

## **Tiptree Neighbourhood Development Plan Sustainability Statement**

This Statement is required by Regulation 16(4) of the The Environmental Assessment of Plans and Programmes Regulations 2004.

### **Background**

Colchester City Council decided by resolution at Full Council on 24 May 2023 to make the Tiptree Neighbourhood Development Plan under Section 38A(4) of the Planning and Compulsory Purchase Act 2004 (as amended). The Tiptree Neighbourhood Development Plan forms part of the Development Plan for Colchester City.

The Tiptree Neighbourhood Development Plan covers the area designated by Colchester Borough Council<sup>1</sup> as the Neighbourhood Plan Area in February 2015.

The Tiptree Neighbourhood Development Plan, the Strategic Environmental Assessment report, the Decision Statement pursuant to Section 38A(9) of the Planning and Compulsory Purchase Act 2004 and Regulation 19 of the Neighbourhood Planning (General) Regulations 2010, and the Statement containing the particulars specified in Regulation 16(4) of the The Environmental Assessment of Plans and Programmes Regulations 2004, and accompanying documents are available on Colchester City Council's website: [www.colchester.gov.uk](http://www.colchester.gov.uk)

### **How environmental considerations have been integrated into the plan or programme**

Environmental considerations have been integrated into the neighbourhood plan. The neighbourhood plan protects areas of green spaces, which will result in positive effects on the setting, identity and distinctiveness of Tiptree. The Neighbourhood Plan allocates 5 Local Green Spaces where development will only be permitted in very special circumstances. Tiptree's heritage assets will be protected through expecting that any listed building or heritage asset and their setting are maintained or where possible enhanced. The Plan requires a heritage impact assessment to be provided for proposals on allocated development sites. Mature trees and hedgerows which contribute to local landscape character and ecological diversity are to be retained. The neighbourhood plan also protects existing footpaths, cycleways and bridleways and supports new developments which integrate with the current green infrastructure network. The Plan also seeks to provide protection and enhancement of designated habitats in their own rights and from the impact of new development; and ensures that where tourism is encouraged it respects the rural countryside, coastal character and natural habitat. The

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<sup>1</sup> Following granting on City Status in November 2023, the Council is now Colchester City Council. However, reference to Colchester Borough Council remains for decisions made prior to this.

neighbourhood plan will avoid and mitigate likely significant effects in terms of recreational disturbance on Habitats sites in-combination by requiring contributions towards the Essex Coast Recreational disturbance Avoidance and Mitigation Strategy. The neighbourhood plan includes policies which promote good design and sustainable transport.

### **How the environmental report has been taken into account**

The environmental report was prepared alongside plan preparation.

The appraisal did not lead to any firm recommendations. However, at the Regulation 14 ('Draft Plan) stage, a number of areas for potential further work were identified. These were actioned in advance of the Regulation 16 (Publication Plan) which strengthened the Neighbourhood Plan.

### **How opinions expressed in relation to the environmental report have been taken into account**

Six representations were received to the Regulation 14 Environmental Report from: Natural England, Gladman, Savills (on behalf of Essex and Suffolk Water), Savills (on behalf of Marden Homes), Cedra and Bloor Homes. These were summarised in a [separate report](#) and a response provided by the Parish Council.

The main update in response to these representations was the consideration of Site 65 (Maldon Road) as a reasonable growth scenario through the Regulation 16 Environmental Report.

### **How the results of any consultations entered into under regulation 14(4) have been taken into account**

No consultations under regulation 14(4) were entered into.

### **The reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with**

There were four reasonable growth scenarios identified through the Regulation 16 Environmental Report.

The reasons for supporting the preferred approach (Scenario 1) as outlined by the Parish Council were:

- Alignment with the Neighbourhood Plan Objectives and Site Selection Process
- Meeting housing need

- Connections to the main routes without exacerbating traffic conditions on the B1022 and B1023 through Tiptree
- Provision of employment land
- Provision of land for a health and wellbeing hub
- Opportunity to build portions of a northern link to ensure future development in the area is sustainable.

**The measures that are to be taken to monitor the significant environmental effects of the implementation of the plan or programme**

Colchester City Council produces an Annual Monitoring Report, which monitors the implementation of planning policies. It includes a range of environmental indicators, which will be used to monitor the significant environmental effects of the implementation of the plan.