



Clerk:
Rob Williams

Tiptree Parish Council
56 Church Road
Tiptree
Essex
CO5 0SU

Telephone: (01621) 817030

Email: clerk@tiptreeparishcouncil.gov.uk

Examination Ref: 01/AS/TNP

9th November 2022

Dear Mr Seaman,

TIPTREE NEIGHBOURHOOD PLAN EXAMINATION

Thank you for your letter of 1st November. This is a response to your questions put to Tiptree Parish Council. Colchester Borough Council will respond separately.

1. Examination Documentation

A list of all the submission and background evidence documents is attached. All of these documents are on the Colchester Borough Council (CBC) website with the exception of the Regulation 15 submission letter and the Tiptree Parish Council minutes of 2/8/22 which records the decision to submit the NP. Both are attached here.

4. Further Clarification

1. A response to this question will be provided by CBC.
2. The current adopted settlement boundary is shown within the Colchester Local Plan Section 2 Policy SS14 Policy Map, this has been attached. Evidence in support of the proposed settlement boundary includes:
 - a. Colchester LP Policy SS14 Tiptree and supporting evidence base including Settlement Boundary Review, SHLAA, SEA and Topic Paper 6 (Tiptree). These are available on the Colchester Local Plan Section 2 Evidence Base website.¹
 - b. Questionnaire Results (Evidence Base Document 'a'). Especially sections 3 (Homes & Housing), 5 (countryside & green spaces) and 6 (Traffic & transport).
 - c. Tiptree NP vision & objectives (Tiptree NP section 4)

¹ For Settlement Boundary Review, SHLAA and SEA, please see the Council's website – <https://www.colchester.gov.uk/local-plan/evidence-base-emerging-local-plan-2017-33/>
For Topic Paper 6 – Tiptree, please see the Council's website - <https://www.colchester.gov.uk/local-plan/topic-papers/>

- d. The site selection process (Evidence Base documents 'b'). This process (including the Call for Sites) is documented in the Housing Topic Paper (Evidence Base Document 'c').
 - e. The SEA
3. Evidence in support of Local Green Space (LGS). The value of these green spaces is identified in the Questionnaire Results section 5 (Evidence Base Document 'a') and the Environment Report (Evidence Base Document 'l'). Their selection is in compliance with NPPF paragraph 102. Two of the proposed LGSs are privately owned (1 & 7). The owners were notified of the proposal and given the opportunity to respond in the Regulation 16 consultation (the letters are attached). One of these owners asked for further clarification (also attached). Warrior's Rest is (2) owned by CBC and leased to Tiptree PC. CBC was involved in the discussions that led to the framing of Policy TIP13 and at Regulation 16 responded: '*Policy TIP11 – Green Infrastructure. CBC fully supports this policy. This policy will provide protection to the green infrastructure network throughout the neighbourhood plan area.*' Windmill Green (6) is common land managed by Tiptree PC and the remaining sites (3, 4 & 5) are owned by Tiptree PC which supports the designation.
 4. Brook Meadow LGS boundary. Yes. The proposed boundaries are as defined at 11.16 and the Policies Map. There are currently access issues that have arisen since the summer of 2021 with regard to the rest of the LWS.
 5. The Environment Group Report of 2017 as included in the submission documents is the latest version. Due to a change of direction by the then chairman of NP it never got finalised. The report documented the environment, places and facts but it didn't mature into any form of action plan.
 6. Within the Monitoring Framework of the Colchester Local Plan Section 2 (Table 1 page 226) this includes the indicator 'housing completions per annum (net)' to monitor the Sustainable Growth Policies, notably SG1 and SG2 in this regard. As the minimum 400 dwellings to be delivered through the Tiptree Neighbourhood Plan has been set out in Policies SG2 and SS14, the delivery of these allocations will therefore be monitored by CBC.

The Monitoring Framework also includes the indicator "number of Neighbourhood Plans adopted" as part of the monitoring of Place Policies, in regard to Tiptree this is Policy SS14. Similarly, CBC will monitor the progress of the Tiptree Neighbourhood Plan, and in the event that the Plan is not made, CBC will take appropriate action in accordance with Paragraph 3.87 of the Colchester Local Plan Section 2.

All monitoring activity undertaken by CBC will be set out in the Authority Monitoring Report (AMR), published annually in December.

Tiptree PC and specifically the Tiptree NP Steering Group have developed a close working relationship with Mersea Homes who are the lead developer with regard to the allocations in the NP. Preliminary surveys and plan making is already underway and we are confident that the sites will be delivered according to the NP requirements. In the unlikely event that it becomes apparent that a particular site is no longer coming forward then, in consultation with CBC, other sites next in line in terms of suitability (in the consideration of alternatives) can be invited to come forward.

In accordance with the NPPF Paragraph 33 it is proposed that the Tiptree NP will be thoroughly reviewed at least once every 5 years of the NP being made to assess compliance with the NP across all Policies. At that time remedial steps, including consideration of a full or partial review will be taken as appropriate. Any such review is to be initiated by Tiptree Parish Council and conducted in consultation with CBC planning.

Four members of the Tiptree NP Steering Group are also members of the Planning committee of the PC and will use that position to ensure that development proposals coming forward comply with the NP.

The Tiptree NHP will also be regularly monitored to take account of any new national policy and/or guidance and to ensure that policies are being applied intended and whether the overall Plan is effective. This will be outlined at the Annual Council Meeting.

The Steering Group would support inclusion of an additional chapter to the Plan to outline how the TNP will be monitored.

As you have requested, a copy of your letter and these responses to the questions raised, will be placed on the relevant Parish Council and Colchester Borough Council websites.

If you require any further information or have any other questions please do not hesitate to contact us.

With kind regards

Jonathan Greenwood

Chairman, Tiptree Parish Council
Chairman, Tiptree Neighbourhood Plan