



Tiptree Neighbourhood Plan

Housing Topic Paper

Site assessment and selection process leading to the NP 2022

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Key source documents used in the compilation of this topic paper

Tiptree Site Selection Process

Land Availability Sites (2022 – corrections)

SHLAA final Assessments

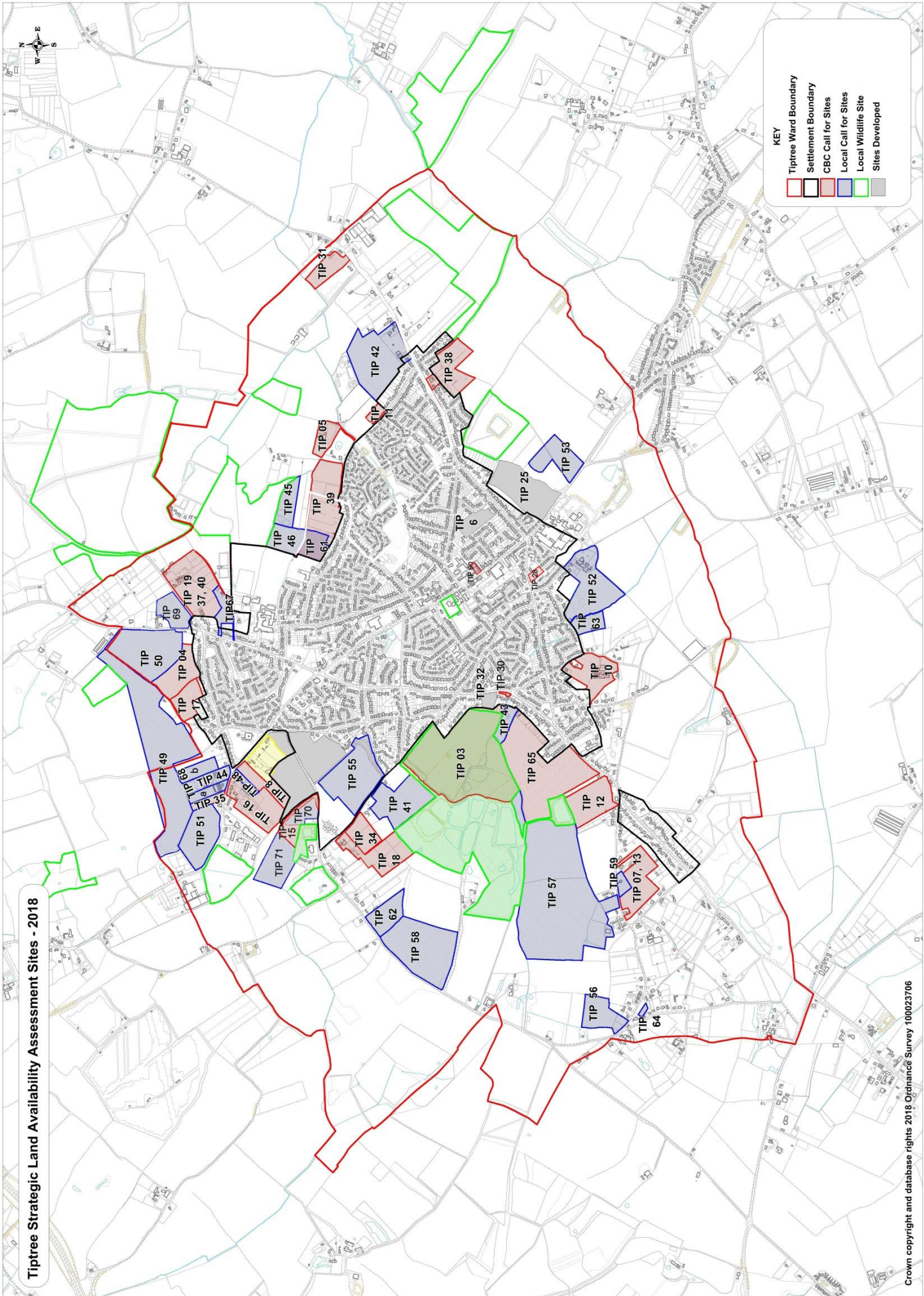
SHLAA Comparison spreadsheet V10

Block Assessments

TIPTREE SHLAA Sites (further analysis) spreadsheet

Tiptree NHP Preferred Options

Tiptree Strategic Land Availability Assessment Sites - 2018



KEY

- Tiptree Ward Boundary
- Settlement Boundary
- CBC Call for Sites
- Local Call for Sites
- Local Wildlife Site
- Sites Developed

The Strategic Housing Land Availability Assessment (SHLAA) process

In order to meet the requirement for a minimum 400 new homes in Tiptree there have been two calls for sites to be considered for possible allocation in the Tiptree Neighbourhood Plan. The first was the Colchester Borough Council Call for Sites (CFS) undertaken in 2014, and the second was made by Tiptree Parish Council in 2017. It was agreed with CBC that Tiptree Parish Council Neighbourhood Plan Steering Group would set up its own 'Strategic Housing Land Availability Assessment (SHLAA) team. Each site submitted was subjected to a thorough SHLAA assessment to establish its suitability, availability and achievability for development (in line with national Planning Practice Guidance). Sites were assessed against criteria that were pre-agreed with Colchester Borough Council (CBC) officers. The sites were assessed by individual members of the SHLAA team and then checked by other members for consistency. They were then reviewed by a CBC planning officer. There were two stages to the SHLAA, the first stage was a high level assessment (8 criteria¹) followed by a detailed assessment at Stage 2 (40 criteria¹) for those sites that proceeded beyond stage 1.

Although 71 site numbers were allocated over the two calls for sites, the original CFS map provided by CBC was found to have inaccuracies in the mapping, with some sites or parts of sites put forward more than once. There was at least one case of the same site being submitted in both calls for sites. As a result of this and other reasons, some site submissions were ruled out before going through any level of assessment. The reasons for this are explained below:

- Seven sites had no CFS paperwork. No formal submission was made by the owner/promoter of these sites. They were therefore considered not to be available for development (TIP14, TIP20 (replaced by TIP55), TIP21, TIP22, TIP24, TIP29, TIP33).
- Eight sites were duplications (TIP02=TIP38, TIP23=TIP39, TIP26=TIP52, TIP54=TIP34, TIP66=TIP43. Also TIP01, TIP09 & TIP27 are all located within TIP65).
- Three sites already had planning permission (TIP06, TIP25, TIP32). Development of these sites has been completed or is in progress.
- Subsequently three sites (TIP45, TIP46, TIP61) were given planning permission as a result of the Barbrook Lane appeal decision (to grant planning permission for 200 dwellings) in 2020. Development is underway.
- A further eleven sites were ruled out at stage 1 assessment mainly due to being too small (proposed and/or with capacity for less than 5 dwellings) or too far removed from the settlement boundary with no available sites filling the gap (TIP05, TIP28, TIP30, TIP31, TIP36, TIP47, TIP56, TIP58, TIP60, TIP62, TIP64).

Consequently a total of 39 sites around the entire Neighbourhood Plan area were taken forward to the Stage 2 assessment for further consideration.

The results of the Stage 2 assessment and final assessments are summarised for the remaining 39 sites in Table 1 below. In order to assist the consideration of broad locations for possible growth, the sites were collected into areas (east, south, west and north). This assisted in determining whether the site and location was in general conformity with Policy SS14 in the emerging Colchester Section 2 Local Plan (eLP).

The detailed assessments of each site are included in the Tiptree Neighbourhood Plan evidence base. A sample SHLAA assessment form with assessment criteria is included in Appendix A.

¹ Refer to the sample SHLAA assessment form in Appendix A for a full list of criteria.

Table 1. Stage 2 assessments and decisions reached regarding the community benefits or losses that would result from development of each site under consideration as opposed to an alternative site.

Site	RAG score	Area (Ha)	No. Houses offered	Summary assessment of benefits (+) and negative impacts/issues (-) arising from development on this site	Development would conform to eLP policy SS14 (2021 mods)	Site available, suitable and deliverable?
EAST						
TIP39	107	1.9	-	- Access via Grove Road (a single track lane)	No	No
TIP11	99	0.66	8-10	- A small isolated site - Adding to traffic in Church Road	No	No
TIP42	98	6.02	466	- Adding unacceptably to traffic in Church Road - adjacent to Tiptree sewage works	No	No
SOUTH						
TIP38	95	3.1	60-70	- abutting an ancient byway (Park Lane) - Demolition required to gain access - Adding unacceptably to traffic in Church Road	No	No
TIP53	103	1.5	-	+ A possible site for sheltered housing - Detached & coalescence with Tolleshunt Knights - Adding to traffic in Church Road	No	No
TIP52	99	5.4	-	- Poor access & encroaching on Jam Factory Fields - Adding to traffic in Church Road	No	No
TIP63	95	1.4	-	- Poor access & encroaching on Jam Factory Fields	No	No
TIP10	99	3.05	100	- Poor access via Bull Lane - Offers no strategic gain	No	No
TIP07	96	1.95	24+	- Well detached from settlement boundary - West End hamlet unsuitable for large scale development	No	No
TIP13	96	1.66	20+	- Well removed from settlement boundary - West End hamlet unsuitable for large scale development	No	No
TIP59	96	0.35	-	- Detached from settlement boundary	No	No
WEST						
TIP12	99	3.33	-	- Detached from settlement boundary (unless promoted with TIP 65) - Coalescence with Tiptree Heath - Adds to traffic in Maldon Road	Yes	No
TIP65	102	16.033	-	- Coalescence with Tiptree Heath - Adding traffic to Maldon Road by Heath School + Could be part of a future strategy to provide a better vehicular route to Grange Road	Yes	No
TIP57	95	23.14	-	- Detached. Only suitable as part of a large scale development including TIP65 + Could be part of a future strategy to provide a better vehicular route to Grange Road	Yes	No

Site	RAG score	Area (Ha)	No. Houses offered	Summary assessment of benefits (+) and negative impacts/issues (-) arising from development on this site	Development would conform to eLP policy SS14 (2021 mods)	Site available, suitable and deliverable?
TIP43	99	0.8	-	- Too small to be of strategic significance unless TIP03 and/or TIP65 developed	Yes	No
TIP03	94	11.17	335	- Valued LWS (to be avoided for development) - Increases traffic in Maldon Road	Yes	No
TIP41	93	4.5	-	- No access except via TIP55 (the availability of which is uncertain) - Impacts upon ancient byway	Yes	No
TIP55	102	6.07	120	- CUFC training ground, in use with no alternative relocation option so availability uncertain	Yes	No
TIP34	91	1.6	31	- No access except via an ancient byway unsuitable for motor vehicles	Yes	No
TIP18	90	4.0	10+	- Remote from village, only viable with TIP34 - Pennsylvania Lane unsuitable for access	Yes	No
NORTH						
TIP08	107	1.6	-	- Access via (busy) Kelvedon Road + Could be part of a plan involving adjacent sites + Could be part of an improved vehicular route to link Kelvedon & Grange Roads - Presence of a ransom strip makes deliverability uncertain	Yes	No
TIP16	109	3.544	-	-/+ Partly zoned as Employment area (SS14 map) - Access via (busy) Kelvedon Road + Could be part of an improved vehicular route to link Kelvedon & Grange Roads - Presence of a ransom strip makes deliverability uncertain	Yes	No
TIP48	108	0.39	-	- Likely to require access from adjacent sites - Access via (busy) Kelvedon Road + Could be part of an improved vehicular route to link Kelvedon & Grange Roads - Presence of a ransom strip makes deliverability uncertain	Yes	No
TIP15	104	0.838	-	- Not a standalone site + Could be part of an improved vehicular route to link Kelvedon & Grange Roads - Presence of a ransom strip makes deliverability uncertain	Yes	No

Site	RAG score	Area (Ha)	No. Houses offered	Summary assessment of benefits (+) and negative impacts/issues (-) arising from development on this site	Development would conform to eLP policy SS14 (2021 mods)	Site available, suitable and deliverable?
TIP70	102	2.386	-	- Water pipes under the southern half limit area available for housing + Could be part of an improved vehicular route to link Kelvedon & Grange Roads - Presence of a ransom strip makes deliverability uncertain	Yes	No
TIP71	103	0.352	-	- Not a standalone site + Could be part of an improved vehicular route to link Kelvedon & Grange Roads - Presence of a Ransom strip makes deliverability uncertain + Could deliver greenspace	Yes	No
TIP49	108	13.21	200	- Not a standalone site + Could be part of an improved vehicular route to link Kelvedon and Colchester Roads + Could enable delivery of commercial area	Yes	Yes
TIP51	108	4.63	100	+ Could be part of an improved vehicular route to link Kelvedon and Colchester Roads + Well sited to include a commercial area + Good connections to main routes	Yes	Yes
TIP35	110	0.55	-	+ Could be part of an improved vehicular route to link Kelvedon and Colchester Roads	Yes	No (site withdrawn)
TIP44	110	0.628	-	+ Could be part of an improved vehicular route to link Kelvedon and Colchester Roads	Yes	No (Site withdrawn)
TIP68	111	2.046	60	+ Could be part of an improved vehicular route to link Kelvedon and Colchester Roads - Unsuitable without withdrawn sites TIP35& 44	Yes	No
TIP17	110	1.6	-	- Not needed to complete link road or fulfil housing obligations - inclusion would affect viability of strategic plan - Possible access issues - Best accessed via TIPS 04 & 50 if developed.	Yes	Yes
TIP04	109	2.68	30	+ Could be part of an improved vehicular route to link Kelvedon and Colchester Roads - No existing road access	Yes	Yes

Site	RAG score	Area (Ha)	No. Houses offered	Summary assessment of benefits (+) and negative impacts/issues (-) arising from development on this site	Development would conform to eLP policy SS14 (2021 mods)	Site available, suitable and deliverable?
TIP50	109	6.09	100	- Not a standalone site due to connection to single track Messing Road + Could be part of an improved vehicular route to link Kelvedon and Colchester Roads + As part of a strategic plan, can provide land for a Health Centre	Yes	Yes
TIP69	107	1.6	45	+ Could be part of an improved vehicular route to link Kelvedon and Colchester Roads + Provides an alternative access to Messing Road	Yes	Yes
TIP19	105	0.46	4	- Lacks pedestrian access to Maypole Road unless TIP67 also comes forward - Adding unacceptably to traffic in Maypole and /or Oak Roads	Yes	No
TIP37	102	3.1	-	- Lacks pedestrian access to Maypole Road unless TIP67 also comes forward - Adding unacceptably to traffic in Maypole and /or Oak Roads	Yes	No
TIP40	102	2.0	-	- Lacks pedestrian access to Maypole Road unless TIP67 also comes forward - Adding unacceptably to traffic in Maypole and /or Oak Roads	Yes	No
TIP67	108	1.3	20-40	+ Development here makes TIPs 19, 37 & 40 viable options - Adding unacceptably to traffic in Maypole and /or Oak Roads	Yes	No

Table 1 Summary

Sites to the east were considered unsuitable for the following reasons:

- do not comply with eLP Policy SS14 (TIPs 11, 39, 42)
- adding unacceptably to traffic on minor village roads and/or Church Road (TIPs 11, 39 & 42)

Sites to the south were considered unsuitable for the following reasons:

- do not comply with eLP Policy SS14 (TIPs 07, 10, 13, 38, 53, 52, 59, 63)
- adding unacceptably to traffic on minor village roads and/or Church Road (TIPs 10, 38, 52, 53, 63)
- clearly detached from the settlement boundary (TIPs 07, 13, 59)
- Located in the hamlet of Tiptree Heath (TIPs 07, 13, 59)

Sites to the west were considered unsuitable for the following reasons:

- lacking access to a suitable road (TIPs 18, 34 & 41);
- impacting directly on a Local Wildlife Site (TIP03);
- exacerbates poor traffic conditions in Maldon Road (TIPs 43, 65);
- clearly detached from the settlement boundary (TIP57);
- risks coalescence with Tiptree Heath hamlet (TIPs 12, 65)
- uncertain availability (TIP55)

This left the sites to the north and north-west for further consideration.

Further Evidence – Block Assessments

The site assessments tabulated in Table 1 demonstrate at a high level the outcome of the detailed site assessment process, namely that the sites with the most potential to deliver sustainable development are to the north of Tiptree village.

A second approach to the analysis considered potential blocks of sites. Sites were re-assessed in conjoined blocks to look for solutions that fulfilled the following criteria:

- i. Makes a significant contribution towards the overall plan requirement of a minimum of 400 new homes
- ii. Complies with eLP policy SS14
- iii. Meets the Neighbourhood Plan objectives derived from community consultation (see below)
- iv. Achieves significant community gains
- v. Is deliverable

Objectives of the Tiptree Neighbourhood Plan

1: To deliver development prioritising local distinctiveness in keeping with the village feel, rural surroundings and heritage of Tiptree.

2: To meet the housing, infrastructure and service requirements and needs of Tiptree and its residents in a sustainable manner.

3: To improve movement through Tiptree, for vehicular traffic but also for walking and cycling and to improve access to main routes and railway stations whilst minimising impact on the village centre.

4: To protect and enable Tiptree's green environment, wildlife and biodiversity to thrive and grow.

5: To enable Tiptree village centre to thrive as a safe location for people to spend leisure time and access community facilities.

6: To ensure that Tiptree is an attractive location for a range of businesses so that its local economy can thrive.

At this point, it was clear that only sites to the north and west of Tiptree village could fulfil the second and third criteria. Furthermore, it was only to the north and the west that there were significant areas of conjoined sites available. The blocks assessed are listed in Table 2.

Table 2. Block Assessments

Group	Site	Name	Location	Hectare	House	
North	TIP04	Oak Road behind eastern end	A	2.68	68	
	TIP17	Rear of Bonnie Blue Oak	A	1.6	40	
	TIP35	Coal Yard Kelvedon Road	A	0.55	18	
	TIP44	104 Oak Road Back Area	A	0.628	16	
	TIP49	North of Oak Road (site C) Central	A	13.21	336	entire site
	TIP50	North of Oak Road (site B) East	A	6.09	155	
	TIP51	North of Oak Road (site A) West	A	4.63	118	
	TIP68	Highlands Nursery & behind 100 Oak Road	A	2.046	52	
	TIP69	Land between Messing Road and Colchester Road near Elms Farm	A	1.6	45	
	Notes	TIP44 (104 Oak Road) re-measured to exclude house and retained garden / some land offered for non-residential in this group	Totals	33.034	848	
Tower End	TIP08	Kelvedon Road between The Gables & Stourton	F	1.6	40	
	TIP15	Water Works, Grange Road	F	0.838	21	
	TIP16	Towerend	F	3.544	90	
	TIP48	The Gables, Kelvedon Road	F	0.39	10	
	TIP70	Essex & Suffolk Water south	F	2.386	18	
	TIP71	Essex & Suffolk Water north	F	0.352	9	
		Notes		Totals	9.11	188
Florence Park	TIP55	Florence Park (pitches area)	E	6.07	154	
		Notes				Already in settlement - change of use
Pennsylvania	TIP18	Culver Farm, Pennsylvania Lane (west side)	E	4	102	
	TIP34	North of Fourwinds, Pennsylvania Lane	E	1.6	40	
	TIP41	Surrounding Little Oaks, Pennsylvania Lane	E	4.5	114	
		Notes		Totals	10.1	256
Brook Meadow	TIP03	Pennsylvania Lane / Brook Meadows	E	11.17	285	
Peakes	TIP43	94 Maldon Road	E	0.8	20	
	TIP65	Peakes, Maldon Road	E	16.033	408	
		Notes		Totals	16.833	428
Colchester Rd	TIP19	Colchester Road (north of Warriors Rest)	B	0.46	11	
	TIP37	Colchester Road	B	3.1	82	
	TIP40	Colchester Road (adjacnt Woodview	B	2	51	
	TIP67	Land adjacent to Maypole Road	B	1.3	33	
		Notes		Totals	6.86	177
			GT:	84.557	2117	

Table 3 Tiptree NHP Steering Group analysis in the light of the SHLAA assessments.

Potential Development Areas in the North & West. (Objectives in green are met, in red are not met, amber-neutral)

Location	Site Refs	Houses (estimated, stated, planned)	Other potential gains	RAG score for each site	NP Objectives					
					1	2	3	4	5	6
North (Highland Nursery)	TIP 35/44/49/51/68	p233	Business Park, Link Rd	110,110,108,108,111	Green	Green	Green	Green	Green	Green
North (Elms Farm)	TIP 04/17/50	p218	Link Rd, Health/community centre	109,110,109	Green	Green	Green	Green	Yellow	Green
Tower End	TIP 08/15/16/48/70/71	p188	Allotments, link Rd, Wildlife area	107,104,109,108,102,103	Green	Green	Green	Green	Yellow	Yellow
Florence Park	TIP 55	e148, s120	Sports Club	102	Green	Green	Green	Green	Yellow	Red
Pennsylvania	TIP 18/34/41	e285, s225		90,91,93	Red	Red	Red	Red	Yellow	Red
Brook Meadows	TIP 03	e285, s200		93	Red	Red	Red	Red	Yellow	Red
Peakes	TIP 43/65	e278, s235	Parking, Football Pitch, LEAP	99,102	Red	Red	Red	Red	Yellow	Red
Colchester Road	TIP 19/37/40/67	e177		105,102,102,108	Green	Green	Red	Red	Yellow	Red

Best performing blocks by location

North (Highland Nursery & Elms Farm) offer the greatest planning gains for the community. These areas potentially offer an opportunity for village centre trades to relocate thus freeing up land in the village centre for more appropriate development. It has potential to provide the first stages of a link road connecting Kelvedon Road with Colchester Road as well as a business park and land and contributions towards a Health Centre/community hub.

Tower End offers a strategic link road if all sites can come forward in a comprehensive manner. It offers a road connecting Kelvedon Road with Grange Road – an important addition providing a western by-pass but also to allow traffic from the new estates to avoid using the difficult Grange Road/Kelvedon Road corner. Part of TIP16 is designated in the emerging Local Plan Section 2 as an ‘employment zone’ but the planning application submitted by the developer does not propose to deliver this [LPA reference: 190647].

Florence Park offers the possibility of some significant gains (in particular the provision of a ‘sports club’ for Tiptree). However CBC considers that Florence Park may not be deliverable because it depends upon CUFC relocating and no alternative location has been identified.

Brook Meadows is an important Local Wildlife Site and development would be likely to have a detrimental effect on wildlife and biodiversity. It does give the possibility of an area of wide open space for the community.

The other three locations, **Pennsylvania**, **Peakes** and **Colchester Road** do not perform well against the Neighbourhood Plan objectives (as shown in Table 3). Pennsylvania has poor road access and connectivity to the rest of the village. Peakes adds unacceptable levels of additional traffic in Maldon Road and threatens coalescence with Tiptree Heath hamlet. Colchester Road also suffers connectivity issues with the village and will add unacceptably to traffic in Maypole and/or Oak Roads. None of these three sites offer significant community gains compared to alternatives.

The block analysis concludes that the northern blocks (Highland Nursery and Elm’s Farm) together with Tower End are available, the most suitable for development and are potentially deliverable.

Moving towards a conclusion

Sites that lacked the ability to deliver a strategic link road would only exacerbate existing poor traffic conditions. An assessment of possible strategic link roads around Tiptree (Tiptree Neighbourhood Plan: Strategic Highways Note, Cottee Transport Planning, February 2022) had concluded that only two were potentially deliverable in view of the sites available. One was to build towards the northern link road specified in the eLP policy SS14 at Highland Nursery and Elms Farm and the other was to construct a link road connecting Kelvedon Road with Grange Road through Tower End.

All three of these blocks (Highland Nursery, Elm's Farm and Tower End) are capable of delivering on the objectives of the Neighbourhood Plan however only two would be needed to deliver the minimum of 400 homes required by eLP Policy SS14.

Highland Nursery (TIPs 51 & 49) had the potential to accommodate 200 new homes on the two remaining sites together with a portion of a link road connecting Kelvedon Road and Colchester Road plus 1.1 hectares of employment land. TIPs 35 & 44 have been withdrawn and TIP68, of uncertain availability, is unviable without TIPs 35 & 44.

Elms Farm (TIPs 04, 50 & 69) had the potential to accommodate 200 new homes together with a portion of a link road connecting Kelvedon Road with Colchester Road plus 0.4 hectares of land set aside for a new Health Centre and a further 300m² of community space. TIP17 has been omitted because it requires the development of TIPs 04 & 50 to gain access and is not needed to deliver the Link Road or the required number of new homes. To include this site would threaten the viability of the remaining sites here to deliver the Neighbourhood Plan.

The Highland Nursery and Elms Farm blocks are promoted by a single lead developer (Mersea Homes, a large and well-renowned regional developer) plus a second local developer (of TIPO4) who is working with the lead developer to deliver the requirements of the Neighbourhood Plan. It has been agreed that the two blocks together can deliver a significant portion of the northern link road, a commercial area plus land and contributions towards a Health Centre/community hub. Although the link road will not be completed in the short term, the position of the development in the north/north-west does allow easy access to the main routes without exacerbating traffic conditions on the main routes through Tiptree (especially Church Road).

Tower End (TIPs 08, 15, 16, 48, 70 & 71) had the potential to accommodate 200 new homes together with a link road connecting Kelvedon Road with Grange Road.

Further assessment identified that the Tower End block did not have sufficient certainty over the ability to deliver the requirements of the Neighbourhood Plan. This was informed in particular by the decision of the promoter of one of the largest sites in Tower End to proceed with a planning application [LPA reference: 190647] and subsequent pending appeal on grounds of non-determination [Planning Inspectorate ref: APP/A1530/W/21/3278575] which did not demonstrate a commitment to a comprehensive approach.

By way of contrast the key developer at Highland Nursery and Elms Farm has confirmed that the first phases of the link road is deliverable in the plan period to 2033 (see Appendix C). Furthermore a statement of common ground between Tiptree Parish Council and Messing cum Inworth Parish Council (see Appendix D) provides a possible mechanism for completing the link road at an unspecified time in the future. It should also be noted that the land in question is in the same ownership and promoted by the same developer as it is part of site TIP49.

In the final assessment it was concluded that, due to deliverability concerns at Tower End, the Highland Nursery and Elms Farm option was the only option which can deliver on the five requirements (i. to v.) listed above.

This process has been informed by and been subject to assessment through the Strategic Environmental Assessment (SEA). This concluded that the sites allocated in the Submission Stage (Regulation 14) Neighbourhood Plan represent reasonable options when considered against other alternatives.

Conclusion

Highland Nursery and Elms Farm were selected for allocation in the Tiptree Neighbourhood Plan (2022) because they represent sustainable development and can provide the greatest benefits in respect of the objectives of the Neighbourhood Plan. Through the SEA process these matters have been tested against all reasonable alternative options.

APPENDICES

APPENDIX A: SHLAA assessment form with criteria

APPENDIX B: Colchester eLP Policy SS14 (as proposed to be modified) with Policy Map

APPENDIX C: Deliverability statement by ADP

APPENDIX D: Statement of Common Ground

APPENDIX A

Strategic Housing Land Availability Assessment

Site name	
Reference number	
Settlement	
Size	
Proposed use/s	
Site Owner	
Agent / Promoter	

Planning history / context

This section provides a brief overview of any significant planning history on the site (including relationship to and information relating to the neighbourhood plan process where applicable) to identify any factors that may require particular focus in the assessment of the site.

Stage 1A: Initial sieve

A red rating for any of the assessment criteria within this section means the site will not be taken further in the assessment process. A red rating in Stage 1 means that a site is considered to be unsuitable for development at the current time, in accordance with national and local policy, or that the site is too small to be taken through the SLAA process.

1A	Assessment criterion	R/G Rating	Data Source	Comments
1A.1	<p>Is the site greenfield and within flood zone 3 (more than 50%) without flood defences?</p> <p>Refer to Flood Map for Planning Rivers and Sea http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap</p>		Call for Sites pro-forma, Magic, Flood Map for Planning Rivers and Sea	
1A.2	Is the site for fewer than 5 dwellings or less than 0.25ha?		Call for Sites pro-forma	<i>[CBC indicate that 85% per hectare is developable with the rest being open space. Work on basis of 30 dwelling per hectare unless otherwise stated]</i>
1A.3	Is the site physically separate from an existing development boundary		Call for Sites pro-forma, village boundary map	
1A.4	Would development of the site have a significant negative effect on a site nationally or internationally designated for its landscape, biological, geological, archaeological or historical importance?		Call for Sites pro-forma, Magic	
1A.5	Can the site be accessed by vehicle from the public	G	Mapping	

	highway?			
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Stage 1B: Second sieve

This sieve tests sites in terms of their existing status and use. Sites are sieved out at this stage where there is sufficient information in relation to their existing status and use that renders further assessment unnecessary. A yes in the stage 1B sieve means further assessment is not required. A conclusion and details of site capacity and delivery should be given where appropriate.

1B	Assessment criterion	R/G Rating	Data Source	Comments
1B.1	Is the site allocated with extant planning permission, or is it allocated with a strong likelihood of a planning application being submitted in the near future?		CBC Planning Portal	
1B.2	Is the site protected for another use (with no reason to suggest it should be otherwise), or is it in use with a likelihood that that use will continue for the foreseeable future?		CBC Planning Portal, Magic	
1B.3	Is there another reason why it is clear that full assessment of this site would not be necessary?			

Stage 1 Assessment	R/G Rating	Comments <i>If site is assessed "Red" at either stage then no further assessment is necessary</i>
Stage 1A		
Stage 1B		

Stage 1 Assessment - Steering Group Decision & Comments

Stage 2: Availability

	Assessment criterion	RAG	Data Source	Comment	Mitigation measures
2.1	<p>Has the site been promoted for development?</p> <p>G – Yes it's been promoted</p> <p>A – No, but it was submitted by the site owner through the call for sites process</p> <p>R – Site has not been put forward for allocation by the landowner, or promoted for development</p>		Call for Sites pro-forma		
2.2	<p>Site ownership</p> <p>G – Single or joint (max 2) known ownership</p> <p>A – site owned by 3 or more different parties or intensions of a part owner not known</p> <p>R – ownership not known / multiple ownership (more than 3)</p>		Call for Sites pro-forma / Land Registry		
2.3	<p>Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward?</p>		Call for Sites pro-forma & site visit		

Summary and conclusion in relation to site availability

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Stage 2 Assessment - Steering Group Decision & Comments

Stage 3: Achievability

	Assessment criterion	RAG	Data Source	Comment	Mitigation measures
3.1	Viability – is development of the site economically viable? Are there any factors which could limit its viability?		Call for Sites pro-forma and additional information from site promoter / owner	<i>[check pro-forma for any comments, gas, electricity, telecommunications, broadband, etc]</i>	
3.2	Ransom strip – does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development?		Call for Sites pro-forma & mapping		
3.3	Is the land currently protected for an alternative use (including minerals allocations and waste allocation (and proposed allocations))? Refer to ECC 2014 Minerals Plans – http://www.essex.gov.uk/Environment%20Planning/Planning/Minerals-Waste-Planning-Team/Planning-Policy/minerals-development-document/Pages/Default.aspx Refer to ECC Replacement Waste Plan - http://www.essex.gov.uk/Environment%20Planning/Planning/Minerals-Waste-Planning-Team/Planning-Policy/Pages/Replacement-Waste-Local-Plan.aspx		Mapping, Magic, ECC 2014 Minerals Plans, ECC Replacement Waste Plan		

3.4	<p>If protected for a particular use (other than that proposed), is there evidence to suggest that the site could or should be released for an alternative use?</p> <p>Employment Land Needs Report - Appendix 2 http://www.colchester.gov.uk/CHttpHandler.ashx?id=16831&p=0</p>		Local Plan evidence base - Employment Land Needs Report		
3.5	Contamination – is the site contaminated or partially contaminated?		Call for Sites pro-forma		
3.6	Infrastructure requirements – does the site require the provision of any unique or large infrastructure to support its development?		Call for Sites pro-forma & Local Plan evidence base		
3.7	Does a local GP surgery have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)		GP Capacity Info	[refer to separate report]	
3.8	<p>Does the local primary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)</p> <p>Schools capacity 2016/2021 – https://www.essex.gov.uk/Education-Schools/Schools/Delivering-Education-Essex/School-Organisation-Planning/Documents/CommissioningSchoolPlacesinEssex-2016-2021.pdf</p>		Commissioning School Places in Essex 2016-2021		

3.9	<p>Does the local secondary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)</p> <p>Schools capacity 2016/2021 – https://www.essex.gov.uk/Education-Schools/Schools/Delivering-Education-Essex/School-Organisation-Planning/Documents/CommissioningSchoolPlacesinEssex-2016-2021.pdf</p>		<p>Commissioning School Places in Essex 2016-2021</p>		
3.10	<p>Unimplemented permissions – does the site have a history of unimplemented permissions?</p> <p>G – No unimplemented permissions A – one (maybe two) recent lapsed permissions R – a history of unimplemented permissions</p>		<p>Call for Sites pro-forma & CBC planning portal</p>		
3.11	<p>Are there any other known reasons why the development of this site for the specified purpose could raise issues not covered in the assessment criteria, or have unintended consequences – such as impeding the delivery of future infrastructure projects?</p>				

<p>Summary and conclusion in relation to the site’s achievability</p>
<p></p>

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Stage 3 Assessment - Steering Group Decision & Comments
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Stage 4: Suitability and sustainability

4	Assessment criterion	RAG	Data Source	Comments	Potential mitigation measures
Physical constraints					
4.1	Is the site within or adjacent to the settlement boundary (or could it form part of a new settlement within the identified growth areas)?		Mapping		
4.2	Would development of the site lead to coalescence between settlements?		Mapping		
4.3	What is the main access point/s to the site? Are there any highway constraints?		Mapping, Transport Planners & ECC		
4.4	Utilities – is there any evidence that it would not be possible to deliver the necessary utilities?		Call for Sites pro- forma		
4.5	Site specifics (e.g. topography, pylons) – are there any issues that would prevent/limit development? Could development improve an existing issue?		Call for Sites pro- forma, mapping, site visit		

4.6	Nature of the site – is it brownfield or greenfield? G – brownfield (approx. 75% plus) A – part brownfield, part greenfield R – greenfield (approx. 75% plus)		Call for Sites pro-forma, mapping, site visit		
4.7	What is the agricultural land classification? G – Grades 4-5 (50% or more) A – Grades 3a or 3b (50% or more, or a mix of categories) R – Grades 1-2 (50% or more)		Magic		
4.8	Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or to cause negative impact on, neighbouring areas?		Call for Sites pro-forma, mapping, site visit		
4.9	Is the site within an area that has previously been identified by the parish council as a potentially preferred area? G – Yes R – No		TPC response to call for sites		!
4.10	Is the site within an area that has been identified by the village questionnaire as a potentially preferred area or an area that might provide other additional benefits? G – Yes R – No		Feedback from village surveys		

Environmental constraints					
4.11	Landscape impact – would development harm landscape character or setting, particularly relevant to any AONB and undeveloped coastal areas (including areas outside of the Borough boundary)?		Call for Sites pro-forma, Landscape Character Assessment , t,	<i>[refer to Tiptree extract from Landscape Character Assessment]</i> <i>NB: Hard copy of this report also provided for ease of reference</i>	
4.12	Impact on areas of biological or geological importance – would development be likely to cause harm to these areas / is the site covered, or partially covered, by a local designation? Refer to CBC Local Sites Assessment http://www.colchester.gov.uk/CHttpHandler.ashx?id=21564&p=0		Call for Sites pro-forma, Local Sites Assessment, Magic & site visit	<i>[Local Wildlife Sites – via link. Local Sites are listed for Tiptree CO4, CO5, CO7, CO10, CO13, CO16, CO19, CO21, CO25, CO32, CO37 and CO169]</i> <i>NB: Hard copy of this report also provided for ease of reference</i>	
4.13	Impact on archaeological and heritage assets – would development of the site be likely to cause harm to any such assets or their setting?		Call for Sites pro-forma, Magic, Historic Environment Character Report	<i>[refer to Tiptree extract from Historic Environment Character Assessment]</i> <i>NB: Hard copy of this report also provided for ease of reference</i>	
4.14	Impact on open space – would development of the site result in the loss of, or partial loss of, designated open space, a PRoW, or a bridleway?		Call for Site pro-forma, Urban Fringe Report		

4.15	<p>Flood risk – is the site within, or partially within, an area of flood risk?</p> <p>Refer to Flood Map for Planning Rivers and Sea http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap</p>		<p>Call for Sites pro-forma, Flood Map for Planning Rivers and Sea</p>		
4.16	<p>Drainage – can suitable drainage for the site be provided? Will development of the site increase the risk of flooding on site or elsewhere?</p> <p>Refer to Surface Water Flood map – https://flood-warning-information.service.gov.uk/long-term-flood-risk/map</p>		<p>Call for Sites pro-forma, Surface Water Flood map</p>		
4.17	<p>Views – are there any key views to or from the site?</p>		<p>Call for Sites pro-forma & site visit</p>		

Access to services					
4.18	Distance to bus stop with a frequent service at least six days a week (or could a new bus service be incorporated into the development?) G – up to 400m A – 401m - 800m R – over 800m		Mapping, bus timetables		
4.19	Distance to train station with a frequent service at least six days a week G – up to 2,000m A – 2,001m – 4,000m R – over 4,000m		Mapping		
4.20	Distance to primary school (or could a new school be provided as part of new development?) G – up to 400m A – 401m – 800m R – over 800m		Mapping		
4.21	Distance to secondary school (or could a new school be provided as part of new development) G – up to 1,200m A – 1,201m – 2,000m R – over 2,000m		Mapping		

4.22	<p>Distance to health services (or could new health services be provided as part of development of the site?)</p> <p>G – up to 400m A – 401m – 800m R – over 800m</p>		Mapping		
4.23	<p>Distance to town, neighbourhood, rural district or urban district centre (or would it be likely that a new centre will be provided as part of development of the site?)</p> <p>G – up to 800m A – 801m – 1,200m R – over 1,200m</p>		Mapping		
4.24	<p>Distance to Local Employment Zone or Colchester Town Centre (whichever is closest) (or would employment opportunities be likely to be created as part of development of the site?)</p> <p>G – up to 800m A – 801m – 1,200m R – over 1,200m</p>		Mapping		
4.25	<p>Distance to play area (or would new play facilities be likely to be provided as part of the development of the site?)</p> <p>G – up to 400m A – 401m – 800m R – over 800m</p>		Mapping		

4.26	Distance to park/public open space (or would new open space / parks be incorporated into the development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m		Mapping		
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Summary and conclusion in relation to the site's suitability and sustainability

Stage 4 Assessment - Steering Group Decision & Comments

Stage 5: Site visit

Notes and observations from site visit (if required)

Stage 6: Outcome of Assessment

Overall conclusions and recommendations

Summarise the findings of the assessment here. Where are the key areas that the site performs well in, and what are the key issues/constraints/questions in relation to whether the site is likely to come forward for development. Example conclusion – “In conclusion, the site shows some suitability for development given its location adjacent to an existing development boundary, although there are issues in relation to landscape impact, agricultural land classification, and distances to facilities and services. Availability and achievability are the key issues in relation to the possibility of the site being developed, as the site has not been promoted for development, nor is there any planning history or details of land ownership.”

<p>Outcome</p> <p>G – suitable/achievable/available A – could be suitable/achievable/available, but with some uncertainty R – the site is not suitable/achievable/available, or is highly unlikely to be so</p>	
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Final Assessment - Steering Group Decision & Comments

APPENDIX B

Colchester eLP Policy SS14: Tiptree (as proposed to be modified)

Within the preferred directions of growth shown on the Tiptree policies map, to the south west and north/north west, subject to existing constraints, the Tiptree Neighbourhood Plan will:

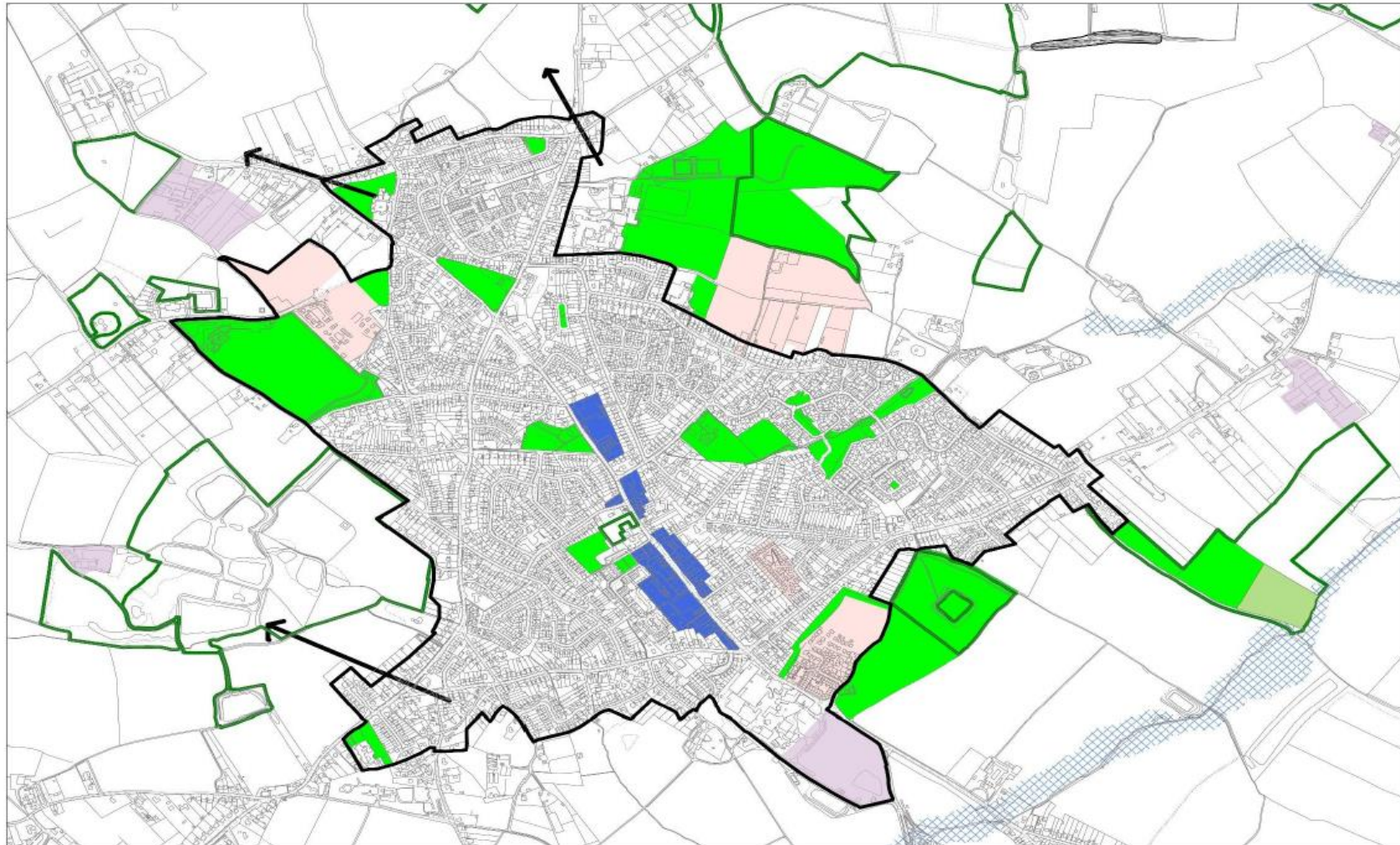
- (i) Define the extent of a new settlement boundary for Tiptree;
- (ii) Allocate specific sites for housing allocations to deliver a minimum 400 dwellings;
- (iii) Set out any associated policies needed to support this housing delivery i.e. housing mix, type of housing and density for each site allocated for housing;
- (iv) Set out the policy framework within the parish to guide the delivery of any infrastructure/community facilities required to support the development in accordance with the requirements of Policies SG7 and PP1. This will include a strategic transport appraisal with a view to confirming provision of the first phases of a road between the B1022 and B1023;
- (v) Consider cross boundary issues;
- (vi) Identify other allocations in the Parish, including employment and open space.

Proposals for development outside of the settlement boundary or settlement boundary defined by the Tiptree Neighbourhood Plan, once adopted, will not be supported. This policy should be read in conjunction with the generic Neighbourhood Planning Policy SG8, Policy SG3 and policies in the Tiptree Neighbourhood Plan, once it has been adopted.

Before granting planning consent, wintering bird surveys will be undertaken at the appropriate time of year to identify any offsite functional habitat. In the unlikely event that significant numbers are identified, development must firstly avoid impacts. Where this is not possible, development must be phased to deliver habitat creation and management either on or off-site to mitigate any significant impacts. Any such habitat must be provided and fully functional before any development takes place which would affect significant numbers of SPA birds.

TIPTREE

Policy SS14





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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:

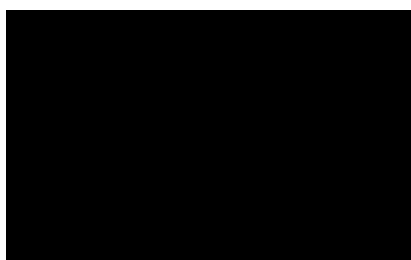
44. The scale of development proposed would not be such as to undermine the comprehensive delivery of further growth at Highland Nursery and Elms Farm, with the link road and other supporting infrastructure this might provide for.

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

APPENDIX D

Statement of Common Ground

The Tiptree Parish Council (TPC) and The Messing Cum Inworth Parish Council (MCIPC) Position

A12: The TPC preferred option is for Junction 24 to remain where it is north-east of Feering as proposed by NH 'Option A'. This option includes a spur from Inworth/Kelvedon Road to the junction.

A12: The MCIPC preferred option is the Main Alternative proposed by the MCIPC and now fully supported by ECC. MCIPC does not feel that promoting the NH 'Option A' is within its' purview.

In connection with the above, both TPC and MCIPC require the Braxted Park Road and A12 access via Rivenhall to remain a viable option for south-bound traffic. Specifically we want to see the Appleford Bridge crossing become suitable for two-way traffic. A roundabout is also needed at the Braxted Park Road/Maldon Road junction.

Should NH decide to adopt the Main Alternative TPC would not oppose the MCIPC plan to connect the junction to B1023 just north of Perrywood Nurseries. In this case both TPC and MCIPC want to see the improvements to the Rivenhall route as above and additional signage will be needed to encourage the use of the Rivenhall route by south-bound traffic.

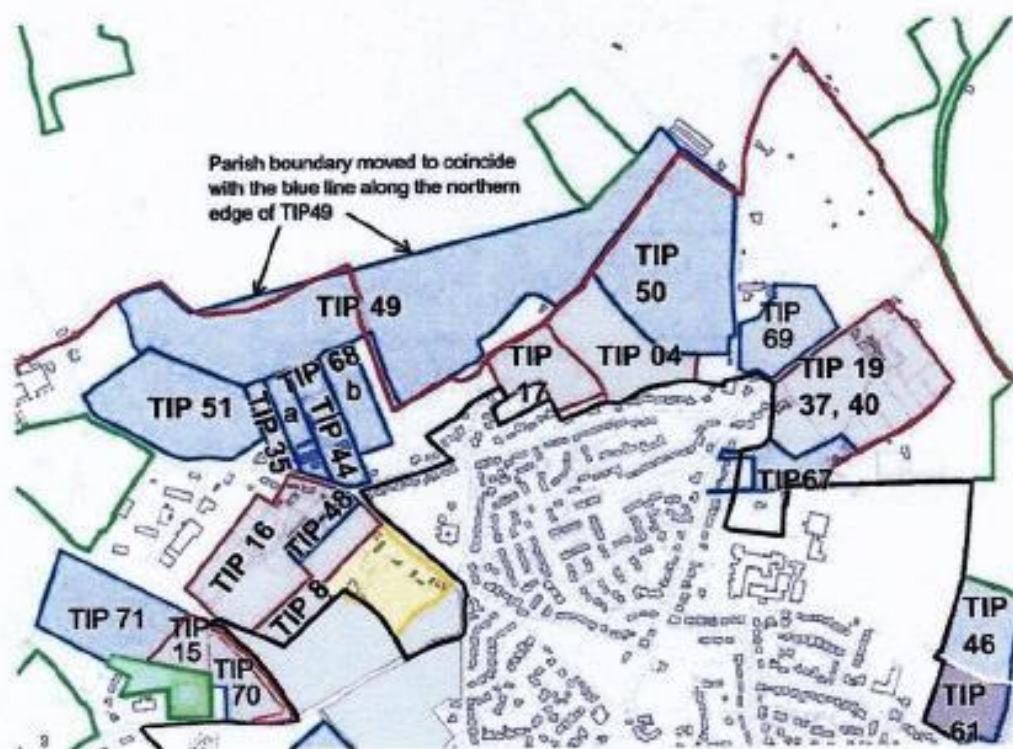
It has been a fundamental objective of the NP to avoid increasing traffic through Church Road. This, together with the need to avoid a Local Wildlife Site, is why proposed development is towards the north and north-west. It is also why TPC is promoting the Station Road/Rivenhall route for traffic arriving in Tiptree from Mersea and other settlements to the East. This has the added advantage of reducing traffic in Kelvedon Road. It is the position of MCIPC that it has no objections to this and understands and supports the planning approach.

Northern Link Road: The TPC NP promotes the construction of the first stages of a northern link road on its development sites in the north of Tiptree. It is hoped the missing "arch" will be completed in a future planning round. The preferred way for TPC achieving this would be to adjust the Parish boundary to coincide with the northern boundary of TIP49 as offered through the Call for Sites process. (See map below):

Initialled TPC - JG
Initialled MCIPC - RS



Page two, Statement of Common Ground between TPC and MCI PC



Signed:

Jonathan Greenwood, Chair ~~H~~ptree Neighbourhood Plan

Robert Suckling, Chair, MCI PC