptree, Colchester, Essex CO5 0LX</small>	DORMANT	Upgrade to view	£1	-
8	Jobgate Limited <small>Tower Business Park, Kelvedon, Road, Tiptree, Colchester, Essex CO5 0LX</small>	DORMANT	Upgrade to view	£1	-
9	Jobg8 Limited <small>Tower Business Park, Kelvedon, Road, Tiptree, Colchester, Essex CO5 0LX</small>	ACTIVE	Upgrade to view	£-348.16k	-
10	Jobserve Usa Limited <small>Tower Business Park, Kelvedon, Road, Tiptree, Essex, CO5 0LX</small>	ACTIVE	Upgrade to view	£-4.23m	-
11	Jobserve Sports And Social Club <small>Aspire House, Tower Business Park, Kelvedon Ro, Colchester, CO5 0LX</small>	ACTIVE	Upgrade to view	£-231.23k	£55.05k

Explorer

+ New List

Saved Filters

My Exports

Browse Companies

TAKE THE TOUR

UPGRADE

12	Jobfusion Limited Kelvedon Road, Tiptree, Colchester, Essex CO5 0LX	DORMANT	Upgrade to view	£78	-	
13	Aspire Sports Tech. Ltd Tower Business Park, Kelvedon Road, Colchester, Essex CO5 0LX	DORMANT	-	£2.52k	-	
14	Aspire Media Group Shared Services Limited Tower Business Park, Kelvedon Road, Colchester, Essex CO5 0LX	DORMANT	Upgrade to view	£1	-	
15	Entire Recruitment Solutions Limited Tower Business Park, Kelvedon Road, Colchester, Essex CO5 0LX	ACTIVE	Upgrade to view	£-114.1k	-	
16	Tower Pet & Animal Feeds Ltd Tower Business Park, Kelvedon Road, Colchester, Essex CO5 0LX	ACTIVE	Upgrade to view	£20.83k	-	
17	Jobnet South Africa Limited Tower Business Park, Kelvedon Road, Colchester, Essex CO5 0LX	DORMANT	-	£857	-	
18	Aspire Media Group Property Services Limited Tower Business Park, Kelvedon Road Tiptree, Colchester, Essex CO5 0LX	ACTIVE	Upgrade to view	£-149.58k	-	
19	Squadserve Limited Tower Business Park, Kelvedon Road, Tiptree, Colchester, CO5 0LX	DORMANT	-	£2	-	
20	AMGPS (Park Drive) Limited Tower Business Park, Kelvedon Road, Colchester, Essex CO5 0LX	ACTIVE	-	£133.04k	-	
21	Aspire Projects Limited Aspire House Kelvedon Road, Tiptree, Colchester, Essex CO5 0LX	ACTIVE	-	£345.4k	-	
22	Reco Store Limited Crate Tiptree, Tower Business Park, Kelvedon Ro, Colchester, Essex CO5 0LX	ACTIVE	Upgrade to view	£40.41k	-	
23	Crate Ideas Limited Crate Tiptree Kelvedon Road, Tiptree, Colchester, Essex CO5 0LX	ACTIVE	-	£42.78k	-	
24	UK Botanicals Ltd Crate Tiptree, Unit 4, Tower Business Park, Tiptree, CO5 0LX	ACTIVE	-	£444	-	
25	Aspire Media Group Maintenance Services Ltd Aspire House Kelvedon Road, Tiptree, Colchester, Essex CO5 0LX	DORMANT	Upgrade to view	£1	-	
26	Cbdpurelife (Essex) Limited Unit 4 Crate Tiptree, Tower Business Park, Tiptree, CO50LX	ACTIVE	-	-	-	

Emerging Tiptree Neighbourhood Plan Allocations and Adopted and Emerging Local Plan Guidance Note January 2020

Introduction

Tiptree are one of a number of parishes preparing Neighbourhood Plans within Colchester Borough. The Council have been working positively with the Parish Council to assist in their production of the Tiptree Neighbourhood Plan for a number of years. The Neighbourhood Plan has now been subject to the first public consultation (Regulation 14 of the Neighbourhood Planning General Regulations 2012) from 8 June to 21 July 2019.

The Colchester Borough Council Response to the Tiptree Neighbourhood Plan consultation, highlighted that the Tower End Allocation in the Tiptree Neighbourhood Plan (Policy TIP13) conflicts with the Adopted Local Plan and Emerging Local Plan; as part of the allocation is already allocated as a Gypsy and Traveller Accommodation Site (Site Allocations DPD Adopted 2010 Policy H2) and Local Employment Zone/Local Economic Area (Policies CE1 and CE2b of the Core Strategy Adopted 2014 and Policy SG4 of the Emerging Local Plan).

This note has been produced to outline the current position of Colchester Borough Council in relation to these conflicts with the emerging Tiptree Neighbourhood Plan and Adopted and Emerging Local Plans.

Gypsy and Traveller Accommodation Allocation

The Site Allocations DPD (Adopted 2010) allocates 4 Gypsy and Traveller Accommodation sites at Kelvedon Road, Tiptree. These are:

- Colt Farm - 2 pitches;
- Emmanuel - 1 pitch;
- The Paddocks - 2 pitches;
- Pony Farm - 1 pitch; and
- Land adjacent Gwynlian - 2 pitches.

The Pony Farm site for one pitch is located within the Tower End Allocation of the Tiptree Neighbourhood Plan.

The Council would not support the loss of a pitch. However, as there are a number of Gypsy and Traveller Accommodation Sites located within close proximity along Kelvedon Road to the Pony Farm site, the Council would support a relocation of the pitch to another Gypsy and Traveller Accommodation site. This would result in no overall loss of pitches and retains the pitch in Tiptree.

Although it would be the preference of the Council for displacement of the pitch to be limited, it is understood that it may not be possible for relocation to be provided at Kelvedon Road, or within Tiptree. To ensure that the pitch is not lost, an additional criterion should be added to Policy TIP13 of the Tiptree Neighbourhood Plan to identify

the Gypsy and Traveller Accommodation site and provide a flexible approach to relocation within Tiptree or the wider Borough. Such criteria could be:

v. the relocation of the Gypsy and Traveller pitch to a suitable alternative Gypsy and Traveller Accommodation site within Tiptree in the first instance, in the case of no sites being available in Tiptree, an alternative site must be found elsewhere within the Borough.

Local Economic Area

The Site Allocation DPD (Adopted 2010) and Emerging Local Plan (Publication Draft June 2017) allocate the Tower Business Park as a Local Employment Zone and Local Economic Area respectively. Both allocations cover the same area which totals 5ha. Approximately 2ha of the allocation remains undeveloped.

The Tiptree Neighbourhood Plan Policy TIP13 proposes for approximately 1.5ha of this undeveloped employment land to be developed for housing. Policy TIP14 - Highlands Nursery & Elms Farm, allocates an area to the western portion of the allocation for 1.5ha of Class B1 business use, including 0.6ha of serviced land available upon first occupation by existing commercial trades within Tiptree.

As shown in the Tiptree Policies Map, the site allocations (as per Policies TIP13 and TIP 14) are located to the north and northeast of Tiptree, both adjacent to Kelvedon Road.

Despite the designation as a Local Employment Zone since 2010, there has been no business use on the remaining greenfield portion of the allocation. It has been suggested by Tiptree Parish Council this is likely due to the need to demolish existing buildings in order to provide a suitable access road. To justify the loss of part of the employment allocation at Tower Business Park, evidence to demonstrate that the currently undeveloped area is not suitable for employment development should be provided.

The Council consider that Policy TIP14 is more restrictive in the employment use by limiting to B1 class uses only, than the current allocations in the Adopted and Emerging Local Plans. It should be ensured that the Tiptree Neighbourhood Plan is supported by evidence to justify this restriction to B1 class uses by demonstrating a need for this specific use above other uses. Alternatively, clause iii should be updated to enable a more flexible approach to employment development of any B class type and not restricting the serviced land becoming available upon first occupation by existing commercial trades within Tiptree. As currently worded, criteria iii of the policy has the potential to limit the ability of other businesses to expand into Tiptree and is not considered inclusive.

The Tiptree Neighbourhood Plan is proposing to relocate the undeveloped employment land to a site that remains within close proximity to the Tower Business Park (separated by Kelvedon Road only) and is providing the same area of employment land in a more accessible location to increase the prospect of economic development. This is considered a logical approach; however further information is required to demonstrate that the restriction to B1 class is justified or a more flexible and inclusive approach is required by Policy TIP14 for the Council to support this.

Conclusion

Colchester Borough Council commend the work of the Tiptree Neighbourhood Plan Group and Tiptree Parish Council in preparing the Tiptree Neighbourhood Plan to date.

The Tower End allocation (TIP13) in the Regulation 14 version of the Tiptree Neighbourhood Plan conflicts with the Adopted and Emerging Local Plan due to an existing Gypsy and Traveller Accommodation Site and Local Employment Zone/Local Economic Area allocation.

In order to ensure that the Gypsy and Traveller pitch is not lost, an additional clause is required to Policy TIP13 to allow for the relocation of the pitch in Tiptree in the first instance and ensure overall retention of the pitch within the Borough.

Given that the Highland Nursery & Elms Farm allocation (TIP 14) includes the provision of 1.5ha of employment land that does not have the same constraint to development as the existing undeveloped portion of the Tower Business Park allocation; the Council do not object to this proposal in principle.

In order for the B1 class preference to be retained in policy TIP14, it should be ensured that the Tiptree Neighbourhood Plan is supported by evidence to demonstrate that there is a need for this limited employment use to B1 only, over other B class uses. Alternatively, clause iii of Policy TIP14 should demonstrate a more flexible approach. This could include criteria which indicates the circumstances (i.e. traffic, noise, amenity impact etc.) where it would be acceptable for alternative B Class uses (outside of B1) to be located at Highland Nursey & Elms Farm.

Overall, it is considered that the conflict with the Adopted Local Plan and Emerging Local Plan can be resolved through additional evidence and updates to policies TIP13 and TIP14 of the Tiptree Neighbourhood Plan. Colchester Borough Council are committed to working with the Tiptree Neighbourhood Plan Group and Parish Council; and would welcome further engagement in order to provide feedback and assist in the development of further policy wording to address the issues outlined above.

Colchester Borough Council Planning Policy Team - January 2020