



Tiptree Neighbourhood Plan Regulation 16

Strategic Environmental Assessment Report

February 2020

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Non-technical summary

Summary of the SEA process

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”.

SEA involves a number of stages, which are carried out alongside plan preparation. The first stage is scoping, which involves understanding the baseline of the plan area. Natural England, Historic England and the Environment Agency were invited to comment on the scope.

SEA involves an appraisal of alternatives, to compare the sustainability effects of different options. This helps to refine sites/ policies and helps to demonstrate that the plan contributes to the achievement of sustainable development.

This environmental report summarises the SEA of the Tiptree Neighbourhood Plan. SEA is an iterative process and an environmental report was prepared to accompany the Regulation 14 consultation. This report has been prepared to accompany the Submission Tiptree Neighbourhood Plan 2020.

Plan Objectives

The plan objectives are set out below.

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 including natural habitats and biodiversity.

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: To deliver 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 focus development in the north and west of the village where access to main routes will minimise the impacts on the village centre.

TRAFFIC AND MOVEMENT

Objective 13: To ensure vehicular access to new estates does not create congestion or compromise pedestrian safety.

Objective 14: To avoid increased congestion on existing roads and junctions in and around Tiptree by focusing 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: To sustain and improve 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 biodiversity net gain and the enhancement of the natural environment.

Objective 29: To protect and enhance local wildlife sites and other valued habitats in the surrounding area.

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.

Tiptree

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 26 listed buildings in Tiptree and numerous local wildlife sites surrounding the settlement.

In the absence of a neighbourhood plan, planning applications in Tiptree would be determined in accordance with the Colchester Local Plan.

Main options considered

It has been difficult to consider alternatives as the neighbourhood plan promotes the achievement of sustainable development and includes policies with the objective of addressing sustainability issues in Tiptree and meeting the plan objectives. Neighbourhood plans do not need to include policies on every issue; Qualifying Bodies can include policies relevant to their area. The plan's policies promote sustainable development and are in accordance with the plan's objectives. Policies seek to address sustainability issues in Tiptree and as such, with the exception of housing sites, of which there are numerous alternatives, there are limited alternatives to the draft policies.

Summary of the likely significant effects of the plan

Positive effects have been identified for all of the neighbourhood plan SEA objectives, demonstrating that the neighbourhood plan includes policies that cover a range of sustainability issues of relevance to the community, and will contribute towards the achievement of sustainable development.

The neighbourhood plan will deliver well designed homes to meet Tiptree's housing need of 600 dwellings in the plan period. Allocations are proposed to deliver 625 dwellings and policies require good quality design that respects the identity of Tiptree, including its heritage. Policies require a range of tenures, which will address the housing needs of the village. The Housing Needs Survey identifies a need for 2 bedroom dwellings.

The proposed allocations are located within the north of Tiptree and one of the reasons for selecting these sites is because they will avoid an increase in traffic through the village. Reducing congestion in Tiptree is one of the objectives of the neighbourhood plan. Policies in the plan will help to ensure the delivery of sustainable transport infrastructure, making sustainable transport a realistic option for existing and future residents.

Land is allocated for a new local employment area, which will strengthen and support local economic activity.

The proposed allocations avoid the loss of open space, local wildlife sites and areas of high landscape value. Policies will lead to new areas of open space to support new housing.

Listed buildings are located within 500 metres of the site allocations and proposed new relief road. Development within 500 metres is likely to harm the setting of heritage assets.

Earlier SEA work recommended some mitigation measures, and these have been incorporated into the neighbourhood plan.

Changes to the Plan resulting from the SEA

The SEA process has provided confidence that the Tiptree Neighbourhood Plan will contribute to the achievement of sustainable development. Some modifications have been made to the neighbourhood plan to incorporate mitigation measures into the plan.

Monitoring

The neighbourhood plan will be monitored as part of the Colchester Annual Monitoring Report. Indicators are included for each of the SEA objectives.

How to comment on the SEA Report

This SEA Report will be published for consultation alongside the Tiptree Neighbourhood Plan Regulation 16 consultation.

Methodology

Approach adopted in the SEA

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.

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.

Who was consulted and when

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. These consultation bodies were consulted on the scoping report for a 5 week period.

A SEA Report was published for consultation alongside the Regulation 14 consultation. Full details of this consultation are detailed in the Consultation Statement. A summary of the representations to the SEA Report and a response is included in appendix 2.

Difficulties encountered in compiling information or carrying out the assessment

Regard has been had to Article 5 of the Directive, which lists the following 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.

It has been difficult to consider alternatives as the neighbourhood plan promotes the achievement of sustainable development and includes policies with the objective of

addressing sustainability issues in Tiptree and meeting the plan objectives. Neighbourhood plans do not need to include policies on every issue; Qualifying Bodies can include policies relevant to their area. As such, with the exception of housing sites, of which there are numerous alternatives, there are limited alternatives to the draft policies. This is justified in the Strategic Alternatives section, which includes reference to the objectives of the neighbourhood plan.

It has been difficult to identify significant differences between the alternative housing sites. Tiptree is a village and all housing sites on the edge of the village have similarities, for example access to the district centre, contribution to meeting Tiptree's housing needs. There are several local wildlife sites in the neighbourhood plan area and all proposed housing sites have the potential to increase recreational disturbance to local wildlife sites, particularly those sites adjacent to local wildlife sites. All alternative sites have been appraised objectively and consistently. The environmental effects of each alternative is identified and compared and reasons are given for the selection and rejection of alternatives.

Background

Purpose of the SEA

The purpose 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”.

Tiptree Neighbourhood Plan

Neighbourhood plans give communities the power to develop a shared vision for their local area and help to deliver sustainable development. The Tiptree Neighbourhood Plan provides for the delivery of 600 dwellings in Tiptree over the plan period in a manner that will accommodate the needs of future residents and enhance community infrastructure. The Tiptree Neighbourhood Plan reflects the wishes of the majority of people who live and work in Tiptree.

Once made, neighbourhood plans form part of the development plan. There are five made neighbourhood plans in Colchester Borough, with a further four neighbourhood plans currently in process. All have been prepared by local communities, ensuring that development reflects the wishes of the community. Neighbourhood plan policies take precedence over existing non-strategic local plan policies.

Objectives of the plan

The plan objectives are set out below.

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SEA objectives, baseline and context

Links to other international, national, regional and local plans and programmes

The following is a list of international, national, regional, county and local 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 Tiptree specific plans have been extensively reviewed and have influenced this neighbourhood plan.

International
<p>Review of the European Sustainable Development Strategy (2009) European Community Biodiversity Strategy to 2020 (2012) Environment 2010: Our Future, Our Choice (2003)</p>
National
<p>The National Planning Policy Framework (2019) 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</p>
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 (2018)
 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 (2018)
 Essex Gypsy and Traveller Accommodation Assessment (2014)
 Essex Biodiversity Action Plan (2011) – Vision for Essex Lowland Meadows
 Essex Coast Recreational disturbance Avoidance and Mitigation Strategy: Strategy Document (2019)

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)
 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

Colchester Local Plan

The development plan for Colchester comprises the Core Strategy (2008 and subject to a Focused Review in 2014), Site Allocations (2010) and Development Policies (2010 and subject to a Focused Review in 2014) Development Plan Documents, and the following neighbourhood plans: Boxted, Eight Ash Green, Myland and Braiswick, West Bergholt and Wivenhoe.

The emerging Local Plan, which includes a shared strategic Section 1 and Colchester specific Section 2, was submitted in October 2017. Hearing sessions for Section 1 closed on 30 January 2020.

Once a neighbourhood plan has been brought into force, it becomes part of the development plan. Neighbourhood plans must be in general conformity with the strategic policies contained in the development plan, but neighbourhood plan policies take precedence over existing non-strategic policies in a local plan.

Description of baseline characteristics and predicted future baseline

This baseline data section is taken from the Tiptree Neighbourhood Plan and Tiptree Environmental 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		Tiptree Parish		Colchester Non-Metropolitan District		East of England Region		England Country	
No Bedrooms		3859	100.00%	71634	100.00%	2423035	100.00%	22063368	100.00%
1 Bedroom		15	0.39%	182	0.25%	5194	0.21%	54938	0.25%
2 Bedrooms		236	6.12%	7669	10.71%	251374	10.37%	2593893	11.76%
3 Bedrooms		896	23.22%	19833	27.69%	633776	26.16%	6145083	27.85%
4 Bedrooms		1747	45.27%	28190	39.35%	1002547	41.38%	9088213	41.19%
5 or More Bedrooms		782	20.26%	12300	17.17%	407633	16.82%	3166531	14.35%
		183	4.74%	3460	4.83%	122511	5.06%	1014710	4.60%

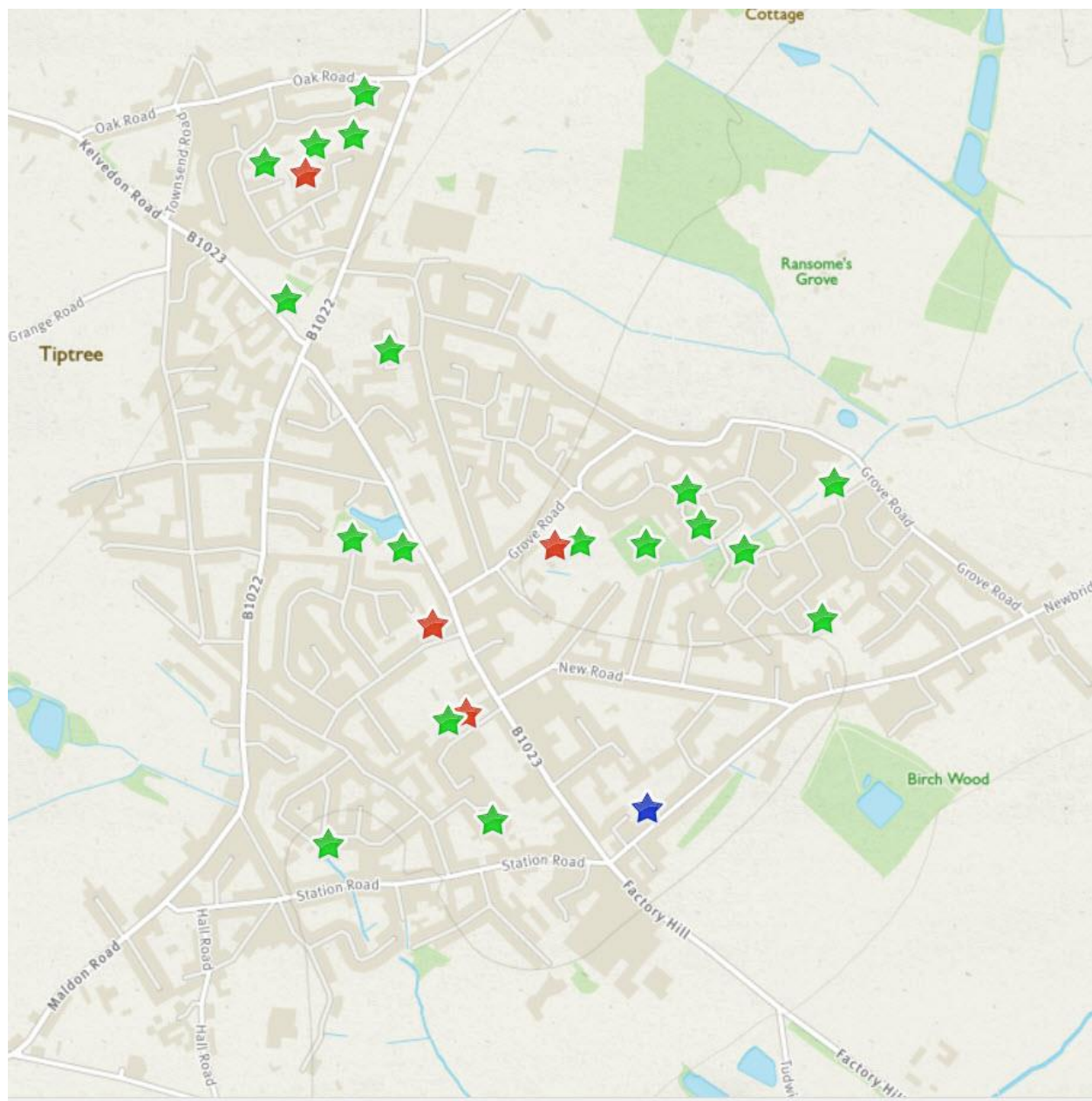
Key: Darker=Significantly more, Lighter=Significantly less

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



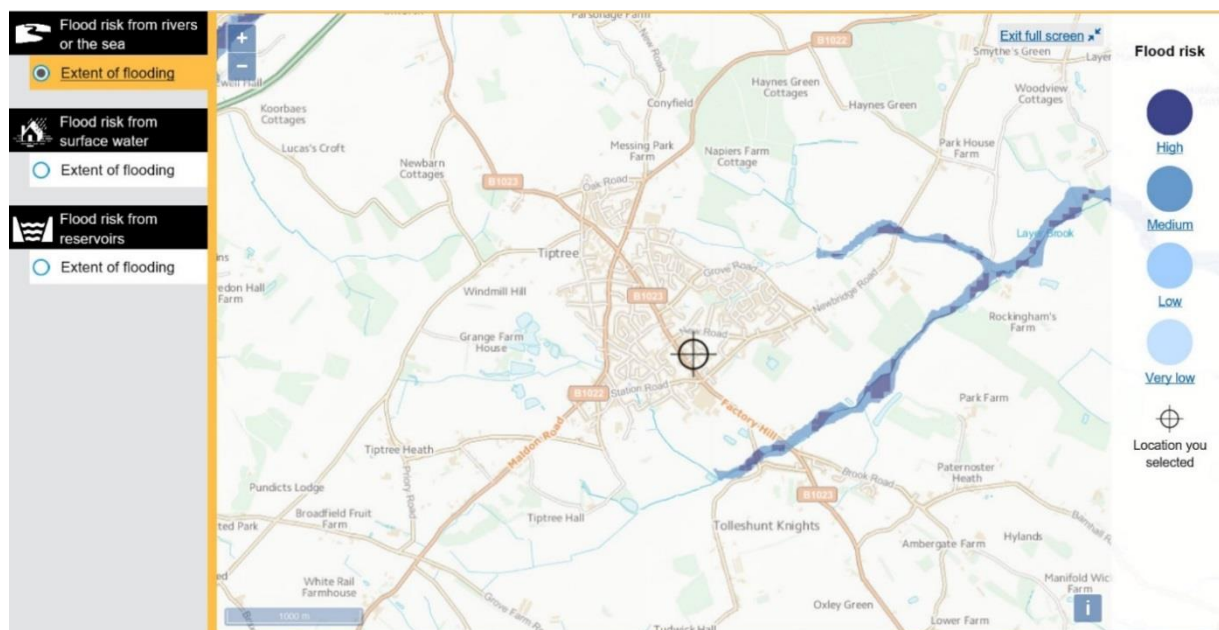
The map, below, shows Tree Preservation Orders (TPOs) in Tiptree. TPOs are distributed across Tiptree, with a concentration in the centre of the village.

Tree Preservation Orders in Tiptree

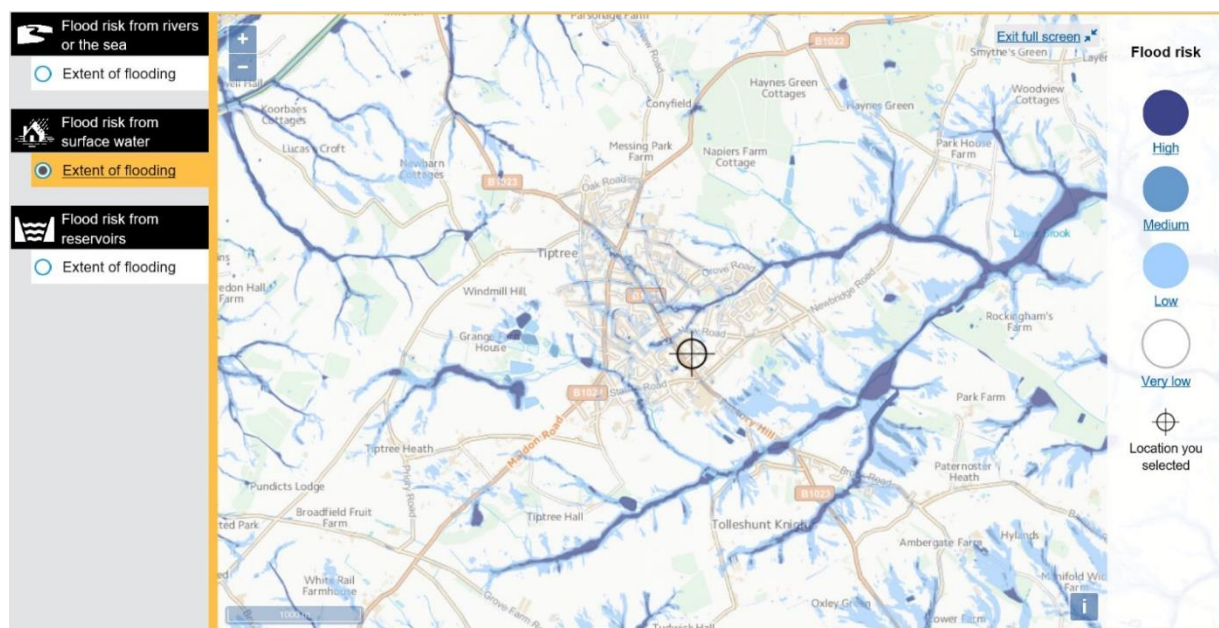


The maps, below, show details of flood risk in Tiptree. The built up area of Tiptree is not at medium or high risk of flooding from rivers, however part of the built up area is at risk of surface water flooding.

Risk of flooding from rivers in Tiptree

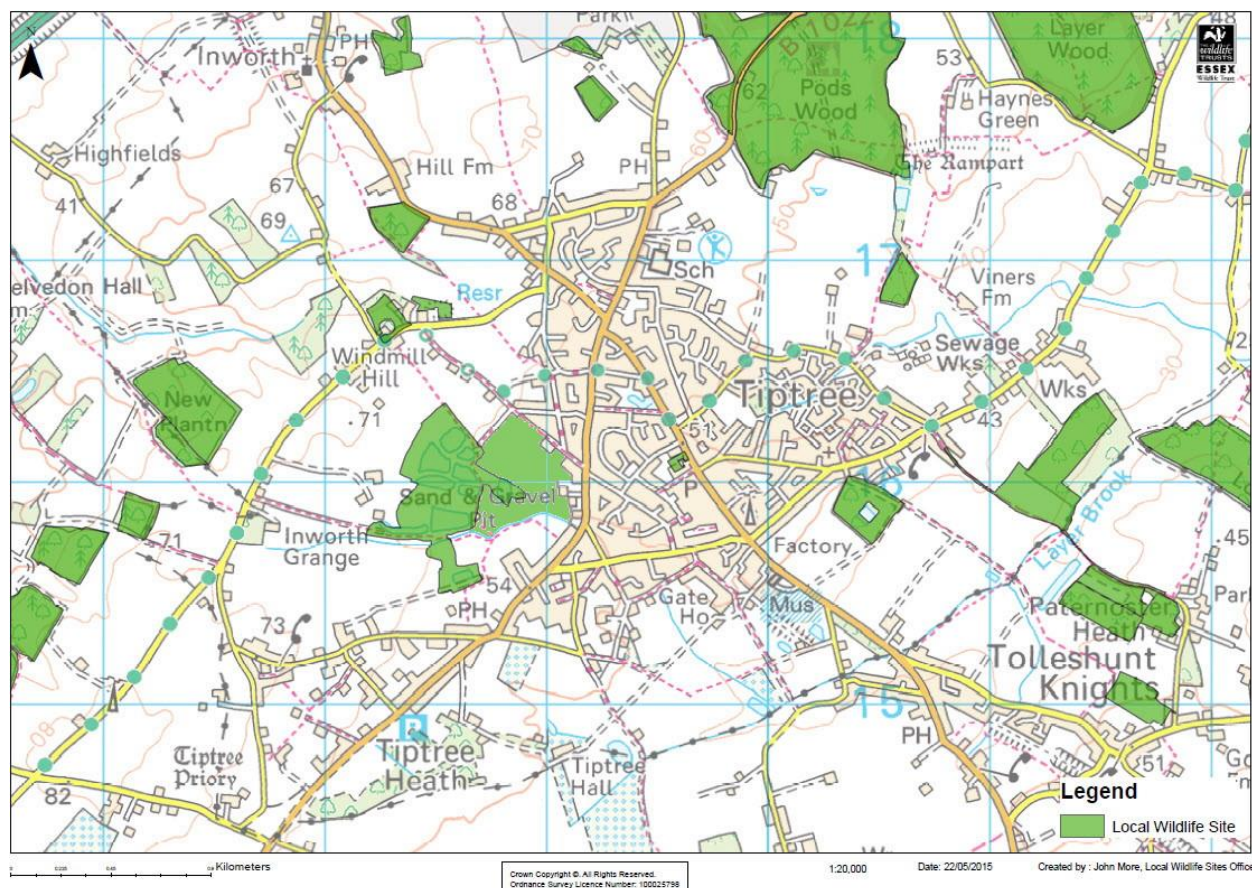


Risk of Surface Water flooding in Tiptree



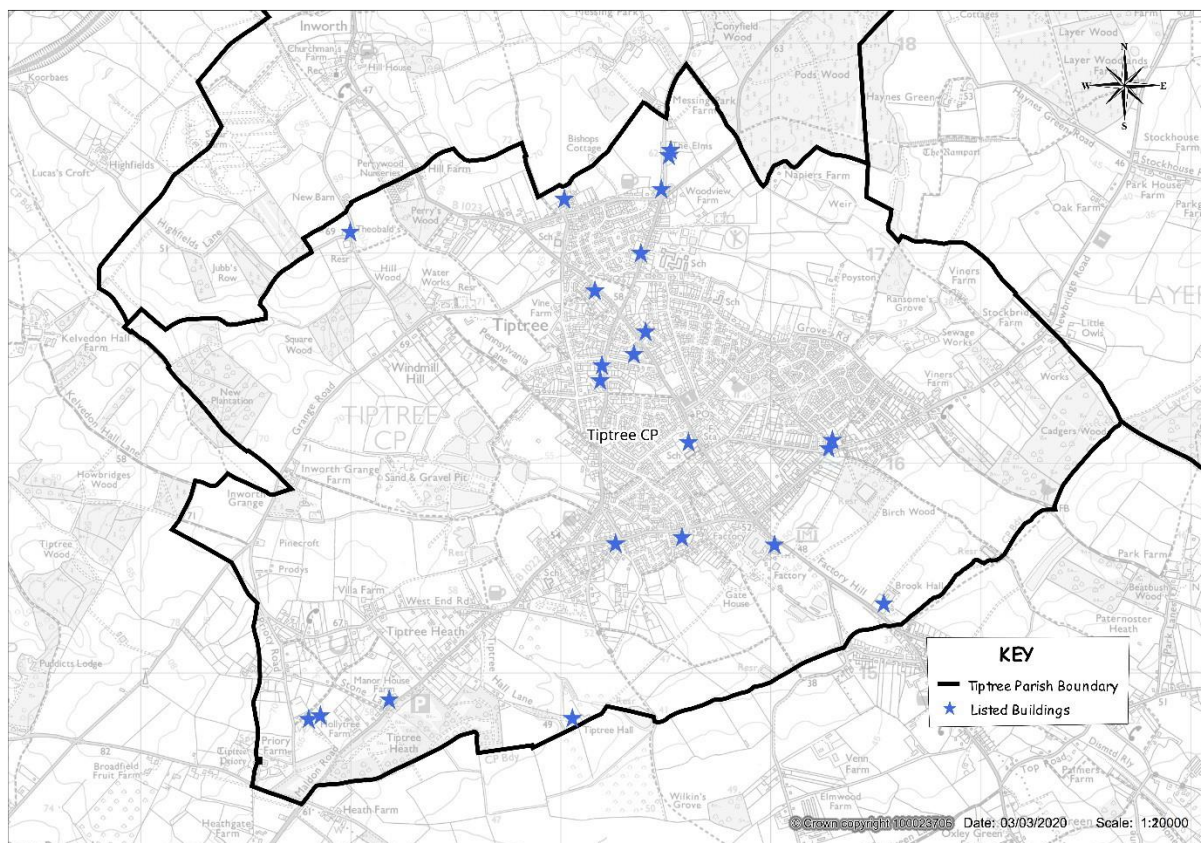
The map, below, shows nature conservation area designations in Tiptree. Tiptree is surrounded by local wildlife sites, with Tiptree Heath SSSI to the south.

Nature conservation designations in Tiptree



There are 23 listed buildings within the neighbourhood plan area and these are shown on the map, below.

Listed buildings in Tiptree



Wilkin and Sons Jam Factory is part of Tiptree's heritage. AC Wilkin, born in 1835 and founder of Wilkin and Sons rented some acres from his father's farmland at Trewlands for minor fruit growing in a move that would see him establish one of the biggest jam-making companies in the world. The Britannia Fruit Preserving Company, as Wilkin and Sons was initially known, started business in 1885. The first jam was made in the kitchens of Trewlands.

The Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS) has been prepared to avoid and mitigate the impact of recreational disturbance on European sites in-combination with other plans and projects. A Habitats Regulations Assessment, including appropriate assessment, has been prepared, which concludes that the Tiptree Neighbourhood Plan will not adversely affect the integrity of European sites.

Environmental issues and problems

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.

Without implementation of the neighbourhood plan the environmental issues and problems will be difficult to address. Whilst site allocations could be included in the Colchester Local Plan, the Tiptree Neighbourhood Plan includes detailed policies specifically aimed at addressing existing issues in Tiptree.

SEA objectives, targets and indicators

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 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	Percentage of residential completions that	

	and future needs in terms of housing type and tenure?	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	Will it improve the delivery of a range of local employment opportunities?	Amount of floorspace developed for employment, sqm	Material assets Population Cultural heritage

accessible business parks			
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?	Net gains in biodiversity RAMS contributions received	
6. To value and protect our heritage	Will it protect and enhance heritage and cultural assets?	Number of listed buildings demolished Number of locally listed buildings demolished Number of Buildings at Risk	Cultural heritage including architectural and archaeological heritage

The table, below, explains the scores given in the appraisal. These scores are consistent with other SEAs, including the SA of Colchester's Section 1 and Section 2 Local Plan.

++	Significant positive effect
+	Positive effect
O	Neutral effect
?	Uncertain effect
--	Significant negative effect
-	Negative effect

The plan objectives and SEA objectives are compatible, they were tested against each other and the results are set out in the table below.

	SEA 1	SEA 2	SEA 3	SEA 4	SEA 5	SEA 6
Obj.1	+	+	+	+	+	+
Obj.2	+	+	+	+	+	+
Obj.3	+	+	+	+	+	+
Obj.4	+	+	+	+	+	+
Obj.5	+	+	+	+	+	+
Obj.6	+	+	+	+	+	+
Obj.7	+	+	+	+	+	+
Obj.8	+	+	+	+	+	+
Obj.9	+	+	+	+	+	+
Obj.10	+	+	+	+	+	+
Obj.11	+	+	+	+	+	+
Obj.12	+	+	+	+	+	+
Obj.13	+	+	+	+	+	+
Obj.14	+	+	+	+	+	+
Obj.15	+	+	+	+	+	+
Obj.16	+	+	+	+	+	+
Obj.17	+	+	+	+	+	+
Obj.18	+	+	+	+	+	+
Obj.19	+	+	+	+	+	+
Obj.20	+	+	+	+	+	+
Obj.21	+	+	+	+	+	+
Obj.22	+	+	+	+	+	+
Obj.23	+	+	+	+	+	+
Obj.24	+	+	+	+	+	+
Obj.25	+	+	+	+	+	+
Obj.26	+	+	+	+	+	+
Obj.27	+	+	+	+	+	+
Obj.28	+	+	+	+	+	+
Obj.29	+	+	+	+	+	+

Obj.30	+	+	+	+	+	+
Obj.31	+	+	+	+	+	+

Strategic Alternatives

This chapter sets out the main strategic alternatives considered and how they were identified. An environmental report is required to identify, describe and evaluate the likely significant effects on the environment of implementing a plan, and reasonable alternatives [Article 5(1) and Regulation 12(2)].

The reasonable alternatives are to be identified “*taking into account the objectives and the geographical scope of the plan or programme*” [Article 5(1) and Regulation 12(2)].

Reasonable alternatives are not all possible alternatives, and the selection of alternatives necessarily imports an evaluative judgement. Alternatives that conflict with the plan objectives or are unlikely to be delivered are not reasonable alternatives. Whilst the ‘no plan’ option is often used as an alternative in Sustainability Appraisals of Local Plans, the no plan option would not take account of the objectives of the Tiptree Neighbourhood Plan, and unlike a Local Plan, there is no statutory requirement to prepare a neighbourhood plan.

An explanation is given where there are no reasonable alternatives. This demonstrates that consideration has been given to reasonable alternatives. Where alternatives exist, the significant environmental effects of the alternatives are compared, and justification is given for why alternatives were rejected.

POLICY TIP01: TIPTREE SETTLEMENT BOUNDARIES

A. Development proposals within the settlement boundary of Tiptree, as shown on the Tiptree Policies Map will be supported subject to compliance with the other policies in the development plan.

B. Development proposals outside the settlement boundaries will not be permitted unless:

- i. The proposed development is predominantly for sheltered housing, a nursing home, a health centre or a dental surgery, and there is clear evidence that this need cannot be met within the settlement boundary. The development must also lie adjacent to the settlement boundary, be in close proximity to the village centre, offer considerable social benefits to the community (by virtue of the uses proposed) and not significantly worsen traffic congestion in Tiptree village. In this respect proposals for predominantly market housing would not qualify; or***
- ii. the proposal is for a burial site; or***
- iii. they are in accordance with the Colchester Local Plan policies on appropriate uses in the countryside; or***
- iv. they are on sites allocated for those uses in the Colchester Site Allocations Development Plan Document or its successor; or***
- v. they relate to necessary utilities infrastructure and where no reasonable alternative location is available.***

Alternatives: There are no reasonable alternatives as this policy looks at the principles of promoting sustainable development and meeting the needs of the parish within the plan period, including meeting the plan objective: to define clearly a revised settlement boundary for Tiptree.

POLICY TIP02: GOOD QUALITY DESIGN

A. All development within Tiptree must demonstrate good quality design and respect and enhance the character and appearance of the surrounding area and the way it functions. Achieving good design in Tiptree means responding to and integrating with local surroundings and landscape context as well as the existing built environment. In particular, proposals must demonstrate that they will appropriately address the following: i. Ensure new development proposals reflect the local vernacular in terms of house styles, building set back and arrangements of front gardens, walls, railings or hedges. ii. Incorporate inter-connected areas of open space and green infrastructure to form discreet groups of buildings to break up the building mass. iii. Retention of existing landscape features such as mature trees and hedgerows which contribute to local landscape character and ecological diversity. iv. Incorporate the principals of SECURED BY DESIGN to design-out crime v. Propose trees and mixed hedges of predominantly native species to screen development and integrate it into the landscape. vi. In order to address the need for biodiversity net gain, integral features of benefit to wildlife should be incorporated into buildings and amenity areas. vii. Ensure safe access to routes for pedestrians, cyclists and road users, particularly towards the village centre, local schools and other amenities. viii. Use of high quality materials that complement the existing dwellings in the immediate vicinity. ix. Properties designed so they incorporate appropriate infrastructure, including electric car charging points, and can be retro-fitted for new electricity and digital technology.

B. Designs that incorporate new technology to increase energy efficiency and reduce the carbon footprint will be encouraged.

C. In order to ensure a high quality and well managed streetscape, developments must ensure that sufficient external amenity space is provided, as well as space for refuse and recycling storage and car and bicycle parking (including on-street parking).

Alternatives: There are no reasonable alternatives as this policy looks at the principles of promoting sustainable development and meeting the plan objectives: to deliver development in keeping with the village feel and identity of Tiptree, and to prioritise local distinctiveness in every element of change and growth.

POLICY TIP03: RESIDENTIAL CAR PARKING

A. All new residential developments within Tiptree must demonstrate sufficient provision of off-street car parking to reflect current vehicle ownership in the parish. The following minimum levels of off-street parking shall be provided: i. 1-

bedroom dwellings – 1 car parking space. ii. 2- and 3- bedroom dwellings – 2 car parking spaces. iii. 4-bedroom dwellings or larger – 3 car parking spaces. iv. All dwelling sizes – an additional 0.25 visitor spaces per dwelling.

B. In order to ensure that off-street parking is fully utilised, the provision of open parking under car ports, on drives or on parking courts with designated spaces is encouraged in preference to garages. Height and width of parking spaces should be in accordance with the space dimensions set out in 'Essex Parking Standards: Design and Good Practice document' or successor document.

C. In order to achieve an orderly streetscape on-street parking will be mainly in lay-bys.

Alternatives: There are no reasonable alternatives as this policy looks at the principles of promoting sustainable development and meeting the plan objective: to promote developments with sufficient off-road parking, front gardens and varied housing densities and styles as befits Tiptree's rural community.

POLICY TIP04: BUILDING FOR LIFE

A. Applicants for major residential development (as defined by the National Planning Policy Framework) are encouraged to meet Building for Life 12 (BfL 12) standards and to demonstrate this through the provision of an assessment as part of any planning application.

B. Where a development seeks to meet BfL 12 standards, applicants are strongly encouraged to achieve GREEN scores against: criteria 1 (Connections), 4 (Meeting Local Housing Requirements), 5 (Character) and 6 (Working with the site and its Context).

Alternatives: There are no reasonable alternatives as this policy looks at the principles of promoting sustainable development and meeting the plan objective: to include variety and choice to meet existing and future needs in terms of housing type and tenure.

POLICY TIP05: DWELLING MIX

A. Housing developments should provide a mix of housing types to suit a range of different households as identified in the latest Strategic Housing Market Assessment for Colchester, along with any evidence of specific local housing needs.

B. Developers are required to demonstrate how their proposal will be capable of meeting and adapting to the long term needs of the increasing number of older residents. In particular, proposals are encouraged to include the provision of bungalows.

C. Housing developments should ensure that a minimum of 10% of any market housing and 95% of any affordable housing provision meets Building Regulations 2015 Part M4 (2) accessible and adaptable standards and 5% of any affordable housing meets Part M4 (3)(2)(b) wheelchair user standards.

Alternatives: There are no reasonable alternatives as this policy looks at the principles of promoting sustainable development and meeting the plan objective: to include variety and choice to meet existing and future needs in terms of housing type and tenure.

POLICY TIP06: CYCLING, WALKING AND DISABILITY ACCESS ROUTES

A. Development proposals to improve cycling and walking infrastructure will be supported. In particular, provision of cycle and pedestrian routes that are physically separated from vehicular traffic and ideally from one another will be strongly supported. Such routes must also ensure that access by disabled users and users of mobility scooters is provided.

B. All new developments should ensure safe pedestrian access to link up with existing footways that, in turn, directly serve the main pedestrian routes shown on the Tiptree Policies Map. This will allow residents to access public transport facilities, schools, leisure and other important facilities serving Tiptree village.

C. Proposals to enhance the quality and safety of the identified main pedestrian routes will be strongly supported. In particular this includes widening, surfacing, appropriate lighting and vegetation management.

D. Suitable crossings on Oak Road and Kelvedon Road need to be considered within master plans to ensure the provision of safe direct walking and cycling routes to Baynard's Primary and Thurstable Schools.

E. Development must retain and enhance the quality and accessibility of main pedestrian and cycle routes and adequately mitigate the impact of additional traffic movements on the safety and flow of pedestrian and cycle access especially at road junctions.

Alternatives: There are no reasonable alternatives as this policy looks at the principles of promoting sustainable development and meeting the plan objective: to promote the provision of cycleways and footpaths from new developments to existing village amenities including the village centre.

POLICY TIP07: MITIGATING THE IMPACT OF VEHICULAR TRAFFIC THROUGH TIPTREE VILLAGE

A. Development proposals that improve traffic flow and/or avoid increased congestion on existing roads and junctions will be strongly supported.

B. To avoid congestion, in accordance with the requirements of the highway's authority, new developments will be required to include appropriate junction improvements to ensure the smooth flow of traffic and also to provide a safe and efficient access.

C. Vehicular access to the site allocations, identified in TIP13 and TIP14, should be made in consideration of the indicative access points identified on Map 8.3.

D. Dwelling driveways should not be accessed directly from the primary streets, but dwellings may still front the road behind footpaths/grass verges and parallel access roads'.

E. Proposals to mitigate the level of additional vehicular traffic travelling through the centre of Tiptree village (along the B1022 and B1023) are strongly encouraged.

F. The allocated sites identified in TIP13 and TIP14, and where appropriate, windfall developments, will be expected to make appropriate contributions towards the delivery of the new 'primary Street' to the north of Tiptree. The new 'primary street' will help to reduce the levels of vehicular traffic travelling through the village on the B1022, Maldon / Colchester Road and towards Feering on the B1023 Kelvedon Road, as shown on the Tiptree Policies Map. The new 'primary street' will reflect the rural character of this edge of settlement location and will meet the necessary specifications as set out in the Essex Design Guide (2018), in particular, ensuring it is sufficient to support a bus route, non-residential traffic and a 30mph speed limit. The following developments will secure the delivery of the 'primary street' as follows: i. Highlands Nursery - to deliver the Primary Street from Kelvedon Road to the eastern point of the safeguarded route. ii. Elm Farm - to deliver the Primary Street from Colchester Road to the western point of the safeguarded route. iii. Tower End - to deliver the Primary Street between Kelvedon Road and Grange Road.

G. Within the Parish of Tiptree, land required for the implementation of the Primary Street to its full extent will be safeguarded to enable the future provision of land outside of the Neighbourhood Plan area, as shown on Maps 8.2 and 8.3.

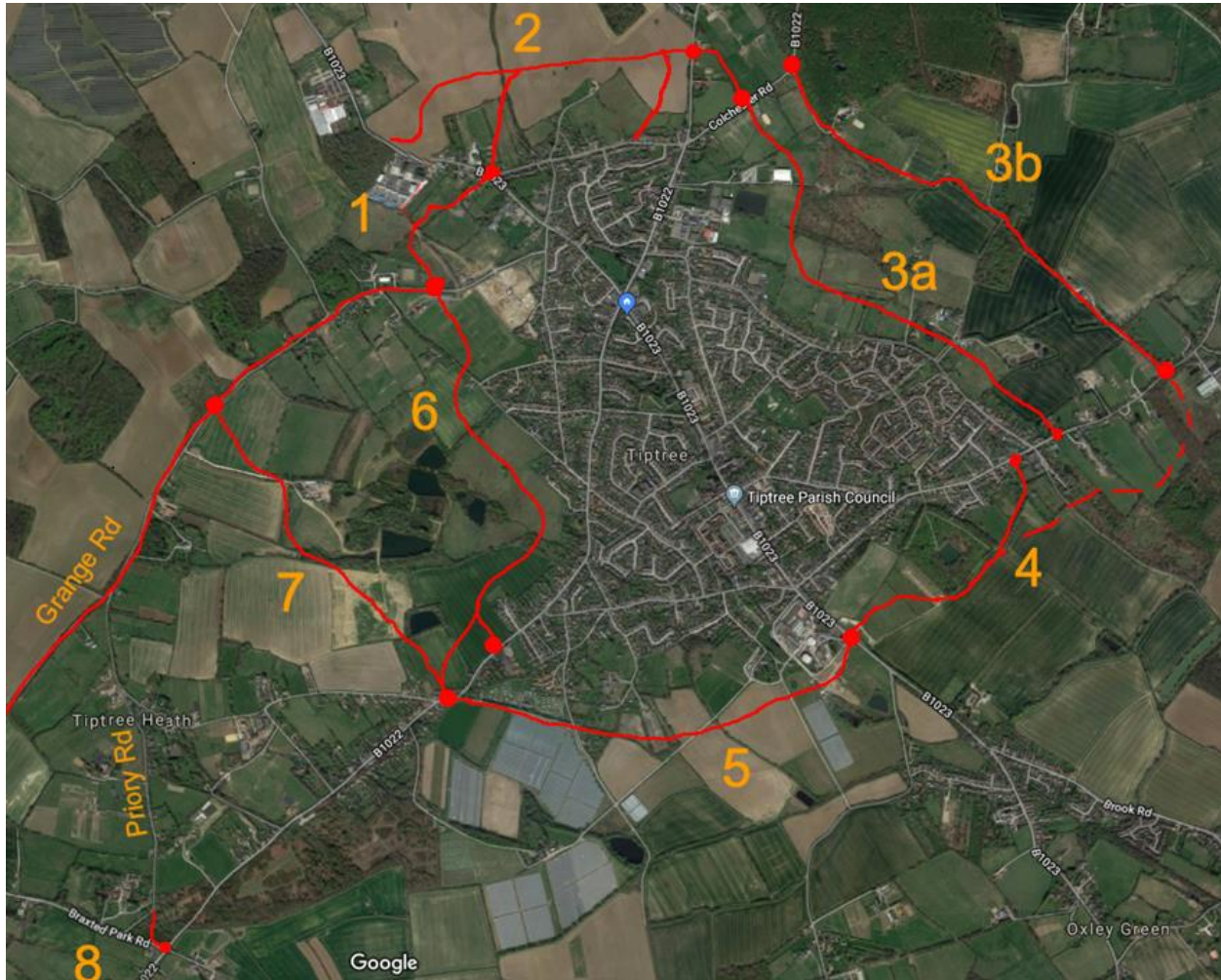
Alternatives: There are no reasonable alternatives as this policy looks at the principles of promoting sustainable development and meeting plan objectives: to provide access routes to new estates that avoids congestion, and to avoid increased congestion on existing roads and junctions in and around Tiptree by steering development to the north and west edge of the village.

Alternative locations for a relief road to reduce congestion in Tiptree have not been appraised as part of the SEA as there are no reasonable alternatives. Options for a

relief road were considered by the neighbourhood plan group at an early stage of plan preparation. These are shown on the map, below. Road 6 passes through Brook Meadow, which is a local wildlife site and an important site for orchids. It is not a reasonable alternative. Road 7 is not a reasonable alternative as there are problems financing parts of the road and it risks extending the settlement boundary too far to the west. Road 5 is not a reasonable alternative as the community questionnaire responses indicate that a road through the Jam Factory fields would be very unpopular. Roads 3a, 3b and 4 are not reasonable alternatives as they risk extending the settlement boundary too far to the east, although 3a may be possible in the future, linked with future housing development.

The plan makers are not aware of any alternative road locations that have been suggested by site promoters. Nor are the plan makers aware of any conversations with the Highways Authority about alternative road locations. Furthermore, an alternative route to the east, south or west of the village would not address the plan objective 14: To avoid increased congestion on existing roads and junctions in and around Tiptree by focusing development to the north and west edge of the village.

Possible relief roads around Tiptree



POLICY TIP08: TIPTREE VILLAGE CENTRE: EXISTING BUSINESSES

The District Centre of Tiptree will be protected and enhanced to provide shops, services and community facilities. Proposals for change of use within the District Centre boundary will need to demonstrate that it will provide a retail use, retail service, community use, financial/ businesses service or a leisure service and will meet the basic needs of the community.

Alternatives: There are no reasonable alternatives as this policy looks at the principles of promoting sustainable development and meeting plan objectives: sustaining and improving the local facilities for existing and new residents, and to promote the provision of sufficient essential services and shops as close to the village centre as possible to service the community.

POLICY TIP09: TIPTREE VILLAGE CENTRE: NEW DEVELOPMENTS

A. Development proposals adjacent to the District Centre boundary of Tiptree village are encouraged to accommodate one or more of the following uses: i. Office and light industrial/workshop uses (Class B1); ii. Services appropriate to the village centre, including retail services (Class A); iii. Residential units that address the needs of older people; iv. Health and social care services; v. Public car parking.

B. Proposals will be required to demonstrate that they will not adversely affect residential amenity, particularly in terms of car parking, noise and hours of operation. Proposals should take every opportunity to promote sustainable travel behaviour.

Alternatives: There are no reasonable alternatives as this policy looks at the principles of promoting sustainable development and meeting a number of the plans objectives including: sustaining and improving the local facilities for existing and new residents, and to promote the provision of sufficient essential services and shops as close to the village centre as possible to service the community.

POLICY TIP10: BUSINESS DEVELOPMENT

A. Land at Highlands Nursery (Policy TIP14A) is required to deliver approximately 1.5 hectares of nonresidential employment land to support Class B uses and other appropriate employment generating uses. As part of this provision, 0.6 ha of non-residential employment land is expected to be serviced and the buildings must comprise: i. Units suitable to accommodate larger businesses currently located adjacent to the village District Centre boundary; and ii. Small and medium sized flexible units suitable for a variety of business types, including expanding companies and small micro start-up businesses.

B. The design of developments is expected to demonstrate that it is compatible with its surroundings and suitable landscaping measures should be applied to ensure appropriate screening from non-commercial activities.

Alternatives: In theory, an alternative would be to locate employment land elsewhere in Tiptree. However, no alternative sites have been put forward as part of the plan preparation process. Good links to main routes is an important consideration in siting business areas. 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. The Tower Business Park covers approximately 1.5ha of undeveloped employment land which is proposed for residential development in the Tiptree Neighbourhood Plan Policy TIP13 (Tower End). The possibility of retaining the employment zone in Tower End (TIP13) was mentioned but it

could not be physically connected by road with the existing park and there has been no business use on the remaining greenfield portion of the allocation since 2010. Therefore, it was not considered a reasonable option and as such there are no reasonable alternatives to this policy.

POLICY TIP11: PLANNING OBLIGATIONS

A. Planning obligations will be required that support the delivery of community and other appropriate infrastructure in Tiptree and meet the necessary legal tests.

B. The following infrastructure items are required to be delivered on site as part of the site allocation at Highlands Nursery and Elms Farm (Policy TIP14): i. A Locally Equipped Area for Play (LEAP) at Highlands Nursery. ii. A Multi-Use Games Area (MUGA) at Elms Farm.

C. Where appropriate, all development will be expected to contribute (through Section 106 as appropriate or, if put in place, through Community Infrastructure Levy contribution) to the following community infrastructure projects which will address the needs arising from growth: i. Improvements to children's play equipment at Grove Road and Caxton Close. ii. Replacement of the Scout Hut. iii. Improvements to the Sports Centre. iv. Provision of an adult fitness trail in Park Lane. v. Education expansion. vi. Health facilities. vii. Suitable site proposals for burial land (see Policy TIP01).

Alternatives: There are no reasonable alternatives as this policy looks at the principles of promoting sustainable development and meeting plan objective: sustaining and improving the local facilities for existing and new residents.

POLICY TIP12: COMPREHENSIVE DEVELOPMENT

A. Applications for development on the site allocations contained in Policies TIP13 and TIP14 should be underpinned by overarching masterplans. These masterplans are to have been informed by a process of active engagement with the community of Tiptree and with the other land owners/developers involved in the plan. These masterplans should demonstrate, where necessary, that they align with one another, particularly with regard to the connectivity of the 'primary street' and will contribute towards the delivery of the overall vision for Tiptree. B. These masterplans will set out general design principles and provide an indicative framework to guide the development of the area in accordance with the aspirations of the Neighbourhood Plan and demonstrate an understanding of the intrinsically semi-rural nature and evolution of the Tiptree settlement pattern. C. Planning applications must be accompanied by Transport Assessments, the scope of which must be agreed with ECC Highways in advance of any application. In particular, the Transport Assessments must demonstrate that the new link roads will satisfactorily mitigate traffic impacts of the proposed development and address existing road congestion issues in Tiptree village.

Alternatives: An alternative is not to include this policy and not require master plans for the site allocations. Site allocations in Tiptree could be developed separately.

[illegible]

No policy and no requirement for master plans	O	O	O	O	O	O	O	O	O	O
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Positive effects are likely from other plan policies, but none directly from policy TIP12 or the alternative, on the SEA objectives. Policy TIP12 will contribute towards the plan objectives: to deliver development in keeping with the village feel and identity of Tiptree, to prioritise local distinctiveness in every element of change and growth, and to provide access routes to new estates that avoids congestion. It is more likely that comprehensive master plans will be prepared with the inclusion of this policy than without the policy.

POLICY TIP13: TOWER END.

Tower End is allocated for approximately 175 homes. The following criteria must be met:

- i. A mix of dwelling sizes in accordance with Policy TIP05, including provision of bungalows; and***
- ii. An affordable housing contribution relevant under national or Borough policies at the time the planning application is submitted subject to viability considerations; and***
- iii. 0.27Ha provided as green space for community use and wildlife. This is complimentary to meeting the requirements for open space provision in the Colchester Local Plan; and***
- iv. Development should deliver net environmental and biodiversity gains, in addition to protecting existing habitats and species. Any negative impacts on biodiversity, including flora and fauna, and local wildlife must be adequately mitigated and/or offset; and***
- v. A 'primary street' connecting Kelvedon Road with Grange Road in accordance with Policy TIP07 and Map 8.3; and***
- vi. Safe direct walking and cycling routes from within the estate to Baynard's Primary and Thurstable Schools as well as towards the village centre and Perrywood Garden Centre; and***
- vii. The provision of land for 1 Gypsy and Traveller pitch in an accessible location on site. Provision off-site will be appropriate on a suitable alternative site in***

Tiptree or, if no such sites are available, then on a suitable alternative site elsewhere in the Borough; and

viii. A heritage impact assessment; and

ix. The provision of an appropriate Residential Travel Plan

x. Multi-functional Sustainable Drainage Systems (SuDS) to manage rainfall runoff, enhance biodiversity and provide a place for nature and recreation.

xi. In addition the operational water mains across the site will be protected from development to ensure that access can be maintained.

Alternatives: There are a number of alternative housing sites. A summary of the appraisal of alternatives is included following policy TIP14.

POLICY TIP14: HIGHLAND NURSERY AND ELMS FARM.

Highland Nursery and Elms Farm are together allocated for approximately 450 homes.

A. Highland Nursery and Elms Farm are together allocated for approximately 450 homes. Both parts of the allocation must meet the following criteria:

i. An affordable housing contribution relevant under national or Borough policies at the time the planning application is submitted subject to viability considerations; and

ii. A mix of dwelling sizes in accordance with Policy TIP05, including provision of bungalows; and

iii. Development should deliver net environmental and biodiversity gains, in addition to protecting existing habitats and species. Any negative impacts on biodiversity, including flora and fauna, and local wildlife must be adequately mitigated and/or offset; and

iv. Safe direct walking and cycling routes from within the estate to Baynard's Primary and Thurstable Schools as well as towards the village centre and Perrywood Garden Centre; and

v. A heritage impact assessment; and

vi. The provision of an appropriate Residential Travel Plan; and

vii. Provision of multi-functional Sustainable Drainage Systems (SuDS) to manage rainfall runoff, enhance biodiversity and provide a place for nature and recreation; and

viii. The submission of a Preliminary Risk Assessment in respect of possible contamination of a secondary aquifer.

B. Highlands Nursery

Development at Highlands Nursery must meet the following criteria:

i. Deliver approximately 220 residential dwellings on the land identified on the 'Tiptree Policies Map Site Allocations'; and

ii. Deliver approximately 1.5ha of non-residential employment land for Class B uses and other appropriate employment generating uses in accordance with Policy TIP10. Uses which create impacts on the road network (through the volume of traffic and/or size of vehicles) or on amenity of neighbours must demonstrate that these will be adequately mitigated; and

iii. Provide 0.36ha of green space for community use and wildlife and to include a Local Equipped Area for Play with good pedestrian access for the existing community of Tiptree; this is complimentary to meeting the requirements for open space provision in the Colchester Local Plan; and

iv. A 'primary street' is provided from the junction with Kelvedon Road and being capable of extension through the eastern portion of the development into Colchester Road in the future, as set out in Policy TIP07 and Map 8.3.

C. Elms Farm

Development at Elms Farm must meet the following criteria:

i. Deliver approximately 230 residential dwellings on the land identified on the 'Tiptree Policies Map Site Allocations'; and

ii. The provision of a green buffer between the existing houses in Oak Road and the new estate; and

iii. Provide 0.8ha of green space for a Multi-Use Games area with good pedestrian access for the existing community of Tiptree. This is complimentary to meeting the requirements for open space provision in the Colchester Local Plan; and

iv. A 'primary street' is provided from the junction with Colchester Road and being capable of extension through the western portion of the development into Kelvedon Road in the future, as set out in Policy TIP07 and Map 8.3; and

v. Protection of a future road access into the land behind the Bonnie Blue Oak on the south-west side of the site; and

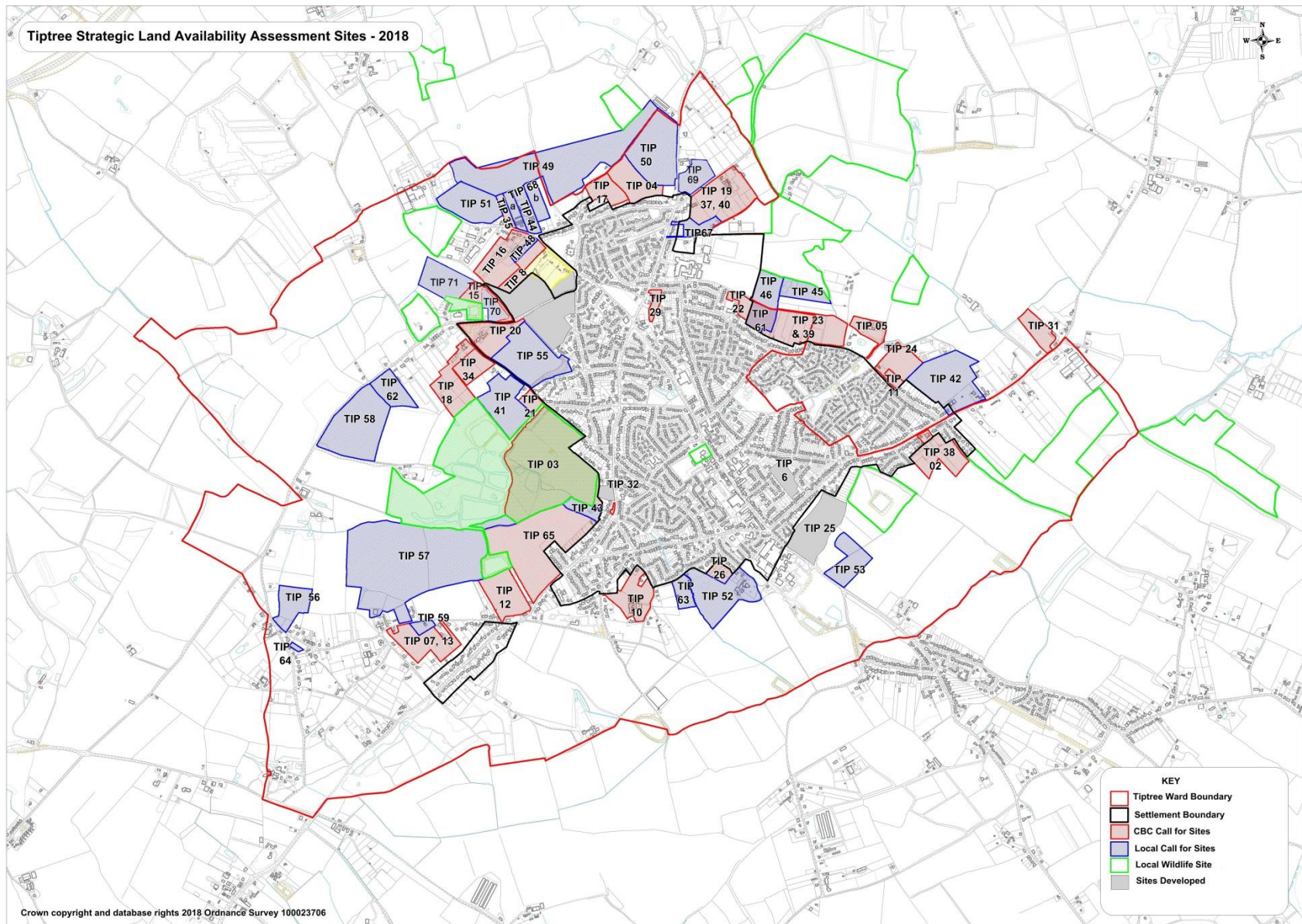
vi. Provision of appropriate mitigation for surface water flooding which could arise from the watercourse to the south-west of the site.

Alternatives:

Numerous sites around Tiptree were proposed for residential development as part of Colchester Borough Council's Local Plan call for sites and Tiptree Neighbourhood Plan's call for sites. These sites are shown on the map, below. In accordance with plan objective 14 (to avoid increased congestion on existing roads and junctions in and around Tiptree by focusing development to the north and west edge of the village), it could be argued that only sites in the north and west of the village are reasonable alternatives and therefore subject to SEA, as alternative sites to the south of the village do not comply with this objective. However, all alternative sites adjacent to the adopted settlement boundary have been appraised in the SEA.

A Strategic Housing Land Availability Assessment (SLAA) has been carried out for each site as part of the preparation of the Colchester Section 2 Local Plan and a SLAA has been carried out as part of the evidence base for the Tiptree Neighbourhood Plan. The SEA has used both SLAAs to inform the appraisal. Where the SLAA indicated that adjacent sites could be developed together these were appraised together in earlier SEA work. However, this approach was criticized by two site promoters in the Regulation 14 consultation. Therefore, all sites have now been appraised individually and appendix 3 includes the detailed site appraisals. Sites that are not considered reasonable options, and therefore not subject to appraisal as part of the SEA, are listed in appendix 1.

The location of the alternative sites and reference numbers are included on the map below. This is a considerable number of sites to appraise and the SEA has not been able to draw out significant differences between many of the sites. No site(s) stand out as performing much more strongly than the others. It is therefore not possible to come to a definitive conclusion that any site(s) is the most sustainable option. This is not uncommon and the plan makers have decided on the preferred sites taking into account the SEA and other evidence. The alternative sites have all been appraised fairly and consistently and the SEA Report justifies why the preferred sites have been selected and explains why the alternatives were rejected.



All alternative site options will contribute towards Tiptree's housing requirement. None of the sites are large enough to deliver 600 dwellings alone, which is Tiptree's housing requirement. Combinations of sites have been identified in the SLAA as possible to combine with other sites to deliver 600 dwellings. All sites options are of a sufficient size to accommodate a range of housing types to meet Tiptree's housing need, including affordable housing.

All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. Colchester Borough Council regularly secures sustainable transport infrastructure as an integral part of development, which promotes more sustainable choices of transport. Plan Objectives 13 – 18 are all concerned with traffic and movement. For the purposes of this appraisal the impact on sustainable travel has been shown as neutral. Sites that are located within an area considered a possible location for a north-western relief road for Tiptree to remove traffic from the village centre have been given a positive/ uncertain score under the assessment criteria: Will it avoid congestion on existing roads and junctions? Whilst there is uncertainty over the delivery of a new relief road it is understood that site promoters are supportive in principle of its delivery and discussions have been held with the Highways Authority who are content that the relief road should help to relieve any existing congestion problems within Tiptree as well as help to mitigate the impact of any new trips generated by the proposed developments. Developers will be required to demonstrate that the new relief road will satisfactorily mitigate traffic impacts of the proposed development through Transport Assessments. Sites where the Highways Authority have identified highways constraints have been given a negative score under this criterion.

The health industry is updating the definition of capacity therefore no further information is currently available regarding the GP surgery. The NP SLAA states that the existing GP surgery has no capacity and in the short term, development in Tiptree may put increased pressure on the GP surgery.

The four primary schools and secondary school in Tiptree are forecasted to have a surplus up to 2021/22 (Commissioning School Places in Essex 2017-22). Contributions are routinely secured as part of the planning application process, for necessary improvements to schools. All sites have the potential to contribute towards enhanced community facilities. Colchester Borough Council routinely secures contributions towards enhancements to community facilities as part of residential development.

Tiptree does not have a train station, Kelvedon train station is approximately 6km away. Tiptree is served by a number of bus routes, with the most frequent being the number 75 First bus route between Maldon and Colchester Town via Tiptree approximately

every 30 minutes. The majority of sites are within a reasonable walking distance of bus stops.

All developments will contribute to a generic increase in economic growth locally by the way of short-term construction projects. Longer term new residents are likely to contribute to the local economy. TIP16 includes a proposed extension to Tower Business Park, which is part of the designated local employment zone. The loss of this undeveloped employment designation for housing could reduce the range of employment opportunities in Tiptree. However, development on this area would require the removal of existing buildings to create access. A site on the opposite side of the road is proposed through the neighbourhood plan.

It is highly likely that each site will provide open space. The Local Plan requires major sites to deliver at least 10% of the gross site area as open space. There would potentially be loss of open space/land at Mildene Primary School if this part of sites TIP22 and TIP23 are developed.

The first non-statutory conservation sites in Colchester Borough were identified by Essex Wildlife Trust in 1991. These were known as Sites of Importance for Nature Conservation. Sites were selected on the basis of being the most important wildlife habitats in the Borough. These sites were reviewed by EECOS, the ecological consultancy arm of Essex Wildlife Trust, in 2008 and became known as Local Wildlife Sites. All original sites were reviewed and judged against their validity against an emerging set of selection criteria based on the UK Biodiversity Action Plan. In 2015 EECOS carried out a further review focused on the area of Colchester likely to come under pressure for development. Sites were assessed against the current Local Wildlife Site selection criteria to determine whether they meet the criteria and continue to be important for nature conservation.

TIP03 is likely to lead to significant negative effects on biodiversity. This site is adjacent to the Gravel Pit and forms part of Inworth Grange Pits Local Wildlife Site (Co10). It is a lowland meadow and an Essex BAP priority habitat containing at least two scarce and declining indicator species: green-winged orchid (*Orchis [now Anacamptis] morio*) and southern marsh orchid (*Dactylorhiza praetermissa*).

There are many local wildlife sites surrounding Tiptree and a number of sites are located adjacent to local wildlife sites. Development of all sites is likely to affect biodiversity through increased recreational disturbance of local wildlife sites and this is more likely for those sites adjacent to local wildlife sites. Care needs to be taken to ensure that there is high quality green infrastructure, with circular dog walks, within allocated sites to reduce the likelihood of degradation to local wildlife sites through increased recreational disturbance. Development also offers the opportunity for biodiversity net gain, which would have long term positive effects.

The northern part of TIP04 is within a Woodland Priority Habitat Network. The northern part of TIP49 is within a Woodland Priority Habitat Network and Eden Wood Local Wildlife Site is located to the north of the site, although this is not justification for a negative score on the biodiversity criteria as other sites are adjacent to Local Wildlife Sites and have been given a neutral score. A habitat network is a configuration of habitat that allows species to move and disperse through a landscape. However, there is no actual woodland on the sites.

There are areas of medium and high risk of surface water flooding on Grange Road increasing eastwards towards the Football Training ground entrance. There is high risk on Harrington Close and medium to high risk along Pennsylvania Lane. There is a large area of low flood risk in the South East corner of the site and a medium patch near the footpath close to the North East corner. All major applications are required to provide Sustainable Drainage Systems (SuDs) to manage surface water flooding. Where possible, above ground features can be multifunctional to manage surface water, provide open space and/or contribute to landscape and biodiversity.

All sites in Tiptree were scored amber by Anglian Water Services, indicating that infrastructure and/or treatment upgrades will be required to serve proposed growth.

The Landscape Capacity of Settlement Fringes In Colchester Report split Tiptree into five different landscape setting areas. Areas 1 and 3 have many intrinsic landscape qualities, make a very important contribution to distinctive settlement setting, have high landscape sensitivity and high landscape value. All areas have moderate visual prominence and intervisibility. Sites located within landscape setting areas 1 and 3 are likely to have a negative impact on landscape and the character and local distinctiveness of Tiptree and have been assessed as having a negative effect on the objective: To value and protect our heritage. Area 4 is identified as having a very limited contribution to distinctive settlement setting. Area 4 and also area 2 have moderate landscape value. Areas 2, 4 and 5 all have moderate landscape sensitivity.

The Colchester Historic Environment Record (HER) is the database of all known archaeological sites and historic buildings in the Borough. 23 historic (listed) buildings are located within Tiptree and none of these are on the Historic Buildings at Risk Register. In accordance with best practice, the SEA has identified where there are listed buildings within 500 metres of a site. The SEA also identifies whether the listed building is grade II, II* or I listed. Development close to a listed building has the potential to harm the setting of the listed building. As part of future planning applications, the attributes and qualities of these assets need to be taken into account in the design of the development. All sites require pre-determination evaluation (geophysics and trial-trenching) to establish the likelihood of archaeological assets.

All sites have the potential to increase recreational pressure on Tiptree Heath SSSI. Tiptree Heath SSSI is a popular area for recreation, including dog walking, and population growth will increase levels of recreation. Abberton Reservoir SPA is also located close to Tiptree and development in Tiptree, irrespective of which sites are allocated, could increase the number of visitors to Abberton Reservoir. The Colchester Section 2 Local Plan Habitat Regulations Assessment screened Abberton Reservoir SPA out of the HRA because access is quite restricted, with the existing public and permissive rights of way set well back from the waters' edge to minimise bird disturbance; there is no public access around the reservoir itself, although there are a number of permissive routes around the reserve leading to bird hides which provide excellent visual access to wildlife visiting the site; visitor surveys undertaken as part of the HRA showed that 79% of visitors interviewed were visiting to bird watch; Abberton Reservoir is well policed, which keeps trespassing/ disturbance to an acceptably low level; and dogs are not permitted on the reserve. However, to avoid adverse effects from new development on Tiptree Heath SSSI and European sites, including Abberton Reservoir, high quality green infrastructure, which includes circular routes, should be included within the allocations to reduce the need for residents to visit Tiptree Heath SSSI and European sites for their day to day recreation.

A large number of sites have been submitted for consideration for residential development around Tiptree. The appraisal shows that an objective and consistent approach has been taken through a comparative and equal assessment. Tiptree is a village and as such there are a large number of similarities between all sites, as would be expected. The scores in the site appraisals in appendix 3 show little difference between sites in terms of their impact on the SEA objectives. The commentary, above, has explained the likely effects of the alternatives.

In all some 71 sites were considered in the Tiptree SLAA. Stage 1 ruled out 26 sites as too small, poor access, no paperwork, a duplicate site or within the current settlement boundary. The remaining 45 sites were put forward to stage 2 where each site was awarded a RAG (Red, Amber, Green) rating for each of 50 criteria. The results were peer reviewed and cross-checked by CBC Planning department. The total RAG score gave a crude indicator of the site's suitability (Red=1, Amber=2, Green=3). In making the final selection of preferred sites a number of factors were considered, notably the Neighbourhood Plan Objectives (derived from community consultation), the routes analysis (with the aim of creating alternative routes around the village and towards the A12 to avoid congestion on existing roads and junctions), the RAG scores of available sites and the deliverability. There was an expressed desire by the community to site development to the north and west to give easy access to the A12 and to avoid increasing traffic in Church Road. There was also a strongly expressed desire to protect the key wildlife sites and to protect Tiptree's jam factory heritage – notably the jam factory fields to the south of the village.

It is the role of the plan-maker to come to a view as to the appropriate balance between the effects identified and decide which sites to allocate in the neighbourhood plan, taking into account the findings of the SEA and other evidence. The preferred sites, which are allocations in the draft Tiptree Neighbourhood Plan, are a combination of the following site alternatives: Tower End (TIP8, TIP15, TIP16, TIP48, TIP70 and TIP71), Highlands Nursery (TIP35, TIP44, TIP49, TIP51 and TIP68) and Elms Farm (TIP04, TIP50 and TIP69). Reasons for rejecting each of the alternative sites is included in appendix 3. The preferred sites have been selected for a number of reasons. Principally, the preferred sites are more likely to meet the vision and objectives of the plan than the alternative sites. A recurring theme throughout the responses to the Community Questionnaire was the ability to access major routes, particularly the A12, without exacerbating congestion in Church Road. Objective 12 was developed, which states: To focus development in the north and west of the village where access to main routes will minimise the impacts on the village centre. 76% of respondents to the feedback form following the Community Questionnaire Results Feedback exhibition agreed with this, compared to 13% who disagreed (10% did not answer the question). Sites that are not located to the north and west will not meet this objective and contribute towards reducing increased traffic in Church Road. The preferred sites are within an area that has been identified by the village questionnaire as the preferred area (Location A). Developing adjacent sites assists in ensuring comprehensive development and significant planning gains for the community and justifies the choice of adjacent sites in favour of selecting sites dotted around the village. The preferred sites offer the opportunity to connect Grange Road with Kelvedon Road and create alternative routes out of the village and to the A12. Whilst there is no certainty that the safeguarded route will be delivered in the plan period, it would not be possible without allocating the preferred sites. By making certain decisions now the aim is to 'future proof' Tiptree against the impact of future development in subsequent planning periods.

Development of Tower End would result in the loss of part of the undeveloped existing Tower Business Park employment designation. However, this would be offset by the new employment allocation to the north.

POLICY TIP15: COUNTRYSIDE AND GREEN SPACES

A. Green spaces and access to the countryside should be protected and enhanced, particularly where this provides access for the enjoyment of the community of Tiptree and its visitors. This includes designated Local Wildlife Sites which shall be protected from development.

B. Development proposals must protect and enhance biodiversity by: i. Protecting designated sites, protected species and ancient and species-rich hedgerows, grasslands and woodlands; and ii. Preserving ecological networks, and the migration and transit of flora and fauna; and iii. Protecting ancient trees

or trees of arboricultural value, or ancient woodlands; and iv. Promoting the mitigation, preservation, restoration and recreation of wildlife habitats, and the protection and recovery of priority species; and v. Providing a net gain in flora and fauna; and vi. Adopting best practice in sustainable urban drainage with development proposals incorporating the provision of Sustainable Drainage Systems (SuDS) unless it can be demonstrated to be technically unfeasible, will be supported.

C. Proposals must demonstrate that ecological considerations have been properly assessed in relation to likely impacts and where appropriate proportionate mitigation measures must be provided.

D. To ensure the long term ownership and stewardship of new public green spaces created as a part of development, their ownership should be transferred either to Tiptree Parish Council or, if this is not possible, then to an appropriate alternative body.

Alternatives: There are no reasonable alternatives as this policy looks at the principles of promoting sustainable development and meeting plan objectives: to protect existing greenspace, the landscape character and support nature conservation, and to protect local wildlife sites and other locally valued habitats.

POLICY TIP16: ESSEX COAST RECREATIONAL DISTURBANCE AVOIDANCE AND MITIGATION

All residential development within the zones of influence of Habitat sites will be required to make a financial contribution towards mitigation measures, as detailed in the Essex coast RAMS, to avoid adverse in-combination recreational disturbance effects on Habitat sites.

Alternatives: There are no reasonable alternatives as this policy looks at the principles of promoting sustainable development and complies with the Habitats Regulations.

POLICY TIP17: HISTORIC ENVIRONMENT

Any listed building or heritage asset and their setting within the Neighbourhood Plan Area should be maintained or where possible enhanced to protect from any future development.

Alternatives: Whilst the no plan option has not been considered a reasonable alternative for other policy options, as the Regulation 14 draft plan did not include a historic environment policy the no plan option is a reasonable alternative.

	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		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		3. To maintain and improve a safe, welcoming and attractive village centre to service the needs of the community		4. To strengthen and support local economic activity and local economic areas by encouraging small businesses and promoting accessible business parks		5. To protect and where possible, enhance open spaces, biodiversity and landscape character		6. To value and protect our heritage	
	Will it deliver the number of houses needed to support the existing and growing population?	Will it provide a variety and choice to meet existing and future needs in terms of housing type and tenure?	Will it avoid congestion on existing roads and junctions?	Will it deliver sustainable transport infrastructure?	Will it retain and enhance community facilities?	Will it increase the number of public car spaces in the village centre and improve sustainable transport links?	Will it improve the delivery of a range of local employment opportunities?	Will existing open spaces be protected & new open spaces be created?	Will it protect or enhance biodiversity?	Will it protect and enhance heritage and cultural assets?		
Historic environment policy	O	O	O	O	O	O	O	O	O	+		
No policy	O	O	O	O	O	O	O	O	O	O		

The inclusion of a policy on the historic environment will help to protect and enhance heritage assets and their setting. However, under the no policy option heritage assets will be protected through legislation, the NPPF and policies in the Local Plan.

Plan policies

This chapter outlines each of the policies within the neighbourhood plan and discusses the significant environmental effects of each of the policies in the short, medium and long term. The chapter concludes with an appraisal of the plan overall.

POLICY TIP01: TIPTREE SETTLEMENT BOUNDARIES

A. Development proposals within the settlement boundary of Tiptree, as shown on the Tiptree Policies Map will be supported subject to compliance with the other policies in the development plan.

B. Development proposals outside the settlement boundaries will not be permitted unless:

i. The proposed development is predominantly for sheltered housing, a nursing home, a health centre or a dental surgery, and there is clear evidence that this need cannot be met within the settlement boundary. The development must also lie adjacent to the settlement boundary, be in close proximity to the village centre, offer considerable social benefits to the community (by virtue of the uses proposed) and not significantly worsen traffic congestion in Tiptree village. In this respect proposals for predominantly market housing would not qualify; or

ii. the proposal is for a burial site; or

iii. they are in accordance with the Colchester Local Plan policies on appropriate uses in the countryside; or

iv. they are on sites allocated for those uses in the Colchester Site Allocations Development Plan Document or its successor; or

v. they relate to necessary utilities infrastructure and where no reasonable alternative location is available.

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Will it deliver the number of houses needed to support the existing and growing population?	Will it provide a variety and choice to meet existing and future needs in terms of housing type and tenure?	Will it avoid congestion on existing roads and junctions?	Will it deliver sustainable transport infrastructure?	Will it retain and enhance community facilities?	Will it increase the number of public car spaces in the village centre and improve sustainable transport links?	Will it improve the delivery of a range of employment opportunities?	Will existing open spaces be protected & new open spaces be created?	Will it protect or enhance biodiversity?	Will it protect and enhance heritage and cultural assets?
+	O	O	O	O	O	O	+	+	O

Policy TIP01 will protect the countryside surrounding Tiptree from inappropriate development. Development that is considered appropriate is listed in the policy, giving certainty to applicants. The settlement boundary has been extended to allow the delivery of a minimum of 600 dwellings, needed to support the existing and growing population. The policy will facilitate uses with community benefits outside of the settlement boundary. However, this has not been shown as a positive impact as the policy will not directly lead to new community uses. The settlement boundary excludes areas of open space and local wildlife sites, which will protect existing open spaces and biodiversity.

POLICY TIP02: GOOD QUALITY DESIGN

- A. All development within Tiptree must demonstrate good quality design and respect and enhance the character and appearance of the surrounding area and the way it functions. Achieving good design in Tiptree means responding to and integrating with local surroundings and landscape context as well as the existing built environment. In particular, proposals must demonstrate that they will appropriately address the following:**
- i. Ensure new development proposals reflect the local vernacular in terms of house styles, building set back and arrangements of front gardens, walls, railings or hedges.**
 - ii. Incorporate inter-connected areas of open space and green infrastructure to form discreet groups of buildings to break up the building mass.**
 - iii. Retention of existing landscape features such as mature trees and hedgerows which contribute to local landscape character and ecological diversity.**
 - iv. Incorporate the principals of SECURED BY DESIGN to design-out crime**
 - v. Propose trees and mixed hedges of predominantly native species to screen development and integrate it into the landscape.**
 - vi. In order to address the need for biodiversity net gain, integral features of benefit to wildlife should be incorporated into buildings and amenity areas.**
 - vii. Ensure safe access to routes for pedestrians, cyclists and road users, particularly towards the village centre, local schools and other amenities.**
 - viii. Use of high quality materials that complement the existing dwellings in the immediate vicinity.**
 - ix. Properties designed so they incorporate appropriate infrastructure, including electric car charging points, and can be retro-fitted for new electricity and digital technology.**
- B. Designs that incorporate new technology to increase energy efficiency and reduce the carbon footprint will be encouraged.**
- C. In order to ensure a high quality and well managed streetscape, developments must ensure that sufficient external amenity space is provided, as well as space for refuse and recycling storage and car and bicycle parking (including on-street parking).**

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Will it deliver the number of houses needed to support the existing and growing population?	Will it provide a variety and choice to meet existing and future needs in terms of housing type and tenure?	Will it avoid congestion on existing roads and junctions?	Will it deliver sustainable transport infrastructure?	Will it retain and enhance community facilities?	Will it increase the number of public car spaces in the village centre and improve sustainable transport links?	Will it improve the delivery of a range of employment opportunities?	Will existing open spaces be protected & new open spaces be created?	Will it protect or enhance biodiversity?	Will it protect and enhance heritage and cultural assets?	
O	O	O	+	O	O	O	O	+	+	

TIP02 will result in positive environmental effects over the lifetime of the neighbourhood plan by requiring development to demonstrate good quality design that respects and enhances the character and appearance of the surrounding area and the way it functions. This will result in positive effects on the objectives: to value and protect our heritage and to protect and where possible enhance open spaces, biodiversity and landscape character. Trees and mixed hedges of predominantly native species are required by the policy. The policy will result in a positive impact on the criteria to deliver sustainable transport infrastructure, through the requirement to ensure safe access to routes for pedestrians, cyclists and road users.

POLICY TIP03: RESIDENTIAL CAR PARKING

A. All new residential developments within Tiptree must demonstrate sufficient provision of offstreet car parking to reflect current vehicle ownership in the parish. The following minimum levels of off-street parking shall be provided: i. 1-bedroom dwellings – 1 car parking space. ii. 2- and 3- bedroom dwellings – 2 car parking spaces. iii. 4-bedroom dwellings or larger – 3 car parking spaces. iv. All dwelling sizes – an additional 0.25 visitor spaces per dwelling.

B. In order to ensure that off-street parking is fully utilised, the provision of open parking under car ports, on drives or on parking courts with designated spaces is encouraged in preference to garages. Height and width of parking spaces should be in accordance with the space dimensions set out in ‘Essex Parking Standards: Design and Good Practice document’ or successor document.

C. In order to achieve an orderly streetscape on-street parking will be mainly in lay-bys.

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Will it deliver the number of houses needed to support the existing and growing population?	Will it provide a variety and choice to meet existing and future needs in terms of housing type and tenure?	Will it avoid congestion on existing roads and junctions?	Will it deliver sustainable transport infrastructure?	Will it retain and enhance community facilities?	Will it increase the number of public car spaces in the village centre and improve sustainable transport links?	Will it improve the delivery of a range of local employment opportunities?	Will existing open spaces be protected & new open spaces be created?	Will it protect or enhance biodiversity?	Will it protect and enhance heritage and cultural assets?	

O	O	+	O	O	O	O	O	O	O

Policy TIP03 will result in a positive impact on the second objective, in particular: avoiding increased congestion on existing roads and junctions. The policy sets out minimum car parking requirements, which reflects car ownership in Tiptree. This policy will apply to both windfall development and site allocations.

POLICY TIP04: BUILDING FOR LIFE

A. Applicants for major residential development (as defined by the National Planning Policy Framework) are encouraged to meet Building for Life 12 (BfL 12) standards and to demonstrate this through the provision of an assessment as part of any planning application.

B. Where a development seeks to meet BfL 12 standards, applicants are strongly encouraged to achieve GREEN scores against: criteria 1 (Connections), 4 (Meeting Local Housing Requirements), 5 (Character) and 6 (Working with the site and its Context).

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Will it deliver the number of houses needed to support the existing	Will it provide a variety and choice to meet existing and future	Will it avoid congestion on existing roads and junctions?	Will it deliver sustainable transport infrastructure?	Will it retain and enhance community facilities?	Will it increase the number of public car spaces in the village	Will it improve the delivery of a range of local employment opportunities?	Will existing open spaces be protected & new open spaces be created?	Will it protect or enhance biodiversity?	Will it protect and enhance heritage and cultural assets?	

and growing population?	needs in terms of housing type and tenure?				centre and improve sustainable transport links?				
O	O	O	O	O	O	O	O	O	O

Policy TIP04 seeks to ensure high quality design of development in terms of integration into the existing footprint, character and community of the village. This has been highlighted throughout the neighbourhood plan consultation. The policy will result in positive impacts by encouraging Building for Life standards to be met. However, no direct impacts on any of the SEA objectives are likely.

POLICY TIP05: DWELLING MIX

A. Housing developments should provide a mix of housing types to suit a range of different households as identified in the latest Strategic Housing Market Assessment for Colchester, along with any evidence of specific local housing needs.

B. Developers are required to demonstrate how their proposal will be capable of meeting and adapting to the long term needs of the increasing number of older residents. In particular, proposals are encouraged to include the provision of bungalows.

C. Housing developments should ensure that a minimum of 10% of any market housing and 95% of any affordable housing provision meets Building Regulations 2015 Part M4 (2) accessible and adaptable standards and 5% of any affordable housing meets Part M4 (3)(2)(b) wheelchair user standards.

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Will it deliver the number of houses needed to support the existing and growing population?	Will it provide a variety and choice to meet existing and future needs in terms of housing type and tenure?	Will it avoid congestion on existing roads and junctions?	Will it deliver sustainable transport infrastructure?	Will it retain and enhance community facilities?	Will it increase the number of public car spaces in the village centre and improve sustainable transport links?	Will it improve the delivery of a range of employment opportunities?	Will existing open spaces be protected & new open spaces be created?	Will it protect or enhance biodiversity?	Will it protect and enhance heritage and cultural assets?	
O	++	O	O	O	O	O	O	O	O	

Policy TIP05 will have a significant positive effect on the assessment criteria: will it provide a variety and choice to meet existing and future needs in terms of housing type and tenure by requiring development to provide a mix of housing types to suit a range of different households. The policy will have positive long terms effects by requiring developers to demonstrate how the proposal will be capable of meeting and adapting to the long-term needs of older residents.

POLICY TIP06: CYCLING, WALKING AND DISABILITY ACCESS ROUTES

A. Development proposals to improve cycling and walking infrastructure will be supported. In particular, provision of cycle and pedestrian routes that are physically separated from vehicular traffic and ideally from one

another will be strongly supported. Such routes must also ensure that access by disabled users and users of mobility scooters is provided.

B. All new developments should ensure safe pedestrian access to link up with existing footways that, in turn, directly serve the main pedestrian routes shown on the Tiptree Policies Map. This will allow residents to access public transport facilities, schools, leisure and other important facilities serving Tiptree village.

C. Proposals to enhance the quality and safety of the identified main pedestrian routes will be strongly supported. In particular this includes widening, surfacing, appropriate lighting and vegetation management.

D. Suitable crossings on Oak Road and Kelvedon Road need to be considered within master plans to ensure the provision of safe direct walking and cycling routes to Baynard's Primary and Thurstable Schools.

E. Development must retain and enhance the quality and accessibility of main pedestrian and cycle routes and adequately mitigate the impact of additional traffic movements on the safety and flow of pedestrian and cycle access especially at road junctions.

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Will it deliver the number of houses needed to support the existing and	Will it provide a variety and choice to meet existing and future needs in	Will it avoid congestion on existing roads and junctions?	Will it deliver sustainable transport infrastructure?	Will it retain and enhance community facilities?	Will it increase the number of public car spaces in the village centre and	Will it improve the delivery of a range of local employment opportunities?	Will existing open spaces be protected & new open spaces be created?	Will it protect or enhance biodiversity?	Will it protect and enhance heritage and cultural assets?		

growing population?	terms of housing type and tenure?				improve sustainable transport links?				
O	O	++	++	O	+	O	O	O	O

Policy TIP06 will have a positive impact in the short, medium and long term on the objectives: 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 and To maintain and improve a safe, welcoming and attractive village centre to service the needs of the community. The policy supports improvements to cycling and walking infrastructure, and this is very likely to be incorporated into the site allocations, making sustainable travel an attractive prospect from new development to the village centre.

POLICY TIP07: MITIGATING THE IMPACT OF VEHICULAR TRAFFIC THROUGH TIPTREE VILLAGE

A. Development proposals that improve traffic flow and/or avoid increased congestion on existing roads and junctions will be strongly supported.

B. To avoid congestion, in accordance with the requirements of the highway's authority, new developments will be required to include appropriate junction improvements to ensure the smooth flow of traffic and also to provide a safe and efficient access.

C. Vehicular access to the site allocations, identified in TIP13 and TIP14, should be made in consideration of the indicative access points identified on Map 8.3.

D. Dwelling driveways should not be accessed directly from the primary streets, but dwellings may still front the road behind footpaths/grass verges and parallel access roads'.

E. Proposals to mitigate the level of additional vehicular traffic travelling through the centre of Tiptree village (along the B1022 and B1023) are strongly encouraged.

F. The allocated sites identified in TIP13 and TIP14, and where appropriate, windfall developments, will be expected to make appropriate contributions towards the delivery of the new 'primary Street' to the north of Tiptree. The new 'primary street' will help to reduce the levels of vehicular traffic travelling through the village on the B1022, Maldon / Colchester Road and towards Feering on the B1023 Kelvedon Road, as shown on the Tiptree Policies Map. The new 'primary street' will reflect the rural character of this edge of settlement location and will meet the necessary specifications as set out in the Essex Design Guide (2018), in particular, ensuring it is sufficient to support a bus route, non-residential traffic and a 30mph speed limit. The following developments will secure the delivery of the 'primary street' as follows: i. Highlands Nursery - to deliver the Primary Street from Kelvedon Road to the eastern point of the safeguarded route. ii. Elm Farm - to deliver the Primary Street from Colchester Road to the western point of the safeguarded route. iii. Tower End - to deliver the Primary Street between Kelvedon Road and Grange Road.

G. Within the Parish of Tiptree, land required for the implementation of the Primary Street to its full extent will be safeguarded to enable the future provision of land outside of the Neighbourhood Plan area, as shown on Maps 8.2 and 8.3.

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		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		3. To maintain and improve a safe, welcoming and attractive village centre to service the needs of the community		4. To strengthen and support local economic activity and local economic areas by encouraging small businesses and promoting accessible business parks		5. To protect and where possible, enhance open spaces, biodiversity and landscape character		6. To value and protect our heritage
Will it deliver the number of houses needed to support the existing and	Will it provide a variety and choice to meet existing and future needs in	Will it avoid congestion on existing roads and junctions?	Will it deliver sustainable transport infrastructure?	Will it retain and enhance community facilities?	Will it increase the number of public car spaces in the village centre and	Will it improve the delivery of a range of local employment opportunities?	Will existing open spaces be protected & new open spaces be created?	Will it protect or enhance biodiversity?	Will it protect and enhance heritage and cultural assets?	

growing population?	terms of housing type and tenure?				improve sustainable transport links?				
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Policy TIP07 will have a positive impact in the short, medium and long term on the objective: 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. The policy supports proposals that improves traffic flow and/or avoid congestion on existing roads and junctions. The policy synergises with policy TIP06, and together these policies will have positive effects on the SEA objectives. The policy explains that a route has been safeguarded for a new road, which will help to reduce congestion. If delivered, this would result in positive impacts by reducing congestion, however it is not certain that this will be delivered. A grade II listed building is located within 500 metres of the proposed relief road. This could harm the setting of this heritage asset.

POLICY TIP08: TIPTREE VILLAGE CENTRE: EXISTING BUSINESSES

The District Centre of Tiptree will be protected and enhanced to provide shops, services and community facilities. Proposals for change of use within the District Centre boundary will need to demonstrate that it will provide a retail use, retail service, community use, financial/ businesses service or a leisure service and will meet the basic needs of the community.

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	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	3. To maintain and improve a safe, welcoming and attractive village centre to service the needs of the community	4. To strengthen and support local economic activity and local economic areas by encouraging small businesses and promoting accessible business parks	5. To protect and where possible, enhance open spaces, biodiversity and landscape character	6. To value and protect our heritage
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Will it deliver the number of houses needed to support the existing and growing population?	Will it provide a variety and choice to meet existing and future needs in terms of housing type and tenure?	Will it avoid congestion on existing roads and junctions?	Will it deliver sustainable transport infrastructure?	Will it retain and enhance community facilities?	Will it increase the number of public car spaces in the village centre and improve sustainable transport links?	Will it improve the delivery of a range of local employment opportunities?	Will existing open spaces be protected & new open spaces be created?	Will it protect or enhance biodiversity?	Will it protect and enhance heritage and cultural assets?
O	O	O	O	+	O	+	O	O	O

Policy TIP08 will result in positive effects throughout the plan period by retaining existing community facilities and local businesses, including retail uses.

POLICY TIP09: TIPTREE VILLAGE CENTRE: NEW DEVELOPMENTS

A. Development proposals adjacent to the District Centre boundary of Tiptree village are encouraged to accommodate one or more of the following uses: i. Office and light industrial/workshop uses (Class B1); ii. Services appropriate to the village centre, including retail services (Class A); iii. Residential units that address the needs of older people; iv. Health and social care services; v. Public car parking.

B. Proposals will be required to demonstrate that they will not adversely affect residential amenity, particularly in terms of car parking, noise and hours of operation. Proposals should take every opportunity to promote sustainable travel behaviour.

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		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		3. To maintain and improve a safe, welcoming and attractive village centre to service the needs of the community		4. To strengthen and support local economic activity and local economic areas by encouraging small businesses and promoting accessible business parks		5. To protect and where possible, enhance open spaces, biodiversity and landscape character		6. To value and protect our heritage
Will it deliver the number of houses needed to support the existing and growing population?	Will it provide a variety and choice to meet existing and future needs in terms of housing type and tenure?	Will it avoid congestion on existing roads and junctions?	Will it deliver sustainable transport infrastructure?	Will it retain and enhance community facilities?	Will it increase the number of public car spaces in the village centre and improve sustainable transport links?	Will it improve the delivery of a range of employment opportunities?	Will existing open spaces be protected & new open spaces be created?	Will it protect or enhance biodiversity?	Will it protect and enhance heritage and cultural assets?	
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Policy TIP09 seeks to improve the delivery of employment and community uses in Tiptree, adjacent to the established district centre. The policy will also have positive effects on the assessment criteria: Will it provide a variety and choice to meet existing and future needs in terms of housing type and tenure, by encouraging flats that address the needs of older people. Public car parking is encouraged, which will contribute towards the objective to increase the number of public car spaces in the village centre. This policy, if implemented, will result in many significant positive effects on a number of the SEA objectives. However, the policy only encourages and supports proposals. Development proposals adjacent to the district centre cannot be required to include the uses identified in the policy and therefore there is a degree of uncertainty over how effective the policy will be. For this reason, a positive, rather than significant positive impact have been given.

POLICY TIP10: BUSINESS DEVELOPMENT

Land at Highlands Nursery (Policy TIP14A) is required to deliver approximately 1.5 hectares of nonresidential employment land to support Class B uses and other appropriate employment generating uses. As part of this provision, 0.6 ha of non-residential employment land is expected to be serviced and the buildings must comprise: i. Units suitable to accommodate larger businesses currently located adjacent to the village District Centre boundary; and ii. Small and medium sized flexible units suitable for a variety of business types, including expanding companies and small micro start-up businesses. The design of developments is expected to demonstrate that it is compatible with its surroundings and suitable landscaping measures should be applied to ensure appropriate screening from non-commercial activities.

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		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		3. To maintain and improve a safe, welcoming and attractive village centre to service the needs of the community		4. To strengthen and support local economic activity and local economic areas by encouraging small businesses and promoting accessible business parks		5. To protect and where possible, enhance open spaces, biodiversity and landscape character		6. To value and protect our heritage
Will it deliver the number of houses needed to support the existing and growing population?	Will it provide a variety and choice to meet existing and future needs in terms of housing type and tenure?	Will it avoid congestion on existing roads and junctions?	Will it deliver sustainable transport infrastructure?	Will it retain and enhance community facilities?	Will it increase the number of public car spaces in the village centre and improve sustainable transport links?	Will it improve the delivery of a range of local employment opportunities?	Will existing open spaces be protected & new open spaces be created?	Will it protect or enhance biodiversity?	Will it protect and enhance heritage and cultural assets?	
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Policy TIP10 will result in positive effects on the objective: To strengthen and support local economic activity and local economic areas by encouraging small businesses and promoting accessible business parks. 1.5 hectares of employment land is required as part of the site allocation (TIP14). The provision of new employment land will improve the range of employment opportunities in Tiptree. It is highly likely that this will occur as it is linked to new housing development. The policy refers to appropriate screening, which helps to ensure that development is compatible with its surroundings and landscape setting.

POLICY TIP11: Planning Obligations

A. Planning obligations will be required that support the delivery of community and other appropriate infrastructure in Tiptree and meet the necessary legal tests.

B. The following infrastructure items are required to be delivered on site as part of the site allocation at Highlands Nursery and Elms Farm (Policy TIP14): i. A Locally Equipped Area for Play (LEAP) at Highlands Nursery. ii. A Multi-Use Games Area (MUGA) at Elms Farm.

C. Where appropriate, all major development will be expected to contribute (through Section 106 as appropriate or, if put in place, through Community Infrastructure Levy contribution) to the following community infrastructure projects which will address the needs arising from growth: i. Improvements to children's play equipment at Grove Road and Caxton Close. ii. Replacement of the Scout Hut. iii. Improvements to the Sports Centre. iv. Provision of an adult fitness trail in Park Lane. v. Education expansion. vi. Health facilities. vii. Suitable site proposals for burial land (see Policy TIP01).

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		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		3. To maintain and improve a safe, welcoming and attractive village centre to service the needs of the community		4. To strengthen and support local economic activity and local economic areas by encouraging small businesses and promoting accessible business parks		5. To protect and where possible, enhance open spaces, biodiversity and landscape character		6. To value and protect our heritage
Will it deliver the number of houses needed to support the existing and growing population?	Will it provide a variety and choice to meet existing and future needs in terms of housing type and tenure?	Will it avoid congestion on existing roads and junctions?	Will it deliver sustainable transport infrastructure?	Will it retain and enhance community facilities?	Will it increase the number of public car spaces in the village centre and improve sustainable transport links?	Will it improve the delivery of a range of employment opportunities?	Will existing open spaces be protected & new open spaces be created?	Will it protect or enhance biodiversity?	Will it protect and enhance heritage and cultural assets?	
O	O	O	O	++	O	O	++	O	O	

Policy TIP11 lists the community infrastructure provision that will be required by development. It is highly likely that a local equipped area for play and multi-use games area will be delivered as part of the site allocations. These are identified as necessary to serve the development and are also referred to in the site allocations policies. Provision of these will enhance community facilities and create new open spaces. The delivery of the list of additional community infrastructure is less certain. It will need to be demonstrated that these facilities meet the s106 tests.

POLICY TIP12: COMPREHENSIVE DEVELOPMENT

A. Applications for development on the site allocations contained in Policies TIP13 and TIP14 should be underpinned by overarching masterplans. These masterplans are to have been informed by a process of active

engagement with the community of Tiptree and with the other land owners/developers involved in the plan. These masterplans should demonstrate, where necessary, that they align with one another, particularly with regard to the connectivity of the ‘primary street’ and will contribute towards the delivery of the overall vision for Tiptree.

B. These masterplans will set out general design principles and provide a indicative framework to guide the development of the area in accordance with the aspirations of the Neighbourhood Plan and demonstrate an understanding of the intrinsically semi-rural nature and evolution of the Tiptree settlement pattern.

C. Planning applications must be accompanied by Transport Assessments, the scope of which must be agreed with ECC Highways in advance of any application. In particular, the Transport Assessments must demonstrate that the new link roads will satisfactorily mitigate traffic impacts of the proposed development and address existing road congestion issues in Tiptree village.

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		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		3. To maintain and improve a safe, welcoming and attractive village centre to service the needs of the community		4. To strengthen and support local economic activity and local economic areas by encouraging small businesses and promoting accessible business parks		5. To protect and where possible, enhance open spaces, biodiversity and landscape character		6. To value and protect our heritage	
Will it deliver the number of houses needed to support the existing and growing population?	Will it provide a variety and choice to meet existing and future needs in terms of housing type and	Will it avoid congestion on existing roads and junctions?	Will it deliver sustainable transport infrastructure?	Will it retain and enhance community facilities?	Will it increase the number of public car spaces in the village centre and improve sustainable transport	Will it improve the delivery of a range of local employment opportunities?	Will existing open spaces be protected & new open spaces be created?	Will it protect or enhance biodiversity?	Will it protect and enhance heritage and cultural assets?		

	tenure?				links?				
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TIP12 will lead to positive effects by planning comprehensively for Tiptree's 600 dwellings. A positive impact is likely for biodiversity as the policy includes a requirement for biodiversity net gain.

POLICY TIP13: TOWER END

Tower End is allocated for approximately 175 homes. The following criteria must be met:

- i. A mix of dwelling sizes in accordance with Policy TIP05, including provision of bungalows; and***
- ii. An affordable housing contribution relevant under national or Borough policies at the time the planning application is submitted subject to viability considerations; and***
- iii. 0.27Ha provided as green space for community use and wildlife. This complimentary to meeting the requirements for open space provision in the Colchester Local Plan; and***
- iv. Development should deliver net environmental and biodiversity gains, in addition to protecting existing habitats and species. Any negative impacts on biodiversity, including flora and fauna, and local wildlife must be adequately mitigated and/or offset; and***
- v. A 'primary street' connecting Kelvedon Road with Grange Road in accordance with Policy TIP07 and Map 8.3; and***
- vi. Safe direct walking and cycling routes from within the estate to Baynard's Primary and Thurstable Schools as well as towards the village centre and Perrywood Garden Centre; and***
- vii. The provision of land for 1 Gypsy and Traveller pitch in an accessible location on site. Provision off-site will be appropriate on a suitable alternative site in Tiptree or, if no such sites are available, then on a suitable alternative site elsewhere in the Borough; and***
- viii. A heritage impact assessment; and***
- ix. The provision of an appropriate Residential Travel Plan***
- x. Multi-functional Sustainable Drainage Systems (SuDS) to manage rainfall runoff, enhance biodiversity and provide a place for nature and recreation.***

xi. In addition the operational water mains across the site will be protected from development to ensure that access can be maintained.

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		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		3. To maintain and improve a safe, welcoming and attractive village centre to service the needs of the community		4. To strengthen and support local economic activity and local economic areas by encouraging small businesses and promoting accessible business parks		5. To protect and where possible, enhance open spaces, biodiversity and landscape character		6. To value and protect our heritage	
Will it deliver the number of houses needed to support the existing and growing population?	Will it provide a variety and choice to meet existing and future needs in terms of housing type and tenure?	Will it avoid congestion on existing roads and junctions?	Will it deliver sustainable transport infrastructure?	Will it retain and enhance community facilities?	Will it increase the number of public car spaces in the village centre and improve sustainable transport links?	Will it improve the delivery of a range of local employment opportunities?	Will existing open spaces be protected & new open spaces be created?	Will it protect or enhance biodiversity?	Will it protect and enhance heritage and cultural assets?		
++	++	+	+	+	+	O	+	+	O		

TIP13 allocates land for 175 dwellings at Tower End. Policy TIP12 explains that the three sites (Tower End, Highlands Nursery and Elms Farm) are to be developed comprehensively. This synergy will result in the delivery of dwellings to meet Tiptree's housing requirement of 600 dwellings in the plan period. A mix of housing will be provided, this is referred in the policy and also in policy TIP05. An area of open space is proposed, which will benefit the community. The allocation includes 0.27ha of open space at the western edge of the site primarily to protect and enhance biodiversity. The neighbourhood plan authors have given consideration to how the site will connect to existing areas and there is a

requirement for pedestrian and cycle access to surrounding areas and the village centre, which will help to promote sustainable travel and reduce congestion. Safe, direct routes to Baynards primary school and Thurstable secondary school must be provided. Consideration should be given to including a criteria requiring development to result in biodiversity net gain, which will lead to biodiversity enhancement. Colchester Borough Council's Historic Environment Team have advised that there are no designated heritage assets within this site. The water tower and pumping station are likely eligible for the local list and should be nominated. In terms of below-ground archaeological investigation, there is currently no information recorded in the Historic Environment Record for this area, with the exception of the railway track bed (Kelvedon-Tiptree-Tollesbury Light Railway, closed in 1951), this is also potentially eligible for the local list. There is need for pre-determination trial-trenched evaluation, to establish the archaeological potential of this area which has not been the subject of any previous systematic archaeological investigation.

POLICY TIP14: HIGHLAND NURSERY AND ELMS FARM

A. Highland Nursery and Elms Farm are together allocated for approximately 450 homes. Both parts of the allocation must meet the following criteria:

- i. An affordable housing contribution relevant under national or Borough policies at the time the planning application is submitted subject to viability considerations; and***
- ii. A mix of dwelling sizes in accordance with Policy TIP05, including provision of bungalows; and***
- iii. Development should deliver net environmental and biodiversity gains, in addition to protecting existing habitats and species. Any negative impacts on biodiversity, including flora and fauna, and local wildlife must be adequately mitigated and/or offset; and***
- iv. Safe direct walking and cycling routes from within the estate to Baynard's Primary and Thurstable Schools as well as towards the village centre and Perrywood Garden Centre; and***
- v. A heritage impact assessment; and***
- vi. The provision of an appropriate Residential Travel Plan; and***
- vii. Provision of multi-functional Sustainable Drainage Systems (SuDS) to manage rainfall runoff, enhance biodiversity and provide a place for nature and recreation; and***

viii. The submission of a Preliminary Risk Assessment in respect of possible contamination of a secondary aquifer.

B. Highlands Nursery

Development at Highlands Nursery must meet the following criteria:

- i. Deliver approximately 220 residential dwellings on the land identified on the 'Tiptree Policies Map Site Allocations'; and**
- ii. Deliver approximately 1.5ha of non-residential employment land for Class B uses and other appropriate employment generating uses in accordance with Policy TIP10. Uses which create impacts on the road network (through the volume of traffic and/or size of vehicles) or on amenity of neighbours must demonstrate that these will be adequately mitigated; and**
- iii. Provide 0.36ha of green space for community use and wildlife and to include a Local Equipped Area for Play with good pedestrian access for the existing community of Tiptree; this is complimentary to meeting the requirements for open space provision in the Colchester Local Plan; and**
- iv. A 'primary street' is provided from the junction with Kelvedon Road and being capable of extension through the eastern portion of the development into Colchester Road in the future, as set out in Policy TIP07 and Map 8.3.**

C. Elms Farm

Development at Elms Farm must meet the following criteria:

- i. Deliver approximately 230 residential dwellings on the land identified on the 'Tiptree Policies Map Site Allocations'; and**
- ii. The provision of a green buffer between the existing houses in Oak Road and the new estate; and**
- iii. Provide 0.8ha of green space for a Multi-Use Games area with good pedestrian access for the existing community of Tiptree. This is complimentary to meeting the requirements for open space provision in the Colchester Local Plan; and**

iv. A 'primary street' is provided from the junction with Colchester Road and being capable of extension through the western portion of the development into Kelvedon Road in the future, as set out in Policy TIP07 and Map 8.3; and

v. Protection of a future road access into the land behind the Bonnie Blue Oak on the south-west side of the site; and

vi. Provision of appropriate mitigation for surface water flooding which could arise from the watercourse to the south-west of the site.

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		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		3. To maintain and improve a safe, welcoming and attractive village centre to service the needs of the community		4. To strengthen and support local economic activity and local economic areas by encouraging small businesses and promoting accessible business parks		5. To protect and where possible, enhance open spaces, biodiversity and landscape character		6. To value and protect our heritage	
Will it deliver the number of houses needed to support the existing and growing population?	Will it provide a variety and choice to meet existing and future needs in terms of housing type and tenure?	Will it avoid congestion on existing roads and junctions?	Will it deliver sustainable transport infrastructure?	Will it retain and enhance community facilities?	Will it increase the number of public car spaces in the village centre and improve sustainable transport links?	Will it improve the delivery of a range of local employment opportunities?	Will existing open spaces be protected & new open spaces be created?	Will it protect or enhance biodiversity?	Will it protect and enhance heritage and cultural assets?		
++	++	+	+	+	+	+	+	+	-		

TIP14 allocates land for approximately 450 dwellings at Highlands Nursery and Elms Farm. Policy TIP12 explains that the three sites are to be developed comprehensively. This synergy will result in the delivery of dwellings to meet Tiptree's housing requirement of 600 dwellings in the plan period. A mix of housing will be provided, this is referenced in the policy and also in policy TIP05. Two areas of open space are proposed; a Local Equipped Area for Play and a Multi-Use Games Area, which will benefit the community. The neighbourhood plan authors have given consideration to how the site will connect to existing areas and a route is safeguarded. Safe, direct routes to Baynards primary school and Thurstable secondary school must be provided. 1.5 hectares is allocated for business use, which will help to strengthen and support local economic activity. Consideration should be given to including a criteria requiring development to result in biodiversity net gain, which will lead to biodiversity enhancement. Colchester Borough Council's Historic Environment Team has advised that the Highland Nursery site will impact on the setting of Hill Farmhouse (Grade II listed building) and it may impact on the setting of Pan in the Woods (Grade II listed building). The Elms Farm site will impact on the setting of four Grade II Listed Buildings (Elms Farmhouse, barn and stable, and the Maypole). A heritage impact assessment is required. There is need for pre-determination trial-trenched evaluation, to establish the archaeological potential of this area which has not been the subject of any previous systematic archaeological investigation. The Environment Agency have advised that Highlands Nursery and Elms Farm lie over a Secondary Aquifer. Sufficient information will need to be provided as part of the planning application in the form of a Preliminary Risk Assessment and provide assurance that the risk to the water environment is fully understood and can be addressed.

POLICY TIP15: COUNTRYSIDE AND GREEN SPACES

A. Green spaces and access to the countryside should be protected and enhanced, particularly where this provides access for the enjoyment of the community of Tiptree and its visitors. This includes designated Local Wildlife Sites which shall be protected from development.

B. Development proposals must protect and enhance biodiversity by:

i. Protecting designated sites, protected species and ancient and species-rich hedgerows, grasslands and woodlands; and

ii. Preserving ecological networks, and the migration and transit of flora and fauna; and

iii. Protecting ancient trees or trees of arboricultural value, or ancient woodlands; and

iv. Promoting the mitigation, preservation, restoration and recreation of wildlife habitats, and the protection and recovery of priority species; and

v. Providing a net gain in flora and fauna; and

vi. Adopting best practice in sustainable urban drainage with development proposals incorporating the provision of Sustainable Drainage Systems (SuDS) unless it can be demonstrated to be technically unfeasible, will be supported.

C. Proposals must demonstrate that ecological considerations have been properly assessed in relation to likely impacts and where appropriate proportionate mitigation measures must be provided.

D. To ensure the long term ownership and stewardship of new public green spaces created as a part of development, their ownership should be transferred either to Tiptree Parish Council or, if this is not possible, then to an appropriate alternative body.

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		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		3. To maintain and improve a safe, welcoming and attractive village centre to service the needs of the community		4. To strengthen and support local economic activity and local economic areas by encouraging small businesses and promoting accessible business parks		5. To protect and where possible, enhance open spaces, biodiversity and landscape character		6. To value and protect our heritage	
Will it deliver the number of houses needed to support the existing and growing population?	Will it provide a variety and choice to meet existing and future needs in terms of housing	Will it avoid congestion on existing roads and junctions?	Will it deliver sustainable transport infrastructure?	Will it retain and enhance community facilities?	Will it increase the number of public car spaces in the village centre and improve sustainable	Will it improve the delivery of a range of local employment opportunities?	Will existing open spaces be protected & new open spaces be created?	Will it protect or enhance biodiversity?	Will it protect and enhance heritage and cultural assets?		

	type and tenure?				transport links?				
O	O	O	O	O	O	O	+	+	O

Policy TIP16 will help to ensure that Local Wildlife Sites are protected from development, this is consistent with Colchester Local Plan policy ENV1 and it is highly likely that these nature conservation sites will be protected. Green spaces and access to the countryside will also be protected and enhanced, where possible, through this policy.

POLICY TIP16: ESSEX COAST RECREATIONAL DISTURBANCE AVOIDANCE AND MITIGATION STRATEGY
All residential development within the zones of influence of Habitat sites will be required to make a financial contribution towards mitigation measures, as detailed in the Essex coast RAMS, to avoid adverse incombination recreational disturbance effects on Habitat sites.

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		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		3. To maintain and improve a safe, welcoming and attractive village centre to service the needs of the community		4. To strengthen and support local economic activity and local economic areas by encouraging small businesses and promoting accessible business parks		5. To protect and where possible, enhance open spaces, biodiversity and landscape character		6. To value and protect our heritage	
Will it deliver the number of houses needed to support the existing and growing population?	Will it provide a variety and choice to meet existing and future needs in terms of housing	Will it avoid congestion on existing roads and junctions?	Will it deliver sustainable transport infrastructure?	Will it retain and enhance community facilities?	Will it increase the number of public car spaces in the village centre and improve sustainable	Will it improve the delivery of a range of local employment opportunities?	Will existing open spaces be protected & new open spaces be created?	Will it protect or enhance biodiversity?	Will it protect and enhance heritage and cultural assets?		

	type and tenure?				transport links?				
O	O	O	O	O	O	O	O	+	O

Policy TIP16 is the standard Essex Coast RAMS policy for neighbourhood plans, as endorsed by Natural England. This policy ensures that Habitats sites will be protected through the requirement in the policy for residential development to make a financial contribution towards the Essex Coast RAMS to avoid and mitigate the impact of increased recreational disturbance in-combination with other allocations, plans and projects.

POLICY TIP17: HISTORIC ENVIRONMENT

Any listed building or heritage asset and their setting within the Neighbourhood Plan Area should be maintained or where possible enhanced to protect from any future development.

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		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		3. To maintain and improve a safe, welcoming and attractive village centre to service the needs of the community		4. To strengthen and support local economic activity and local economic areas by encouraging small businesses and promoting accessible business parks		5. To protect and where possible, enhance open spaces, biodiversity and landscape character		6. To value and protect our heritage
Will it deliver the number of houses needed to support the existing and growing population?	Will it provide a variety and choice to meet existing and future needs in	Will it avoid congestion on existing roads and junctions?	Will it deliver sustainable transport infrastructure?	Will it retain and enhance community facilities?	Will it increase the number of public car spaces in the village centre and improve sustainable transport links?	Will it improve the delivery of a range of local employment opportunities?	Will existing open spaces be protected & new open spaces be created?	Will it protect or enhance biodiversity?	Will it protect and enhance heritage and cultural assets?	

	terms of housing type and tenure?									
0	0	0	0	0	0	0	0	0	0	+

The inclusion of a policy on the historic environment will help to protect and enhance heritage assets and their setting during the lifetime of the plan.

Cumulative appraisal and mitigation measures

The table, below, summarises the appraisal of all neighbourhood plan policies.

Objectives	Assessment Criteria	TIP1	TIP2	TIP3	TIP4	TIP5	TIP6	TIP7	TIP8	TIP9	TIP 10	TIP 11	TIP 12	TIP 13	TIP 14	TIP 15	TIP 16	TIP 17
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?	+	0	0	0	0	0	0	0	0	0	0	0	++	++	0	0	0
	Will it provide a variety and choice to meet existing and future needs in terms of housing type and tenure?	0	0	0	0	++	0	0	0	+	0	0	0	++	++	0	0	0
2. To avoid increased congestion on existing roads and junctions in and around Tiptree and	Will it avoid congestion on existing roads and junctions?	0	0	+	0	0	++	+	0	0	0	0	0	+	+	0	0	0
	Will it deliver	0	+	0	0	0	++	0	0	0	0	0	0	+	+	0	0	0

promote the provision of cycleways and footways from new development to existing village amenities including the village centre	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?	0	0	0	0	0	0	0	+	+	0	++	0	+	+	0	0	0
	Will it increase the number of public car spaces in the village centre and improve sustainable transport links?	0	0	0	0	0	+	0	0	+	0	0	0	+	+	0	0	0
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?	0	0	0	0	0	0	0	+	+	+	0	0	0	+	0	0	0
5. To protect and where possible, enhance open spaces, biodiversity and landscape character	Will existing open spaces be protected & new open spaces be created?	+	0	0	0	0	0	0	0	0	0	++	0	+	+	+	0	0
	Will it protect or enhance biodiversity?	+	+	0	0	0	0	0	0	0	0	0	0	+	+	+	+	0

6. To value and protect our heritage	Will it protect and enhance heritage and cultural assets?	0	+	0	0	0	0	0	0	0	0	0	0	0	0	-	0	0	+
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Positive effects have been identified for all of the neighbourhood plan SEA objectives, demonstrating that the neighbourhood plan includes policies that cover a range of sustainability issues of relevance to the community, and will contribute towards the achievement of sustainable development.

The neighbourhood plan will deliver well designed homes to meet Tiptree's housing need of 600 dwellings in the plan period. Allocations are proposed to deliver 625 dwellings and policies require good quality design that respects the identity of Tiptree, including its heritage. Policies require a range of tenures, which will address the housing needs of the village. The Housing Needs Survey identifies a need for 2-bedroom dwellings.

The proposed allocations are located within the north of Tiptree and one of the reasons for selecting these sites is because it is expected that they will avoid an increase in traffic through the village. Reducing congestion in Tiptree is one of the objectives of the neighbourhood plan. Policies in the plan will help to ensure the delivery of sustainable transport infrastructure, making sustainable transport a realistic option for existing and future residents.

Land is allocated for a new local employment area, which will strengthen and support local economic activity.

The proposed allocations avoid the loss of open space, local wildlife sites and areas of high landscape value. Policies will lead to new areas of open space to support new housing.

Colchester Borough Council's Historic Environment Team has advised that development at Highlands Nursery and Elms Farm will impact on the setting of Grade II listed buildings. A heritage impact assessment is required. The location of heritage assets does not preclude development, but care will be needed as part of the design stage to ensure that harm is avoided and where appropriate, opportunities are taken to enhance the setting of heritage assets.

The appraisal of plan policies has recommended that criteria requiring biodiversity net gain and a heritage impact assessment is added to policies TIP13 (Tower End) and TIP14 (Highlands Nursery and Elms Farm).

Few negative effects have been identified. This is not uncommon for neighbourhood plans. Neighbourhood plans, unlike Local Plans, do not have to include policies on every topic. Furthermore, the SEA objectives have been established from Tiptree's baseline and using the sustainability issues facing Tiptree. It therefore follows that the neighbourhood plan policies and SEA objectives are compatible.

Appendix 1: SLAA sites that are not reasonable options

TIP05 and TIP36 are not considered reasonable options as they are proposed for fewer than 5 dwellings and are not adjacent to the existing settlement boundary. As such these sites have not been appraised as part of the SEA.

TIP26 is not considered a reasonable option as it is unlikely to deliver more than 5 dwellings and whilst the existing dwelling has access onto Cherry Chase it is unclear how additional development would gain access. As such it has not be appraised as part of the SEA.

TIP30 and TIP60 are not considered reasonable options as they are unlikely to deliver more than 5 dwellings. As such these sites have not be appraised as part of the SEA.

TIP07, TIP13, TIP18, TIP19, TIP31, TIP37, TIP45, TIP46 (although TIP45 and TIP46 do form part of the Gladman site), TIP47, TIP56, TIP58, TIP59, TIP62 and TIP64 are not considered reasonable options as they are physically separate from the existing settlement boundary. As such these sites have not been appraised as part of the SEA.

TIP32 is not considered a reasonable option as planning permission has been granted for residential development on the site. As such it has not be appraised as part of the SEA.

TIP63 is not considered a reasonable option as the land is high risk of surface water flooding. As such it has not be appraised as part of the SEA.

TIP28 & TIP29 have not been appraised as the SLAA for the Section 2 Local Plan discounted them from further consideration as they are located within the existing Tiptree settlement boundary.

Appendix 2: Consultation

Representations to the SEA are summarised in this appendix, together with a response.

Scoping report

Historic England

Summary:

Thank you for your email requesting a scoping opinion for the Tiptree Scoping Report. As the Government's advisor on the historic environment Historic England is keen to ensure that the protection of the historic environment is fully taken into account at all stages and levels of the local and neighbourhood planning process. Therefore we welcome this opportunity to review and comment on his scoping report.

We would refer you to the guidance in Historic England Advice Note 8: Sustainability Appraisal and Strategic Environmental Assessment.

Response:

Noted, regard was had to Historic England Advice Note 8.

Natural England

Summary:

Natural England did not provide comments, but sent an advice note: Neighbourhood planning and the natural environment: information, issues and opportunities

Response:

Noted.

Regulation 14 consultation

Natural England

Summary:

We note that 600 dwellings have been allocated within the Tiptree Neighbourhood Plan, however this is stated as being 625 within the SEA. We would appreciate clarification on the exact figure, however notwithstanding this, we note and welcome the reference to the Essex Coast RAMS within this report.

For awareness it is advised that as your neighbourhood plan area includes allocated housing which falls within the Zone of Influence (ZoI) for the Essex Coast RAMS, to ensure compliance with the Habitats Regulations as Competent Authority, a Habitats

Regulations Assessment will need to be undertaken and it will be necessary to proceed to Appropriate Assessment.

Response:

Tiptree's housing requirement is 600 dwellings, this is a minimum figure. The Tiptree Neighbourhood Plan allocates sites to deliver 625 dwellings. A Habitat Regulations Assessment has been undertaken and Natural England were consulted.

Essex County Council

Summary:

Need to ensure safe, direct routes to Baynards primary school and Thurstable secondary school.

Refer to archaeological sites and Colchester Historic Environment Record.

Response:

Noted, the SEA refers to these issues.

Gladman

Summary:

Significant flaws with the current SEA, notably the assessment of reasonable alternatives or lack of. The site promoted by Gladman has not been appraised.

Strutt and Parker on behalf of Bloor Homes

Summary:

The SA/SEA is subject to substantial flaws which relate to matters of legal compliance. Concerns include how it was advertised for consultation, consideration of the historic environment, lack of reasonable alternatives, combining alternative sites, highly simplistic appraisal, and reasoning for selecting alternatives.

Response to Gladman and Strutt and Parker on behalf of Bloor Homes:

Sustainability Appraisal is not required for neighbourhood plans. A SEA has been carried out for the Tiptree Neighbourhood Plan.

The SEA process is procedural in nature. It informs decision-making, rather than dictating outcomes. The role of SEA is to provide an assessment of the environmental effects of the plan. The SEA of the Tiptree neighbourhood plan does this.

SEA is an iterative, staged process, which should be undertaken alongside plan preparation. A scoping report was prepared, and the consultation bodies were consulted, and an environmental report was prepared to accompany the Regulation 14 consultation draft. Stakeholders were given the opportunity to comment on the environmental report alongside the Regulation 14 draft neighbourhood plan. In accordance with the iterative process, further SEA work has been undertaken following the Regulation 14 draft consultation. This further work is to reflect consultation comments received and the emerging evidence base and ultimately to reflect the iterative nature of SEA.

The SEA Report is proportionate to the type of plan under consideration and the environmental sensitivity of the area in question. It is considered that the SEA Report of the Tiptree Neighbourhood Plan is proportionate for a neighbourhood plan and adequately reflects the environmental sensitivity of Tiptree.

Alternatives

An environmental report is required to identify, describe and evaluate the likely significant effects on the environment of implementing a plan, and reasonable alternatives [Article 5(1) and Regulation 12(2)].

The reasonable alternatives are to be identified *“taking into account the objectives and the geographical scope of the plan or programme”* [Article 5(1) and Regulation 12(2)].

There has been criticism that a lack of alternatives has been tested as part of the SEA. However, reasonable alternatives are not all possible alternatives, and the selection of alternatives necessarily imports an evaluative judgement. Alternatives that conflict with the plan objectives or are unlikely to be delivered are not reasonable alternatives. Whilst the ‘no plan’ option is often used as an alternative in SA, the no plan option would not take account of the objectives of the Tiptree Neighbourhood Plan. The Strategic Alternatives section of the environmental report provides a summary of the appraisal of alternatives and for those policies where no alternatives exist, an explanation is given. This demonstrates that consideration has been given to reasonable alternatives.

The following alternatives have been suggested as part of the Regulation 14 consultation, the commentary alongside each alternative explains why the suggested alternative has not been appraised:

- TIP1 - supporting development adjacent to the boundary or the removal of a boundary with a criterion-based approach instead followed. These alternatives would conflict with objective 6: to define clearly a revised settlement boundary for Tiptree.

- TIP2 – an alternative to this policy approach would be not to contain a policy on design, instead relying on national policy in this regard. Not including a policy on design would fail to meet objective 1 to deliver development in keeping with the village feel and identity of Tiptree and objective 5 to prioritise local distinctiveness in every element of change and growth. A locally specific design policy will contribute towards meeting these objectives.
- TIP7 – there are alternatives to the route that is sought to be safeguarded for a relief road through this policy. Options for a relief road were considered by the neighbourhood plan group at an early stage of plan preparation. Alternatives were rejected and an alternative route has not been appraised as part of the SEA. A site promoter has not suggested an alternative location for a new relief road, nor are the plan makers aware of any conversations with the Highways Authority about alternative relief road locations. Furthermore, an alternative location to the east, south or west of the village would not address the plan objective 14: To avoid increased congestion on existing roads and junctions in and around Tiptree by focusing development to the north and west edge of the village.

SEA is an iterative process, which includes the reconsideration of reasonable alternatives at a number of stages. The appraisals of housing site alternatives, of which there are many, has been reviewed and copies of the appraisals are included in appendix 3. Whilst it is common for site promoters to object to the scoring of their sites, the appraisal shows that an objective and consistent approach has been taken through a comparative and equal assessment. Indeed, there are no significant differences between the appraisal of site alternatives and no site(s) are shown as being particularly more sustainable than others. The decision of which sites to allocate in the neighbourhood plan has been made by the plan makers, who have and continue to take into account the findings of the SEA and other evidence.

It has been suggested that the SEA does not appraise the preferred allocations. However, the SEA report includes an appraisal of the draft plan. This includes an appraisal of each policy (including the site allocations policies) and a cumulative appraisal. The update to the SEA Report includes an appraisal of Tower End, Highlands Nursery and Elms Farm (and an appraisal of the site promoted by Gladman).

The SEA Report that accompanied the Regulation 14 draft was published for consultation alongside the Regulation 14 Tiptree Neighbourhood Plan consultation. The SEA Report was published on Tiptree Parish Council's website. The Qualifying Body publicised the draft plan in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood plan area and consulted the consultation bodies referred to in paragraph 1 of Schedule 1 of the Neighbourhood

Planning (General) Regulations 2012. Full details of the Regulation 14 consultation are included in the Consultation Statement.

Appendix 3: Site appraisals

Appendix 3 is included as a separate document.

Appendix 4. Summary of SEA requirements

Information required for Environmental Reports (Schedule 2 of the Environmental Assessment of Plans and Programmes Regulations 2004)

Requirement	Tiptree SEA Report
1. An outline of the contents and main objectives of the plan or programme, and of its relationship with other relevant plans and programmes.	The Background section includes an outline of the contents and main objectives of the plan and its relationship with other plans.
2. The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.	The Description of baseline characteristics and predicted future baseline sub-section and Environmental issues and problems sub-section sets out the relevant aspects of the current state of the environment.
3. The environmental characteristics of areas likely to be significantly affected.	The Description of baseline characteristics and predicted future baseline sub-section sets out the environmental characteristics of areas likely to be affected by the plan.
4. 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 Council Directive 79/409/EEC on the conservation of wild birds(1) and the Habitats Directive.	The Environmental issues and problems sub-section sets out the existing environmental problems.
5. The environmental protection objectives, established at international, Community or Member State 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.	The Links to other international, national, regional and local plans and programmes sub-section includes a list of relevant plans. The objectives of which have been taken into account during plan preparation.
6. The likely significant effects on the environment, including short, medium and long-term effects, permanent and temporary effects, positive and negative effects, and secondary, cumulative and synergistic effects, on issues such as—	The Plan policies section includes a summary of the likely significant effects on the environment for each policy and cumulatively.

<p>(a)biodiversity; (b)population; (c)human health; (d)fauna; (e)flora; (f)soil; (g)water; (h)air; (i)climatic factors; (j)material assets; (k)cultural heritage, including architectural and archaeological heritage; (l)landscape; and (m)the inter-relationship between the issues referred to in sub-paragraphs (a) to (l).</p>	
<p>7. The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.</p>	<p>The Plan policies section includes measures envisaged to prevent, reduce and offset adverse effects identified in the appraisal.</p>
<p>8. An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.</p>	<p>The Strategic Alternatives section includes an outline of the reasons for selecting the alternatives dealt with (or not selecting alternatives). A description of how the assessment was undertaken and any difficulties encountered is included in the Methodology section.</p>
<p>9. A description of the measures envisaged concerning monitoring in accordance with regulation 17.</p>	<p>The SEA objectives, targets and indicators sub-section includes indicators proposed to monitor the effects of the plan.</p>
<p>10. A non-technical summary of the information provided under paragraphs 1 to 9.</p>	<p>A non-technical summary is included.</p>