

Appendix 3: Site alternatives appraisals

TIP01, TIP09 (CBC SLAA reference), TIP65 (Tiptree SLAA reference) Land at Maldon Road

| Objectives | Assessment Criteria | Score | Comments |
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| 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 site will contribute towards delivering the number of houses required in Tiptree over the next 15 years. |
| | Will it provide a variety and choice to meet existing and future needs in terms of housing type and tenure? | + | All sites options are of a sufficient size to accommodate a range of housing types, including affordable housing to address the identified range of housing need in Tiptree. |
| 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? | 0 | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development, which promotes more sustainable choices of transport. |
| | Will it deliver sustainable transport infrastructure? | + | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. |
| 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? | + | 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). |

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| | | | 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. CBC routinely secures contributions towards enhancements to community facilities as part of residential development. |
| | Will it increase the number of public car spaces in the village centre and improve sustainable transport links? | +/O | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. However, it is uncertain whether sustainable transport links to the village centre will be created as the site is not adjacent to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. A secondary effect of creating sustainable transport links on site could be that residents are encouraged to make more sustainable journeys throughout the village, including to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. |
| 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? | O | 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. |
| 5. To protect and where possible, enhance open spaces, biodiversity and landscape character | Will existing open spaces be protected & new open spaces be created? | + | It is highly likely that each site will provide new open space. The Local Plan requires major sites to deliver at least 10% of the gross site area as open space. All major applications are required to provide Sustainable Drainage Systems (SuDs). Where possible above ground features can be multifunctional to manage surface water, provide open space and/or contribute to the landscape. All sites will be required to manage surface water flooding. |

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| | Will it protect or enhance biodiversity? | O | 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. To avoid adverse effects from new development on Tiptree Heath SSSI and Abberton Reservoir SPA high quality green infrastructure, which includes circular routes, should be included within the site to reduce the need for residents to visit Tiptree Heath SSSI and Abberton Reservoir SPA for their day to day recreation. The site has the potential to achieve biodiversity net gains, this should be explored if the site is allocated. |
| 6. To value and protect our heritage | Will it protect and enhance heritage and cultural assets? | O | The site is within 500 metres of a grade II listed building, but owing to the listed buildings location within the built up area, development is unlikely to affect the setting. |
| <p>The findings of the comparison of sites promoted for development show that most sites perform very similarly against the SEA objectives. TIP65 performed well in the NP SLAA, the RAG score was only a little lower than the preferred sites. However, development here is likely to have a negative impact on the adjacent Local Wildlife Site and the site offers few planning gains over and above other sites – particularly in terms of traffic impact. Traffic from this area would, of necessity, exacerbate traffic conditions in Maldon Road and would do so in the vicinity of The Heath Primary School. The site would increase coalescence between the main Tiptree settlement and the hamlet of Tiptree Heath. This site is not considered to be a more sustainable alternative to the preferred sites.</p> | | | |

TIP02 Rowans, Newbridge Road

| Objectives | Assessment Criteria | Score | Comments |
|--|---|----------|--|
| 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 site will contribute towards delivering the number of houses required in Tiptree over the next 15 years. |
| | Will it provide a variety and choice to meet existing and future needs in terms of housing type and tenure? | O | The site is not of a sufficient size to accommodate a range of housing types, including affordable housing to address the identified range of housing need in Tiptree. |

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| 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? | 0 | The site is not of a sufficient size to provide sustainable transport infrastructure. |
| | Will it deliver sustainable transport infrastructure? | 0 | The site is not of a sufficient size to provide 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 | The site is unlikely to deliver community facilities owing to its small scale. |
| | Will it increase the number of public car spaces in the village centre and improve sustainable transport links? | 0 | The site is not of a sufficient size to provide sustainable transport infrastructure. |
| 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 | 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. |
| 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 | The site is not of a sufficient size to provide open space. |
| | Will it protect or enhance biodiversity? | 0 | All sites have the potential to increase recreational pressure on Tiptree Heath SSSI. Tiptree Heath SSSI is a popular area |

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| | | | 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. To avoid adverse effects from new development on Tiptree Heath SSSI and Abberton Reservoir SPA high quality green infrastructure, which includes circular routes, should be included within the site to reduce the need for residents to visit Tiptree Heath SSSI and Abberton Reservoir SPA for their day to day recreation. The site has the potential to achieve biodiversity net gains, this should be explored if the site is allocated. |
| 6. To value and protect our heritage | Will it protect and enhance heritage and cultural assets? | - | The Landscape Capacity Of Settlement Fringes In Colchester Report recorded this site as falling within Landscape Area Setting 1. The area was considered to be of high landscape value with many intrinsic landscape qualities. This area is considered to make a very high contribution to the distinctive settlement setting in Tiptree. |
| The findings of the comparison of sites promoted for development show that most sites perform very similarly against the SEA objectives. The site is a small site and could only support 5 units so would not bring the positive effects other sites would such as mix of housing types and sustainable transport improvements. The site is over 800 metres from primary schools, the medical centre and nearest play area. This area is considered to make a very high contribution to the distinctive settlement setting in Tiptree. This site is not considered to be a more sustainable alternative to the preferred sites. | | | |

TIP03 Pennsylvania Lane

| Objectives | Assessment Criteria | Score | Comments |
|--|---|-------|--|
| 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 site will contribute towards delivering the number of houses required in Tiptree over the next 15 years. |
| | Will it provide a variety and choice to meet existing and future needs in terms of housing type and tenure? | + | All sites options are of a sufficient size to accommodate a range of housing types, including affordable housing to address the identified range of housing need in Tiptree. |

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| 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? | O | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development, which promotes more sustainable choices of transport. |
| | Will it deliver sustainable transport infrastructure? | + | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. |
| 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? | + | 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. CBC routinely secures contributions towards enhancements to community facilities as part of residential development. |
| | Will it increase the number of public car spaces in the village centre and improve sustainable transport links? | +/O | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. However, it is uncertain whether sustainable transport links to the village centre will be created as the site is not adjacent to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. A secondary effect of creating sustainable transport links on site could be that residents are encouraged to make more sustainable journeys throughout |

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| | | | the village, including to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. |
| 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? | O | 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. |
| 5. To protect and where possible, enhance open spaces, biodiversity and landscape character | Will existing open spaces be protected & new open spaces be created? | + | It is highly likely that each site will provide new open space. The Local Plan requires major sites to deliver at least 10% of the gross site area as open space. All major applications are required to provide Sustainable Drainage Systems (SuDs). Where possible above ground features can be multifunctional to manage surface water, provide open space and/or contribute to the landscape. All sites will be required to manage surface water flooding. |
| | Will it protect or enhance biodiversity? | - - | 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. To avoid adverse effects from new development on Tiptree Heath SSSI and Abberton Reservoir SPA high quality green infrastructure, which includes circular routes, should be included within the site to reduce the need for residents to visit Tiptree Heath SSSI and Abberton Reservoir SPA for their day to day recreation. The site has the potential to achieve biodiversity net gains, this should be explored if the site is allocated. The site lies within Inworth Grange Pits local wildlife site. |

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| 6. To value and protect our heritage | Will it protect and enhance heritage and cultural assets? | O | The site is within 500 metres of a grade II listed building, but owing to the listed buildings location within the built up area, development is unlikely to affect the setting. |
| The findings of the comparison of sites promoted for development show that most sites perform very similarly against the SEA objectives. The site lies within Inworth Grange Pits Local Wildlife Site and for this reason there is uncertainty regarding the suitability of the site, particularly as there are numerous alternative sites promoted in Tiptree. Highway access may be reliant on site TIP09 coming forward. This site is not considered to be a more sustainable alternative to the preferred sites. | | | |

TIP04 Oak Road

| Objectives | Assessment Criteria | Score | Comments |
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| 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 site will contribute towards delivering the number of houses required in Tiptree over the next 15 years. |
| | Will it provide a variety and choice to meet existing and future needs in terms of housing type and tenure? | + | All sites options are of a sufficient size to accommodate a range of housing types, including affordable housing to address the identified range of housing need in Tiptree. |
| 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? | +/? | <p>All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development, which promotes more sustainable choices of transport.</p> <p>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. Whilst there is uncertainty over the delivery of a new road site promoters are supportive in principle of its delivery. The timescales for a new road are unknown, but is</p> |

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| | | | unlikely to be delivered prior to new housing from the allocated sites, which means that congestion could increase in the short term, before the road is constructed. |
| | Will it deliver sustainable transport infrastructure? | + | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. |
| 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? | + | 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. CBC routinely secures contributions towards enhancements to community facilities as part of residential development. |
| | Will it increase the number of public car spaces in the village centre and improve sustainable transport links? | +/O | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. However, it is uncertain whether sustainable transport links to the village centre will be created as the site is not adjacent to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. A secondary effect of creating sustainable transport links on site could be that residents are encouraged to make more sustainable journeys throughout the village, including to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. |
| 4. To strengthen and support local economic activity and local economic areas by encouraging | Will it improve the delivery of a range of local employment opportunities? | O | 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. |

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| small businesses and promoting 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? | + | It is highly likely that each site will provide new open space. The Local Plan requires major sites to deliver at least 10% of the gross site area as open space. All major applications are required to provide Sustainable Drainage Systems (SuDs). Where possible above ground features can be multifunctional to manage surface water, provide open space and/or contribute to the landscape. All sites will be required to manage surface water flooding. |
| | Will it protect or enhance biodiversity? | 0 | 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. To avoid adverse effects from new development on Tiptree Heath SSSI and Abberton Reservoir SPA high quality green infrastructure, which includes circular routes, should be included within the site to reduce the need for residents to visit Tiptree Heath SSSI and Abberton Reservoir SPA for their day to day recreation. The site has the potential to achieve biodiversity net gains, this should be explored if the site is allocated. The northern part of this site is within a Woodland Priority Habitat Network, although there is no woodland within the site. |
| 6. To value and protect our heritage | Will it protect and enhance heritage and cultural assets? | - | The site is within 500 metres of grade II listed buildings and development could harm the setting of these heritage assets. |
| This site is one of the preferred sites. The reasons for selecting this site are included in the main body of the SEA Report. | | | |

TIP08 Tower End, Kelvedon Road

| Objectives | Assessment Criteria | Score | Comments |
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| 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 site will contribute towards delivering the number of houses required in Tiptree over the next 15 years. |
| | Will it provide a variety and choice to meet existing and future needs in terms of housing type and tenure? | + | All sites options are of a sufficient size to accommodate a range of housing types, including affordable housing to address the identified range of housing need in Tiptree. |
| 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? | +/? | <p>All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development, which promotes more sustainable choices of transport.</p> <p>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. Whilst there is uncertainty over the delivery of a new road site promoters are supportive in principle of its delivery. The timescales for a new road are unknown, but is unlikely to be delivered prior to new housing from the allocated sites, which means that congestion could increase in the short term, before the road is constructed.</p> |
| | Will it deliver sustainable transport infrastructure? | + | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. |

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| 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? | + | 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. CBC routinely secures contributions towards enhancements to community facilities as part of residential development. |
| | Will it increase the number of public car spaces in the village centre and improve sustainable transport links? | +/O | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. However, it is uncertain whether sustainable transport links to the village centre will be created as the site is not adjacent to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. A secondary effect of creating sustainable transport links on site could be that residents are encouraged to make more sustainable journeys throughout the village, including to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. |
| 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? | O | 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. |

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| 5. To protect and where possible, enhance open spaces, biodiversity and landscape character | Will existing open spaces be protected & new open spaces be created? | + | It is highly likely that each site will provide new open space. The Local Plan requires major sites to deliver at least 10% of the gross site area as open space. All major applications are required to provide Sustainable Drainage Systems (SuDs). Where possible above ground features can be multifunctional to manage surface water, provide open space and/or contribute to the landscape. All sites will be required to manage surface water flooding. |
| | Will it protect or enhance biodiversity? | 0 | 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. To avoid adverse effects from new development on Tiptree Heath SSSI and Abberton Reservoir SPA high quality green infrastructure, which includes circular routes, should be included within the site to reduce the need for residents to visit Tiptree Heath SSSI and Abberton Reservoir SPA for their day to day recreation. The site has the potential to achieve biodiversity net gains, this should be explored if the site is allocated. |
| 6. To value and protect our heritage | Will it protect and enhance heritage and cultural assets? | - | The site is within 500 metres of two grade II listed buildings and development could harm the setting of these heritage asset, although one of the listed buildings is within the existing built up area. |
| This site is one of the preferred sites. The reasons for selecting this site are included in the main body of the SEA Report. | | | |

TIP10 Bull Lane

| Objectives | Assessment Criteria | Score | Comments |
|--|---|-------|--|
| 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 site will contribute towards delivering the number of houses required in Tiptree over the next 15 years. |

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| | Will it provide a variety and choice to meet existing and future needs in terms of housing type and tenure? | + | All sites options are of a sufficient size to accommodate a range of housing types, including affordable housing to address the identified range of housing need in Tiptree. |
| 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? | - | Sites where the Highways Authority have identified highways constraints through consultation as part of work on the SLAA are likely to result in negative effects on the road network. Adverse impacts on the road network are likely to lead to increased levels of congestion. The Highways Authority have raised concerns about whether the promoter of the site controls the land needed to provide footways on Bull Lane and whether the site has sufficient road frontage to enable an access to be delivered to the required highway design standards at Hall Road. The current highway network at and surrounding the site would be unlikely to be able to cater for the additional traffic which would be generated from what is a large site and it is unlikely that the promoter of the site controls the land needed to upgrade the roads, including providing footways as a minimum. |
| | Will it deliver sustainable transport infrastructure? | - | The Highways Authority has raised concerns over whether the landowner owns the land needed to provide (as a minimum) footways. |
| 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? | + | 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. CBC routinely secures contributions towards enhancements to community facilities as part of residential development. |

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| | Will it increase the number of public car spaces in the village centre and improve sustainable transport links? | -/0 | The Highways Authority has commented that the current highway network at and surrounding the site would be unlikely to be able to cater for the additional traffic which would be generated from what is a large site and it is unlikely that the promoter of the site controls the land needed to upgrade the roads, including providing footways as a minimum part of development. It is unlikely that the site will increase the number of public car parking spaces in the village centre. |
| 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 | 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. |
| 5. To protect and where possible, enhance open spaces, biodiversity and landscape character | Will existing open spaces be protected & new open spaces be created? | + | It is highly likely that each site will provide new open space. The Local Plan requires major sites to deliver at least 10% of the gross site area as open space. All major applications are required to provide Sustainable Drainage Systems (SuDs). Where possible above ground features can be multifunctional to manage surface water, provide open space and/or contribute to the landscape. All sites will be required to manage surface water flooding. |
| | Will it protect or enhance biodiversity? | 0 | 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. To avoid adverse effects from new development on Tiptree Heath SSSI and Abberton Reservoir SPA high quality green infrastructure, which includes circular routes, should be included within the site to reduce the need for residents to visit Tiptree Heath |

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| | | | SSSI and Abberton Reservoir SPA for their day to day recreation. The site has the potential to achieve biodiversity net gains, this should be explored if the site is allocated. |
| 6. To value and protect our heritage | Will it protect and enhance heritage and cultural assets? | O | The site is within 500 metres of a grade II listed building, but owing to the listed buildings location within the built up area, development is unlikely to affect the setting. |
| It is questionable whether this site is a suitable location for development. It would be difficult to extend the existing settlement boundary to include the site and create a defensible new boundary. The Highways Authority have raised concerns about whether the promoter of the site controls the land needed to provide footways on Bull Lane and whether the site has sufficient road frontage to enable an access to be delivered to the required highway design standards at Hall Road. The current highway network at and surrounding the site would be unlikely to be able to cater for the additional traffic which would be generated from what is a large site and it is unlikely that the promoter of the site controls the land needed to upgrade the roads, including providing footways as a minimum. This site is not considered to be a more sustainable alternative to the preferred sites. | | | |

TIP11 Grove Road

| Objectives | Assessment Criteria | Score | Comments |
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| 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 site will contribute towards delivering the number of houses required in Tiptree over the next 15 years. |
| | Will it provide a variety and choice to meet existing and future needs in terms of housing type and tenure? | + | All sites options are of a sufficient size to accommodate a range of housing types, including affordable housing to address the identified range of housing need in Tiptree. |
| 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? | O | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. However, this is a small site and unlikely to deliver significant sustainable transport infrastructure. |

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| | Will it deliver sustainable transport infrastructure? | O | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. However, this is a small site and unlikely to deliver significant 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? | + | 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. CBC routinely secures contributions towards enhancements to community facilities as part of residential development. |
| | Will it increase the number of public car spaces in the village centre and improve sustainable transport links? | O | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. However, this is a small site and unlikely to deliver significant sustainable transport infrastructure. It is unlikely that the site will increase the number of public car parking spaces in the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. |
| 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? | O | 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. |

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| 5. To protect and where possible, enhance open spaces, biodiversity and landscape character | Will existing open spaces be protected & new open spaces be created? | + | It is highly likely that each site will provide new open space. However, this is a small site and unlikely to deliver a significant area of open space. The Local Plan requires major sites to deliver at least 10% of the gross site area as open space. All major applications are required to provide Sustainable Drainage Systems (SuDs). Where possible above ground features can be multifunctional to manage surface water, provide open space and/or contribute to the landscape. All sites will be required to manage surface water flooding. |
| | Will it protect or enhance biodiversity? | 0 | 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. To avoid adverse effects from new development on Tiptree Heath SSSI and Abberton Reservoir SPA high quality green infrastructure, which includes circular routes, should be included within the site to reduce the need for residents to visit Tiptree Heath SSSI and Abberton Reservoir SPA for their day to day recreation. The site has the potential to achieve biodiversity net gains, this should be explored if the site is allocated. |
| 6. To value and protect our heritage | Will it protect and enhance heritage and cultural assets? | 0 | The Landscape Capacity Of Settlement Fringes In Colchester Report recorded this site as falling within Landscape Area Setting 1. The area was considered to be of high landscape value with many intrinsic landscape qualities. This area is considered to make a very high contribution to the distinctive settlement setting in Tiptree. |
| The findings of the comparison of sites promoted for development show that most sites perform very similarly against the SEA objectives. It is questionable whether the settlement boundary could be extended logically to the north of Grove Road, to include this land and provide a defensible new settlement boundary. There are currently no bus stops close to the actual site off Grove Road or Newbridge Road. The Sewage Treatment works located due north of the site could also make it an undesirable location for development to both developers and future residents. The landscape assessment of this part of Tiptree concludes that this area is considered to have limited capacity for growth due to its high landscape value and sensitivity. This site is not considered to be a more sustainable alternative to the preferred sites. | | | |

TIP12 Ship Field

| Objectives | Assessment Criteria | Score | Comments |
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| 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 site will contribute towards delivering the number of houses required in Tiptree over the next 15 years. |
| | Will it provide a variety and choice to meet existing and future needs in terms of housing type and tenure? | + | All sites options are of a sufficient size to accommodate a range of housing types, including affordable housing to address the identified range of housing need in Tiptree. |
| 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? | - | Sites where the Highways Authority have identified highways constraints through consultation as part of work on the SLAA are likely to result in negative effects on the road network. Adverse impacts on the road network are likely to lead to increased levels of congestion. |
| | Will it deliver sustainable transport infrastructure? | - | Sites where the Highways Authority have identified highways constraints through consultation as part of work on the SLAA are likely to result in negative effects on the road network. Adverse impacts on the road network are likely to lead to increased levels of congestion. |
| 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? | + | 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 |

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| | | | application process, for necessary improvements to schools. All sites have the potential to contribute towards enhanced community facilities. CBC routinely secures contributions towards enhancements to community facilities as part of residential development. |
| | Will it increase the number of public car spaces in the village centre and improve sustainable transport links? | -/O | Sites where the Highways Authority have identified highways constraints through consultation as part of work on the SLAA are likely to result in negative effects on the road network. Adverse impacts on the road network are likely to lead to increased levels of congestion. |
| 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? | O | 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. |
| 5. To protect and where possible, enhance open spaces, biodiversity and landscape character | Will existing open spaces be protected & new open spaces be created? | + | It is highly likely that each site will provide new open space. The Local Plan requires major sites to deliver at least 10% of the gross site area as open space. All major applications are required to provide Sustainable Drainage Systems (SuDs). Where possible above ground features can be multifunctional to manage surface water, provide open space and/or contribute to the landscape. All sites will be required to manage surface water flooding. |
| | Will it protect or enhance biodiversity? | O | 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 and is located close to this site. 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. To avoid adverse effects from new development on Tiptree Heath SSSI and Abberton Reservoir SPA high |

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| | | | quality green infrastructure, which includes circular routes, should be included within the site to reduce the need for residents to visit Tiptree Heath SSSI and Abberton Reservoir SPA for their day to day recreation. The site has the potential to achieve biodiversity net gains, this should be explored if the site is allocated. |
| 6. To value and protect our heritage | Will it protect and enhance heritage and cultural assets? | O | The site is within 500 metres of a grade II listed building, but owing to the listed buildings location within the built up area, development is unlikely to affect the setting. |
| <p>The findings of the comparison of sites promoted for development show that most sites perform very similarly against the SEA objectives. On its own this site is not considered a suitable location for development as it is separate from the existing settlement boundary in Tiptree and would not form a logical extension to the Tiptree settlement boundary. However, adjacent sites are also promoted for development. The Landscape Capacity of Settlement Fringes identifies a distinctive gateway into Tiptree at the site frontage. The site would increase coalescence between the main Tiptree settlement and the hamlet of Tiptree Heath. There are no footways in West End Road and the Highways Authority consider it unlikely that the promoter of the site does not control the land needed to provide footways. There is a Public Right of Way within and/or immediately adjacent the site, which may need to be permanently diverted and/or upgraded. This site is not considered to be a more sustainable alternative to the preferred sites.</p> | | | |

TIP15 Waterworks, Grange Road

| Objectives | Assessment Criteria | Score | Comments |
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| 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 site will contribute towards delivering the number of houses required in Tiptree over the next 15 years. |
| | Will it provide a variety and choice to meet existing and future needs in terms of housing type and tenure? | + | All sites options are of a sufficient size to accommodate a range of housing types, including affordable housing to address the identified range of housing need in Tiptree. |
| 2. To avoid increased congestion on existing roads and junctions in and around Tiptree and promote | Will it avoid congestion on existing roads and junctions? | +/? | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly |

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| the provision of cycleways and footways from new development to existing village amenities including the village centre | | | <p>secures sustainable transport infrastructure as an integral part of development, which promotes more sustainable choices of transport.</p> <p>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. Whilst there is uncertainty over the delivery of a new road site promoters are supportive in principle of its delivery. The timescales for a new road are unknown, but is unlikely to be delivered prior to new housing from the allocated sites, which means that congestion could increase in the short term, before the road is constructed.</p> |
| | Will it deliver sustainable transport infrastructure? | + | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. |
| 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? | + | 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. CBC routinely secures contributions towards enhancements to community facilities as part of residential development. |
| | Will it increase the number of public car spaces in the village centre and improve sustainable transport links? | +/O | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. However, it is uncertain whether sustainable transport links to the village centre will be created as the site is not adjacent to the village centre. It is unlikely that the site will increase the number of public car parking |

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| | | | spaces in the village centre. A secondary effect of creating sustainable transport links on site could be that residents are encouraged to make more sustainable journeys throughout the village, including to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. |
| 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? | ○ | 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. The site includes part of a local employment zone, but this is proposed to be relocated. |
| 5. To protect and where possible, enhance open spaces, biodiversity and landscape character | Will existing open spaces be protected & new open spaces be created? | + | It is highly likely that each site will provide new open space. The Local Plan requires major sites to deliver at least 10% of the gross site area as open space. All major applications are required to provide Sustainable Drainage Systems (SuDs). Where possible above ground features can be multifunctional to manage surface water, provide open space and/or contribute to the landscape. All sites will be required to manage surface water flooding. |
| | Will it protect or enhance biodiversity? | ○ | 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. To avoid adverse effects from new development on Tiptree Heath SSSI and Abberton Reservoir SPA high quality green infrastructure, which includes circular routes, should be included within the site to reduce the need for residents to visit Tiptree Heath SSSI and Abberton Reservoir SPA for their day to day recreation. The site has the potential to achieve biodiversity |

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| | | | net gains, this should be explored if the site is allocated. TIP15 is adjacent to a local wildlife site. |
| 6. To value and protect our heritage | Will it protect and enhance heritage and cultural assets? | - | The site is within 500 metres of a grade II listed building and development could harm the setting of this heritage asset. |
| This site is one of the preferred sites. The reasons for selecting this site are included in the main body of the SEA Report. | | | |

TIP16 Tower End

| Objectives | Assessment Criteria | Score | Comments |
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| 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 site will contribute towards delivering the number of houses required in Tiptree over the next 15 years. |
| | Will it provide a variety and choice to meet existing and future needs in terms of housing type and tenure? | + | All sites options are of a sufficient size to accommodate a range of housing types, including affordable housing to address the identified range of housing need in Tiptree. |
| 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? | +/? | <p>All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development, which promotes more sustainable choices of transport.</p> <p>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. Whilst there is uncertainty over the delivery of a new road site promoters are supportive in principle of its delivery. The timescales for a new road are unknown, but is unlikely to be delivered prior to new housing from the</p> |

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| | | | allocated sites, which means that congestion could increase in the short term, before the road is constructed. |
| | Will it deliver sustainable transport infrastructure? | + | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. |
| 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? | + | 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. CBC routinely secures contributions towards enhancements to community facilities as part of residential development. |
| | Will it increase the number of public car spaces in the village centre and improve sustainable transport links? | +/O | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. However, it is uncertain whether sustainable transport links to the village centre will be created as the site is not adjacent to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. A secondary effect of creating sustainable transport links on site could be that residents are encouraged to make more sustainable journeys throughout the village, including to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. |
| 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? | O | 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. |

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| 5. To protect and where possible, enhance open spaces, biodiversity and landscape character | Will existing open spaces be protected & new open spaces be created? | + | It is highly likely that each site will provide new open space. The Local Plan requires major sites to deliver at least 10% of the gross site area as open space. All major applications are required to provide Sustainable Drainage Systems (SuDs). Where possible above ground features can be multifunctional to manage surface water, provide open space and/or contribute to the landscape. All sites will be required to manage surface water flooding. |
| | Will it protect or enhance biodiversity? | 0 | 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. To avoid adverse effects from new development on Tiptree Heath SSSI and Abberton Reservoir SPA high quality green infrastructure, which includes circular routes, should be included within the site to reduce the need for residents to visit Tiptree Heath SSSI and Abberton Reservoir SPA for their day to day recreation. The site has the potential to achieve biodiversity net gains, this should be explored if the site is allocated. |
| 6. To value and protect our heritage | Will it protect and enhance heritage and cultural assets? | - | The site is within 500 metres of two grade II listed buildings and development could harm the setting of these heritage asset, although one of the listed buildings is within the existing built up area. |
| This site is one of the preferred sites. The reasons for selecting this site are included in the main body of the SEA Report. | | | |

TIP17 Oak Road

| Objectives | Assessment Criteria | Score | Comments |
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| 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 site will contribute towards delivering the number of houses required in Tiptree over the next 15 years. |
| | Will it provide a variety and choice to meet existing and future needs in terms of housing type and tenure? | + | All sites options are of a sufficient size to accommodate a range of housing types, including affordable housing to address the identified range of housing need in Tiptree. |
| 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? | +/?/- | <p>All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development, which promotes more sustainable choices of transport.</p> <p>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. Whilst there is uncertainty over the delivery of a new road site promoters are supportive in principle of its delivery. The timescales for a new road are unknown, but is unlikely to be delivered prior to new housing from the allocated sites, which means that congestion could increase in the short term, before the road is constructed.</p> <p>Sites where the Highways Authority have identified highways constraints through consultation as part of work on the SLAA are likely to result in negative effects on the road network. Adverse impacts on the road network are likely to lead to increased levels of congestion.</p> |
| | Will it deliver sustainable transport infrastructure? | + | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly |

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| | | | secures sustainable transport infrastructure as an integral part of development. |
| 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? | + | 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. CBC routinely secures contributions towards enhancements to community facilities as part of residential development. |
| | Will it increase the number of public car spaces in the village centre and improve sustainable transport links? | +/O | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. However, it is uncertain whether sustainable transport links to the village centre will be created as the site is not adjacent to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. A secondary effect of creating sustainable transport links on site could be that residents are encouraged to make more sustainable journeys throughout the village, including to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. |
| 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? | O | 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. |

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| 5. To protect and where possible, enhance open spaces, biodiversity and landscape character | Will existing open spaces be protected & new open spaces be created? | + | It is highly likely that each site will provide new open space. The Local Plan requires major sites to deliver at least 10% of the gross site area as open space. All major applications are required to provide Sustainable Drainage Systems (SuDs). Where possible above ground features can be multifunctional to manage surface water, provide open space and/or contribute to the landscape. All sites will be required to manage surface water flooding. Anglian Water have indicated that there are major constraints in terms of managing surface water on this site. |
| | Will it protect or enhance biodiversity? | 0 | 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. To avoid adverse effects from new development on Tiptree Heath SSSI and Abberton Reservoir SPA high quality green infrastructure, which includes circular routes, should be included within the site to reduce the need for residents to visit Tiptree Heath SSSI and Abberton Reservoir SPA for their day to day recreation. The site has the potential to achieve biodiversity net gains, this should be explored if the site is allocated. |
| 6. To value and protect our heritage | Will it protect and enhance heritage and cultural assets? | - | The site is within 500 metres of a grade II listed building and development could harm the setting of this heritage asset. |
| The findings of the comparison of sites promoted for development show that most sites perform very similarly against the SEA objectives. This site could potentially be at risk from surface water flooding and access to the site could also be problematic. This site is not considered to be a more sustainable alternative to the preferred sites. | | | |

TIP20 Florence Park Training Ground

| Objectives | Assessment Criteria | Score | Comments |
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| 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 site will contribute towards delivering the number of houses required in Tiptree over the next 15 years. |
| | Will it provide a variety and choice to meet existing and future needs in terms of housing type and tenure? | + | All sites options are of a sufficient size to accommodate a range of housing types, including affordable housing to address the identified range of housing need in Tiptree. |
| 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? | 0 | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development, which promotes more sustainable choices of transport. |
| | Will it deliver sustainable transport infrastructure? | + | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. |
| 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? | - | 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. CBC routinely secures contributions |

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| | | | towards enhancements to community facilities as part of residential development. Development of the site will result in the loss of Colchester United's training facility. |
| | Will it increase the number of public car spaces in the village centre and improve sustainable transport links? | +/O | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. However, it is uncertain whether sustainable transport links to the village centre will be created as the site is not adjacent to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. A secondary effect of creating sustainable transport links on site could be that residents are encouraged to make more sustainable journeys throughout the village, including to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. |
| 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? | O | 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. |
| 5. To protect and where possible, enhance open spaces, biodiversity and landscape character | Will existing open spaces be protected & new open spaces be created? | - | It is highly likely that each site will provide new open space. The Local Plan requires major sites to deliver at least 10% of the gross site area as open space. All major applications are required to provide Sustainable Drainage Systems (SuDs). Where possible above ground features can be multifunctional to manage surface water, provide open space and/or contribute to the landscape. All sites will be required to manage surface water flooding. Development of the site will result in the loss of Colchester United's training facility. |

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| | Will it protect or enhance biodiversity? | O | 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. To avoid adverse effects from new development on Tiptree Heath SSSI and Abberton Reservoir SPA high quality green infrastructure, which includes circular routes, should be included within the site to reduce the need for residents to visit Tiptree Heath SSSI and Abberton Reservoir SPA for their day to day recreation. The site has the potential to achieve biodiversity net gains, this should be explored if the site is allocated. |
| 6. To value and protect our heritage | Will it protect and enhance heritage and cultural assets? | O | The site is unlikely to affect a heritage and cultural asset as no heritage assets are located within the site. |
| The findings of the comparison of sites promoted for development show that most sites perform very similarly against the SEA objectives. This site is part of Colchester United's Florence Park training facility and development of the site will result in the loss of this facility. This site is not considered to be a more sustainable alternative to the preferred sites. | | | |

TIP21 Little Oaks

| Objectives | Assessment Criteria | Score | Comments |
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| 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 site will contribute towards delivering the number of houses required in Tiptree over the next 15 years. |
| | Will it provide a variety and choice to meet existing and future needs in terms of housing type and tenure? | + | All sites options are of a sufficient size to accommodate a range of housing types, including affordable housing to address the identified range of housing need in Tiptree. |

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| 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? | O | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development, which promotes more sustainable choices of transport. |
| | Will it deliver sustainable transport infrastructure? | + | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. |
| 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? | + | 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. CBC routinely secures contributions towards enhancements to community facilities as part of residential development. |
| | Will it increase the number of public car spaces in the village centre and improve sustainable transport links? | +/O | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. However, it is uncertain whether sustainable transport links to the village centre will be created as the site is not adjacent to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. A secondary effect of creating sustainable transport links on site could be that residents are encouraged to make more sustainable journeys throughout the village, including to the village centre. It is unlikely that |

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| | | | the site will increase the number of public car parking spaces in the village centre. |
| 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 | 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. |
| 5. To protect and where possible, enhance open spaces, biodiversity and landscape character | Will existing open spaces be protected & new open spaces be created? | + | It is highly likely that each site will provide new open space. The Local Plan requires major sites to deliver at least 10% of the gross site area as open space. All major applications are required to provide Sustainable Drainage Systems (SuDs). Where possible above ground features can be multifunctional to manage surface water, provide open space and/or contribute to the landscape. All sites will be required to manage surface water flooding. |
| | Will it protect or enhance biodiversity? | 0 | 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. To avoid adverse effects from new development on Tiptree Heath SSSI and Abberton Reservoir SPA high quality green infrastructure, which includes circular routes, should be included within the site to reduce the need for residents to visit Tiptree Heath SSSI and Abberton Reservoir SPA for their day to day recreation. The site has the potential to achieve biodiversity net gains, this should be explored if the site is allocated. |
| 6. To value and protect our heritage | Will it protect and enhance heritage and cultural assets? | 0 | The site is within 500 metres of a grade II listed building, but owing to the listed buildings location within the built up area, development is unlikely to affect the setting. |

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| The findings of the comparison of sites promoted for development show that most sites perform very similarly against the SEA objectives. The SLAA raised concerns about the site's availability and achievability. No information was received about this site. The site is not considered to be a more sustainable alternative to the preferred sites. | | | |

TIP22 Land adjacent Mildene Primary School

| Objectives | Assessment Criteria | Score | Comments |
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| 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 site will contribute towards delivering the number of houses required in Tiptree over the next 15 years. |
| | Will it provide a variety and choice to meet existing and future needs in terms of housing type and tenure? | + | All sites options are of a sufficient size to accommodate a range of housing types, including affordable housing to address the identified range of housing need in Tiptree. |
| 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? | 0 | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development, which promotes more sustainable choices of transport. |
| | Will it deliver sustainable transport infrastructure? | + | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. |
| 3. To maintain and improve a safe, welcoming and attractive village | Will it retain and enhance community facilities? | + | 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 |

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| centre to service the needs of the community | | | 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. CBC routinely secures contributions towards enhancements to community facilities as part of residential development. |
| | Will it increase the number of public car spaces in the village centre and improve sustainable transport links? | +/O | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. However, it is uncertain whether sustainable transport links to the village centre will be created as the site is not adjacent to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. A secondary effect of creating sustainable transport links on site could be that residents are encouraged to make more sustainable journeys throughout the village, including to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. |
| 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? | O | 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. |
| 5. To protect and where possible, enhance open spaces, biodiversity and landscape character | Will existing open spaces be protected & new open spaces be created? | - | It is highly likely that each site will provide new open space. The Local Plan requires major sites to deliver at least 10% of the gross site area as open space. This site is the school playing field. All major applications are required to provide |

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| | | | Sustainable Drainage Systems (SuDs). Where possible above ground features can be multifunctional to manage surface water, provide open space and/or contribute to the landscape. All sites will be required to manage surface water flooding. |
| | Will it protect or enhance biodiversity? | O | 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. To avoid adverse effects from new development on Tiptree Heath SSSI and Abberton Reservoir SPA high quality green infrastructure, which includes circular routes, should be included within the site to reduce the need for residents to visit Tiptree Heath SSSI and Abberton Reservoir SPA for their day to day recreation. The site has the potential to achieve biodiversity net gains, this should be explored if the site is allocated. |
| 6. To value and protect our heritage | Will it protect and enhance heritage and cultural assets? | - | The area is considered to make a very high contribution to the distinctive settlement setting in Tiptree. The site is within 500 metres of a grade II listed building, but owing to the listed buildings location within the built up area, development is unlikely to affect the setting. |
| The findings of the comparison of sites promoted for development show that most sites perform very similarly against the SEA objectives. This site includes part of the Mildene Primary School site and would result in the loss of open space. The area surrounding the site is considered to be of high landscape value with many intrinsic landscape qualities. The area is considered to make a very high contribution to the distinctive settlement setting in Tiptree. No information was received about this site. This site is not considered to be a more sustainable alternative to the preferred sites. | | | |

TIP23: Land North of Grove Road

| Objectives | Assessment Criteria | Score | Comments |
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| 1. To deliver well designed new homes in keeping with the village feel and identity of Tiptree on | Will it deliver the number of houses needed to support the existing and growing population? | + | The site will contribute towards delivering the number of houses required in Tiptree over the next 15 years. |

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| allocated sites to meet Tiptree's housing needs up to 2033 | | | |
| | Will it provide a variety and choice to meet existing and future needs in terms of housing type and tenure? | + | All sites options are of a sufficient size to accommodate a range of housing types, including affordable housing to address the identified range of housing need in Tiptree. |
| 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? | 0 | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development, which promotes more sustainable choices of transport. |
| | Will it deliver sustainable transport infrastructure? | + | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. |
| 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? | + | 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. CBC routinely secures contributions towards enhancements to community facilities as part of residential development. |

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| | Will it increase the number of public car spaces in the village centre and improve sustainable transport links? | +/O | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. However, it is uncertain whether sustainable transport links to the village centre will be created as the site is not adjacent to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. A secondary effect of creating sustainable transport links on site could be that residents are encouraged to make more sustainable journeys throughout the village, including to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. |
| 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? | O | 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. |
| 5. To protect and where possible, enhance open spaces, biodiversity and landscape character | Will existing open spaces be protected & new open spaces be created? | + | It is highly likely that each site will provide new open space. The Local Plan requires major sites to deliver at least 10% of the gross site area as open space. All major applications are required to provide Sustainable Drainage Systems (SuDs). Where possible above ground features can be multifunctional to manage surface water, provide open space and/or contribute to the landscape. All sites will be required to manage surface water flooding. |
| | Will it protect or enhance biodiversity? | O | 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, |

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| | | | irrespective of which sites are allocated, could increase the number of visitors to Abberton Reservoir. To avoid adverse effects from new development on Tiptree Heath SSSI and Abberton Reservoir SPA high quality green infrastructure, which includes circular routes, should be included within the site to reduce the need for residents to visit Tiptree Heath SSSI and Abberton Reservoir SPA for their day to day recreation. The site has the potential to achieve biodiversity net gains, this should be explored if the site is allocated. |
| 6. To value and protect our heritage | Will it protect and enhance heritage and cultural assets? | - | This area is considered to make a very high contribution to the distinctive settlement setting in Tiptree. |
| The findings of the comparison of sites promoted for development show that most sites perform very similarly against the SEA objectives. This site includes part of the Mildene Primary School site and could result in the loss of open space. The Landscape Capacity Of Settlement Fringes In Colchester Report recorded this site as falling within Landscape Area Setting 1. The area was considered to be of high landscape value with many intrinsic landscape qualities. This area is considered to make a very high contribution to the distinctive settlement setting in Tiptree. No information was received about this site, it is subsumed in site TIP39. This site is not considered to be a more sustainable alternative to the preferred sites. | | | |

TIP24 Rhubarb Hall, Grove Lane

| Objectives | Assessment Criteria | Score | Comments |
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| 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 site will contribute towards delivering the number of houses required in Tiptree over the next 15 years. |
| | Will it provide a variety and choice to meet existing and future needs in terms of housing type and tenure? | + | All sites options are of a sufficient size to accommodate a range of housing types, including affordable housing to address the identified range of housing need in Tiptree. |
| 2. To avoid increased congestion on existing roads and junctions in | Will it avoid congestion on existing roads and junctions? | 0 | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting |

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| and around Tiptree and promote the provision of cycleways and footways from new development to existing village amenities including the village centre | | | sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development, which promotes more sustainable choices of transport. |
| | Will it deliver sustainable transport infrastructure? | + | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. |
| 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? | + | 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. CBC routinely secures contributions towards enhancements to community facilities as part of residential development. |
| | Will it increase the number of public car spaces in the village centre and improve sustainable transport links? | +/O | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. However, it is uncertain whether sustainable transport links to the village centre will be created as the site is not adjacent to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. A secondary effect of creating sustainable transport links on site could be that residents are encouraged to make more sustainable journeys throughout the village, including to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. |

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| 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 | 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. |
| 5. To protect and where possible, enhance open spaces, biodiversity and landscape character | Will existing open spaces be protected & new open spaces be created? | + | It is highly likely that each site will provide new open space. The Local Plan requires major sites to deliver at least 10% of the gross site area as open space. All major applications are required to provide Sustainable Drainage Systems (SuDs). Where possible above ground features can be multifunctional to manage surface water, provide open space and/or contribute to the landscape. All sites will be required to manage surface water flooding. |
| | Will it protect or enhance biodiversity? | 0 | 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. To avoid adverse effects from new development on Tiptree Heath SSSI and Abberton Reservoir SPA high quality green infrastructure, which includes circular routes, should be included within the site to reduce the need for residents to visit Tiptree Heath SSSI and Abberton Reservoir SPA for their day to day recreation. The site has the potential to achieve biodiversity net gains, this should be explored if the site is allocated. |
| 6. To value and protect our heritage | Will it protect and enhance heritage and cultural assets? | - | The Landscape Capacity Of Settlement Fringes In Colchester Report recorded this site as falling within Landscape Area Setting 1. The area was considered to be of high landscape value with many intrinsic landscape |

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| | | | qualities. This area is consider to make a very high contribution to the distinctive settlement setting in Tiptree. |
| The findings of the comparison of sites promoted for development show that most sites perform very similarly against the SEA objectives. The site lies within an area considered to be of high landscape value with many intrinsic landscape qualities. This area is considered to make a very high contribution to the distinctive settlement setting in Tiptree. The SLAA identified concerns about deliverability. No information was received about this site. This site is not considered to be a more sustainable alternative to the preferred sites. | | | |

TIP27 Maldon Road

| Objectives | Assessment Criteria | Score | Comments |
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| 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 site will contribute towards delivering the number of houses required in Tiptree over the next 15 years. |
| | Will it provide a variety and choice to meet existing and future needs in terms of housing type and tenure? | + | All sites options are of a sufficient size to accommodate a range of housing types, including affordable housing to address the identified range of housing need in Tiptree. |
| 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? | O | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development, which promotes more sustainable choices of transport. |
| | Will it deliver sustainable transport infrastructure? | + | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. |

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| 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? | + | 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. CBC routinely secures contributions towards enhancements to community facilities as part of residential development. |
| | Will it increase the number of public car spaces in the village centre and improve sustainable transport links? | +/O | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. However, it is uncertain whether sustainable transport links to the village centre will be created as the site is not adjacent to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. A secondary effect of creating sustainable transport links on site could be that residents are encouraged to make more sustainable journeys throughout the village, including to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. |
| 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? | O | 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. |

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| 5. To protect and where possible, enhance open spaces, biodiversity and landscape character | Will existing open spaces be protected & new open spaces be created? | + | It is highly likely that each site will provide new open space. The Local Plan requires major sites to deliver at least 10% of the gross site area as open space. All major applications are required to provide Sustainable Drainage Systems (SuDs). Where possible above ground features can be multifunctional to manage surface water, provide open space and/or contribute to the landscape. All sites will be required to manage surface water flooding. |
| | Will it protect or enhance biodiversity? | 0 | 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. To avoid adverse effects from new development on Tiptree Heath SSSI and Abberton Reservoir SPA high quality green infrastructure, which includes circular routes, should be included within the site to reduce the need for residents to visit Tiptree Heath SSSI and Abberton Reservoir SPA for their day to day recreation. The site has the potential to achieve biodiversity net gains, this should be explored if the site is allocated. |
| 6. To value and protect our heritage | Will it protect and enhance heritage and cultural assets? | 0 | The site is within 500 metres of a grade II listed building, but owing to the listed buildings location within the built up area, development is unlikely to affect the setting. |
| The findings of the comparison of sites promoted for development show that most sites perform very similarly against the SEA objectives. This site would increase coalescence between the main Tiptree settlement and the hamlet of Tiptree Heath. Traffic from this area would, of necessity, exacerbate traffic conditions in Maldon Road and would do so in the vicinity of The Heath Primary School. This site is not considered to be a more sustainable alternative to the preferred sites. | | | |

TIP34 Fourwinds, Pennsylvania Lane, Tiptree

| Objectives | Assessment Criteria | Score | Comments |
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| 1. To deliver well designed new homes in keeping with the village feel and identity of Tiptree on | Will it deliver the number of houses needed to support the existing and growing population? | + | The site will contribute towards delivering the number of houses required in Tiptree over the next 15 years. |

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| allocated sites to meet Tiptree's housing needs up to 2033 | | | |
| | Will it provide a variety and choice to meet existing and future needs in terms of housing type and tenure? | + | All sites options are of a sufficient size to accommodate a range of housing types, including affordable housing to address the identified range of housing need in Tiptree. |
| 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? | - | <p>All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development, which promotes more sustainable choices of transport.</p> <p>Sites where the Highways Authority have identified highways constraints through consultation as part of work on the SLAA are likely to result in negative effects on the road network. Adverse impacts on the road network are likely to lead to increased levels of congestion.</p> |
| | Will it deliver sustainable transport infrastructure? | + | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. |
| 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? | + | 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. CBC routinely secures contributions |

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| | | | towards enhancements to community facilities as part of residential development. |
| | Will it increase the number of public car spaces in the village centre and improve sustainable transport links? | +/O | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. However, it is uncertain whether sustainable transport links to the village centre will be created as the site is not adjacent to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. A secondary effect of creating sustainable transport links on site could be that residents are encouraged to make more sustainable journeys throughout the village, including to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. |
| 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? | O | 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. |
| 5. To protect and where possible, enhance open spaces, biodiversity and landscape character | Will existing open spaces be protected & new open spaces be created? | + | It is highly likely that each site will provide new open space. The Local Plan requires major sites to deliver at least 10% of the gross site area as open space. All major applications are required to provide Sustainable Drainage Systems (SuDs). Where possible above ground features can be multifunctional to manage surface water, provide open space and/or contribute to the landscape. All sites will be required to manage surface water flooding. |
| | Will it protect or enhance biodiversity? | O | 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 |

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| | | | 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. To avoid adverse effects from new development on Tiptree Heath SSSI and Abberton Reservoir SPA high quality green infrastructure, which includes circular routes, should be included within the site to reduce the need for residents to visit Tiptree Heath SSSI and Abberton Reservoir SPA for their day to day recreation. The site has the potential to achieve biodiversity net gains, this should be explored if the site is allocated. |
| 6. To value and protect our heritage | Will it protect and enhance heritage and cultural assets? | O | The site is unlikely to affect a heritage and cultural asset as no heritage assets are located within the site. |
| The findings of the comparison of sites promoted for development show that most sites perform very similarly against the SEA objectives. The Highways Authority has commented that the site seems to rely on access being taken off Pennsylvania Lane. This is a Public Right of Way (Restricted Byway) and therefore the Highways Authority would wish to resist its use as a means of access to development. This site is not considered to be a more sustainable alternative to the preferred sites. | | | |

TIP35 Sun House, Kelvedon Road

| Objectives | Assessment Criteria | Score | Comments |
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| 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 site will contribute towards delivering the number of houses required in Tiptree over the next 15 years. |
| | Will it provide a variety and choice to meet existing and future needs in terms of housing type and tenure? | + | All sites options are of a sufficient size to accommodate a range of housing types, including affordable housing to address the identified range of housing need in Tiptree. |
| 2. To avoid increased congestion on existing roads and junctions in | Will it avoid congestion on existing roads and junctions? | +/? | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting |

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| and around Tiptree and promote the provision of cycleways and footways from new development to existing village amenities including the village centre | | | <p>sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development, which promotes more sustainable choices of transport.</p> <p>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. Whilst there is uncertainty over the delivery of a new road site promoters are supportive in principle of its delivery. The timescales for a new road are unknown, but is unlikely to be delivered prior to new housing from the allocated sites, which means that congestion could increase in the short term, before the road is constructed.</p> |
| | Will it deliver sustainable transport infrastructure? | + | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. |
| 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? | + | 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. CBC routinely secures contributions towards enhancements to community facilities as part of residential development. |
| | Will it increase the number of public car spaces in the village centre and improve sustainable transport links? | +/O | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. However, it is uncertain whether sustainable transport links to the village centre will be created as the site is not adjacent to the village centre. It is unlikely |

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| | | | that the site will increase the number of public car parking spaces in the village centre. A secondary effect of creating sustainable transport links on site could be that residents are encouraged to make more sustainable journeys throughout the village, including to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. |
| 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? | ○ | 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. |
| 5. To protect and where possible, enhance open spaces, biodiversity and landscape character | Will existing open spaces be protected & new open spaces be created? | + | It is highly likely that each site will provide new open space. The Local Plan requires major sites to deliver at least 10% of the gross site area as open space. All major applications are required to provide Sustainable Drainage Systems (SuDs). Where possible above ground features can be multifunctional to manage surface water, provide open space and/or contribute to the landscape. All sites will be required to manage surface water flooding. |
| | Will it protect or enhance biodiversity? | ○ | 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. To avoid adverse effects from new development on Tiptree Heath SSSI and Abberton Reservoir SPA high quality green infrastructure, which includes circular routes, should be included within the site to reduce the need for residents to visit Tiptree Heath SSSI and Abberton Reservoir SPA for their day to day |

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| | | | recreation. The site has the potential to achieve biodiversity net gains, this should be explored if the site is allocated. |
| 6. To value and protect our heritage | Will it protect and enhance heritage and cultural assets? | - | The site is within 500 metres of a grade II listed building and development could harm the setting of this heritage asset. |
| This site is one of the preferred sites, which was superseded by TIP68. The reasons for selecting this site are included in the main body of the SEA Report. | | | |

TIP38 Newbridge Road, Tiptree

| Objectives | Assessment Criteria | Score | Comments |
|--|---|-------|--|
| 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 site will contribute towards delivering the number of houses required in Tiptree over the next 15 years. |
| | Will it provide a variety and choice to meet existing and future needs in terms of housing type and tenure? | + | All sites options are of a sufficient size to accommodate a range of housing types, including affordable housing to address the identified range of housing need in Tiptree. |
| 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? | - | <p>All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development, which promotes more sustainable choices of transport.</p> <p>Sites where the Highways Authority have identified highways constraints through consultation as part of work on the SLAA are likely to result in negative effects on the road network. Adverse impacts on the road network are likely to lead to increased levels of congestion.</p> |

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| | Will it deliver sustainable transport infrastructure? | + | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. |
| 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? | + | 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. CBC routinely secures contributions towards enhancements to community facilities as part of residential development. |
| | Will it increase the number of public car spaces in the village centre and improve sustainable transport links? | +/O | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. However, it is uncertain whether sustainable transport links to the village centre will be created as the site is not adjacent to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. A secondary effect of creating sustainable transport links on site could be that residents are encouraged to make more sustainable journeys throughout the village, including to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. |
| 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? | O | 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. |

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| 5. To protect and where possible, enhance open spaces, biodiversity and landscape character | Will existing open spaces be protected & new open spaces be created? | + | It is highly likely that each site will provide new open space. The Local Plan requires major sites to deliver at least 10% of the gross site area as open space. All major applications are required to provide Sustainable Drainage Systems (SuDs). Where possible above ground features can be multifunctional to manage surface water, provide open space and/or contribute to the landscape. All sites will be required to manage surface water flooding. |
| | Will it protect or enhance biodiversity? | 0 | 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. To avoid adverse effects from new development on Tiptree Heath SSSI and Abberton Reservoir SPA high quality green infrastructure, which includes circular routes, should be included within the site to reduce the need for residents to visit Tiptree Heath SSSI and Abberton Reservoir SPA for their day to day recreation. The site has the potential to achieve biodiversity net gains, this should be explored if the site is allocated. |
| 6. To value and protect our heritage | Will it protect and enhance heritage and cultural assets? | - | The Landscape Capacity Of Settlement Fringes In Colchester Report recorded this site as falling within Landscape Area Setting 1. The area was considered to be of high landscape value with many intrinsic landscape qualities. This area is considered to make a very high contribution to the distinctive settlement setting in Tiptree. |
| The findings of the comparison of sites promoted for development show that most sites perform very similarly against the SEA objectives. Whilst the site abuts the existing settlement boundary of Tiptree it is questionable if the settlement boundary could be extended to form a logical and defensible new boundary. The Highways Authority have questioned whether the site has sufficient road frontage to enable an access to be delivered to the required highway design standards. This area is considered to make a very high contribution to the distinctive settlement setting in Tiptree. This site is not considered to be a more sustainable alternative to the preferred sites. | | | |

TIP39: Land North of Grove Road

| Objectives | Assessment Criteria | Score | Comments |
|--|---|-------|--|
| 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 site will contribute towards delivering the number of houses required in Tiptree over the next 15 years. |
| | Will it provide a variety and choice to meet existing and future needs in terms of housing type and tenure? | + | All sites options are of a sufficient size to accommodate a range of housing types, including affordable housing to address the identified range of housing need in Tiptree. |
| 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? | 0 | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development, which promotes more sustainable choices of transport. |
| | Will it deliver sustainable transport infrastructure? | + | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. |
| 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? | + | 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 |

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| | | | application process, for necessary improvements to schools. All sites have the potential to contribute towards enhanced community facilities. CBC routinely secures contributions towards enhancements to community facilities as part of residential development. |
| | Will it increase the number of public car spaces in the village centre and improve sustainable transport links? | +/O | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. However, it is uncertain whether sustainable transport links to the village centre will be created as the site is not adjacent to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. A secondary effect of creating sustainable transport links on site could be that residents are encouraged to make more sustainable journeys throughout the village, including to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. |
| 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? | O | 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. |
| 5. To protect and where possible, enhance open spaces, biodiversity and landscape character | Will existing open spaces be protected & new open spaces be created? | + | It is highly likely that each site will provide new open space. The Local Plan requires major sites to deliver at least 10% of the gross site area as open space. All major applications are required to provide Sustainable Drainage Systems (SuDs). Where possible above ground features can be multifunctional to manage surface water, provide open space and/or contribute to the landscape. All sites will be required to manage surface water flooding. |

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| | Will it protect or enhance biodiversity? | O | 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. To avoid adverse effects from new development on Tiptree Heath SSSI and Abberton Reservoir SPA high quality green infrastructure, which includes circular routes, should be included within the site to reduce the need for residents to visit Tiptree Heath SSSI and Abberton Reservoir SPA for their day to day recreation. The site has the potential to achieve biodiversity net gains, this should be explored if the site is allocated. |
| 6. To value and protect our heritage | Will it protect and enhance heritage and cultural assets? | - | This area is considered to make a very high contribution to the distinctive settlement setting in Tiptree. |
| The findings of the comparison of sites promoted for development show that most sites perform very similarly against the SEA objectives. The Landscape Capacity Of Settlement Fringes In Colchester Report recorded this site as falling within Landscape Area Setting 1. The area is considered to be of high landscape value with many intrinsic landscape qualities. This area is considered to make a very high contribution to the distinctive settlement setting in Tiptree. This site is not considered to be a more sustainable alternative to the preferred sites. | | | |

TIP40 Colchester Road

| Objectives | Assessment Criteria | Score | Comments |
|--|---|----------|--|
| 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 site will contribute towards delivering the number of houses required in Tiptree over the next 15 years. |
| | Will it provide a variety and choice to meet existing and future needs in terms of housing type and tenure? | + | All sites options are of a sufficient size to accommodate a range of housing types, including affordable housing to address the identified range of housing need in Tiptree. |

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| 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? | O | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development, which promotes more sustainable choices of transport. |
| | Will it deliver sustainable transport infrastructure? | + | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. |
| 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? | + | 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. CBC routinely secures contributions towards enhancements to community facilities as part of residential development. |
| | Will it increase the number of public car spaces in the village centre and improve sustainable transport links? | +/O | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. However, it is uncertain whether sustainable transport links to the village centre will be created as the site is not adjacent to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. A secondary effect of creating sustainable transport links on site could be that residents are |

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| | | | encouraged to make more sustainable journeys throughout the village, including to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. |
| 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? | O | 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. |
| 5. To protect and where possible, enhance open spaces, biodiversity and landscape character | Will existing open spaces be protected & new open spaces be created? | + | It is highly likely that each site will provide new open space. The Local Plan requires major sites to deliver at least 10% of the gross site area as open space. All major applications are required to provide Sustainable Drainage Systems (SuDs). Where possible above ground features can be multifunctional to manage surface water, provide open space and/or contribute to the landscape. All sites will be required to manage surface water flooding. |
| | Will it protect or enhance biodiversity? | O | 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. To avoid adverse effects from new development on Tiptree Heath SSSI and Abberton Reservoir SPA high quality green infrastructure, which includes circular routes, should be included within the site to reduce the need for residents to visit Tiptree Heath SSSI and Abberton Reservoir SPA for their day to day recreation. The site has the potential to achieve biodiversity net gains, this should be explored if the site is allocated. |

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| 6. To value and protect our heritage | Will it protect and enhance heritage and cultural assets? | - | This area is considered to make a very high contribution to the distinctive settlement setting in Tiptree. The site is within 500 metres of a grade II listed building and development may harm the setting of this heritage asset. |
| The findings of the comparison of sites promoted for development show that most sites perform very similarly against the SEA objectives. The location of the site would lead to ribbon development along Colchester Road. Other locations of growth are likely to be more preferable where they represent more logical areas for expansion. This area is considered to make a very high contribution to the distinctive settlement setting in Tiptree. The Landscape Sensitivity and Landscape Value of the area that the site falls within is considered high. This site is not considered to be a more sustainable alternative to the preferred sites. | | | |

TIP41 Little Oaks, Pennsylvania Lane

| Objectives | Assessment Criteria | Score | Comments |
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| 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 site will contribute towards delivering the number of houses required in Tiptree over the next 15 years. |
| | Will it provide a variety and choice to meet existing and future needs in terms of housing type and tenure? | + | All sites options are of a sufficient size to accommodate a range of housing types, including affordable housing to address the identified range of housing need in Tiptree. |
| 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? | 0 | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development, which promotes more sustainable choices of transport. |
| | Will it deliver sustainable transport infrastructure? | + | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly |

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| | | | secures sustainable transport infrastructure as an integral part of development. |
| 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? | + | 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. CBC routinely secures contributions towards enhancements to community facilities as part of residential development. |
| | Will it increase the number of public car spaces in the village centre and improve sustainable transport links? | +/O | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. However, it is uncertain whether sustainable transport links to the village centre will be created as the site is not adjacent to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. A secondary effect of creating sustainable transport links on site could be that residents are encouraged to make more sustainable journeys throughout the village, including to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. |
| 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? | O | 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. |

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| 5. To protect and where possible, enhance open spaces, biodiversity and landscape character | Will existing open spaces be protected & new open spaces be created? | + | It is highly likely that each site will provide new open space. The Local Plan requires major sites to deliver at least 10% of the gross site area as open space. All major applications are required to provide Sustainable Drainage Systems (SuDs). Where possible above ground features can be multifunctional to manage surface water, provide open space and/or contribute to the landscape. All sites will be required to manage surface water flooding. |
| | Will it protect or enhance biodiversity? | O | 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. To avoid adverse effects from new development on Tiptree Heath SSSI and Abberton Reservoir SPA high quality green infrastructure, which includes circular routes, should be included within the site to reduce the need for residents to visit Tiptree Heath SSSI and Abberton Reservoir SPA for their day to day recreation. This site is adjacent a local wildlife site. The site has the potential to achieve biodiversity net gains, this should be explored if the site is allocated. |
| 6. To value and protect our heritage | Will it protect and enhance heritage and cultural assets? | O | The site is unlikely to affect a heritage and cultural asset as no heritage assets are located within the site. |
| The findings of the comparison of sites promoted for development show that most sites perform very similarly against the SEA objectives. This site has poor accessibility unless TIP55 (Florence Park) is also developed. This site is not considered to be a more sustainable alternative to the preferred sites. | | | |

TIP42 Newbridge Road

| Objectives | Assessment Criteria | Score | Comments |
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| 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 site will contribute towards delivering the number of houses required in Tiptree over the next 15 years. |
| | Will it provide a variety and choice to meet existing and future needs in terms of housing type and tenure? | + | All sites options are of a sufficient size to accommodate a range of housing types, including affordable housing to address the identified range of housing need in Tiptree. |
| 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? | O | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development, which promotes more sustainable choices of transport. |
| | Will it deliver sustainable transport infrastructure? | + | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. |
| 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? | + | 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. CBC routinely secures contributions |

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| | | | towards enhancements to community facilities as part of residential development. |
| | Will it increase the number of public car spaces in the village centre and improve sustainable transport links? | +/O | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. However, it is uncertain whether sustainable transport links to the village centre will be created as the site is not adjacent to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. A secondary effect of creating sustainable transport links on site could be that residents are encouraged to make more sustainable journeys throughout the village, including to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. |
| 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? | O | 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. |
| 5. To protect and where possible, enhance open spaces, biodiversity and landscape character | Will existing open spaces be protected & new open spaces be created? | + | It is highly likely that each site will provide new open space. The Local Plan requires major sites to deliver at least 10% of the gross site area as open space. All major applications are required to provide Sustainable Drainage Systems (SuDs). Where possible above ground features can be multifunctional to manage surface water, provide open space and/or contribute to the landscape. All sites will be required to manage surface water flooding. |
| | Will it protect or enhance biodiversity? | O | 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 |

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| | | | 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. To avoid adverse effects from new development on Tiptree Heath SSSI and Abberton Reservoir SPA high quality green infrastructure, which includes circular routes, should be included within the site to reduce the need for residents to visit Tiptree Heath SSSI and Abberton Reservoir SPA for their day to day recreation. The site has the potential to achieve biodiversity net gains, this should be explored if the site is allocated. |
| 6. To value and protect our heritage | Will it protect and enhance heritage and cultural assets? | - | The Landscape Capacity Of Settlement Fringes In Colchester Report recorded this site as falling within Landscape Area Setting 1. The area was considered to be of high landscape value with many intrinsic landscape qualities. This area is consider to make a very high contribution to the distinctive settlement setting in Tiptree. |
| The findings of the comparison of sites promoted for development show that most sites perform very similarly against the SEA objectives. The site lies within an area considered to be of high landscape value with many intrinsic landscape qualities. This area is considered to make a very high contribution to the distinctive settlement setting in Tiptree. This site is not considered to be a more sustainable alternative to the preferred sites. | | | |

TIP43 Maldon Road

| Objectives | Assessment Criteria | Score | Comments |
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| 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 site will contribute towards delivering the number of houses required in Tiptree over the next 15 years. |
| | Will it provide a variety and choice to meet existing and future needs in terms of housing type and tenure? | + | All sites options are of a sufficient size to accommodate a range of housing types, including affordable housing to address the identified range of housing need in Tiptree. |

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| 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? | O | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development, which promotes more sustainable choices of transport. |
| | Will it deliver sustainable transport infrastructure? | + | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. |
| 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? | + | 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. CBC routinely secures contributions towards enhancements to community facilities as part of residential development. |
| | Will it increase the number of public car spaces in the village centre and improve sustainable transport links? | +/O | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. However, it is uncertain whether sustainable transport links to the village centre will be created as the site is not adjacent to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. A secondary effect of creating sustainable transport links on site could be that residents are encouraged to make more sustainable journeys throughout the village, including to the village centre. It is unlikely that |

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| | | | the site will increase the number of public car parking spaces in the village centre. |
| 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? | O | 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. |
| 5. To protect and where possible, enhance open spaces, biodiversity and landscape character | Will existing open spaces be protected & new open spaces be created? | + | It is highly likely that each site will provide new open space. The Local Plan requires major sites to deliver at least 10% of the gross site area as open space. All major applications are required to provide Sustainable Drainage Systems (SuDs). Where possible above ground features can be multifunctional to manage surface water, provide open space and/or contribute to the landscape. All sites will be required to manage surface water flooding. |
| | Will it protect or enhance biodiversity? | O | 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. To avoid adverse effects from new development on Tiptree Heath SSSI and Abberton Reservoir SPA high quality green infrastructure, which includes circular routes, should be included within the site to reduce the need for residents to visit Tiptree Heath SSSI and Abberton Reservoir SPA for their day to day recreation. This site is located adjacent to a local wildlife site. The site has the potential to achieve biodiversity net gains, this should be explored if the site is allocated. |

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| 6. To value and protect our heritage | Will it protect and enhance heritage and cultural assets? | O | The site is within 500 metres of a grade II listed building, but owing to the listed buildings location within the built up area, development is unlikely to affect the setting. |
| The findings of the comparison of sites promoted for development show that most sites perform very similarly against the SEA objectives. This is a small site (house and garden) and does not offer the planning opportunities of the preferred sites. This site is not considered to be a more sustainable alternative to the preferred sites. | | | |

TIP44 Oak Road

| Objectives | Assessment Criteria | Score | Comments |
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| 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 site will contribute towards delivering the number of houses required in Tiptree over the next 15 years. |
| | Will it provide a variety and choice to meet existing and future needs in terms of housing type and tenure? | + | All sites options are of a sufficient size to accommodate a range of housing types, including affordable housing to address the identified range of housing need in Tiptree. |
| 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? | +/? | <p>All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development, which promotes more sustainable choices of transport.</p> <p>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. Whilst there is uncertainty over the delivery of a new road site promoters are supportive in principle of its delivery. The timescales for a new road are unknown, but is unlikely to be delivered prior to new housing</p> |

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| | | | from the allocated sites, which means that congestion could increase in the short term, before the road is constructed. |
| | Will it deliver sustainable transport infrastructure? | + | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. |
| 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? | + | 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. CBC routinely secures contributions towards enhancements to community facilities as part of residential development. |
| | Will it increase the number of public car spaces in the village centre and improve sustainable transport links? | +/O | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. However, it is uncertain whether sustainable transport links to the village centre will be created as the site is not adjacent to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. A secondary effect of creating sustainable transport links on site could be that residents are encouraged to make more sustainable journeys throughout the village, including to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. |
| 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? | O | 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. |

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| 5. To protect and where possible, enhance open spaces, biodiversity and landscape character | Will existing open spaces be protected & new open spaces be created? | + | It is highly likely that each site will provide new open space. The Local Plan requires major sites to deliver at least 10% of the gross site area as open space. All major applications are required to provide Sustainable Drainage Systems (SuDs). Where possible above ground features can be multifunctional to manage surface water, provide open space and/or contribute to the landscape. All sites will be required to manage surface water flooding. |
| | Will it protect or enhance biodiversity? | 0 | 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. To avoid adverse effects from new development on Tiptree Heath SSSI and Abberton Reservoir SPA high quality green infrastructure, which includes circular routes, should be included within the site to reduce the need for residents to visit Tiptree Heath SSSI and Abberton Reservoir SPA for their day to day recreation. The site has the potential to achieve biodiversity net gains, this should be explored if the site is allocated. |
| 6. To value and protect our heritage | Will it protect and enhance heritage and cultural assets? | - | The site is within 500 metres of a grade II listed building and development could harm the setting of this heritage asset. |
| This site is one of the preferred sites. The reasons for selecting this site are included in the main body of the SEA Report. | | | |

TIP48 The Gables, Kelvedon Road

| Objectives | Assessment Criteria | Score | Comments |
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| 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 site will contribute towards delivering the number of houses required in Tiptree over the next 15 years. |
| | Will it provide a variety and choice to meet existing and future needs in terms of housing type and tenure? | + | All sites options are of a sufficient size to accommodate a range of housing types, including affordable housing to address the identified range of housing need in Tiptree. |
| 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? | +/? | <p>All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development, which promotes more sustainable choices of transport.</p> <p>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. Whilst there is uncertainty over the delivery of a new road site promoters are supportive in principle of its delivery. The timescales for a new road are unknown, but is unlikely to be delivered prior to new housing from the allocated sites, which means that congestion could increase in the short term, before the road is constructed.</p> |
| | Will it deliver sustainable transport infrastructure? | + | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. |
| 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? | + | 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 |

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| | | | 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. CBC routinely secures contributions towards enhancements to community facilities as part of residential development. |
| | Will it increase the number of public car spaces in the village centre and improve sustainable transport links? | +/O | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. However, it is uncertain whether sustainable transport links to the village centre will be created as the site is not adjacent to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. A secondary effect of creating sustainable transport links on site could be that residents are encouraged to make more sustainable journeys throughout the village, including to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. |
| 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? | O | 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. |
| 5. To protect and where possible, enhance open spaces, biodiversity and landscape character | Will existing open spaces be protected & new open spaces be created? | + | It is highly likely that each site will provide new open space. The Local Plan requires major sites to deliver at least 10% of the gross site area as open space. All major applications are required to provide Sustainable Drainage Systems (SuDs). Where possible above ground features can be multifunctional to manage surface water, provide open |

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| | | | space and/or contribute to the landscape. All sites will be required to manage surface water flooding. |
| | Will it protect or enhance biodiversity? | O | 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. To avoid adverse effects from new development on Tiptree Heath SSSI and Abberton Reservoir SPA high quality green infrastructure, which includes circular routes, should be included within the site to reduce the need for residents to visit Tiptree Heath SSSI and Abberton Reservoir SPA for their day to day recreation. The site has the potential to achieve biodiversity net gains, this should be explored if the site is allocated. |
| 6. To value and protect our heritage | Will it protect and enhance heritage and cultural assets? | - | The site is within 500 metres of two grade II listed buildings and development could harm the setting of these heritage asset, although one of the listed buildings is within the existing built up area. |
| This site is one of the preferred sites. The reasons for selecting this site are included in the main body of the SEA Report. | | | |

TIP49 Land North of Oak Road

| Objectives | Assessment Criteria | Score | Comments |
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| 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 site will contribute towards delivering the number of houses required in Tiptree over the next 15 years. |
| | Will it provide a variety and choice to meet existing and future needs in terms of housing type and tenure? | + | All sites options are of a sufficient size to accommodate a range of housing types, including affordable housing to address the identified range of housing need in Tiptree. |

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| 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? | +/? | <p>All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development, which promotes more sustainable choices of transport.</p> <p>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. Whilst there is uncertainty over the delivery of a new road site promoters are supportive in principle of its delivery. The timescales for a new road are unknown, but is unlikely to be delivered prior to new housing from the allocated sites, which means that congestion could increase in the short term, before the road is constructed.</p> |
| | Will it deliver sustainable transport infrastructure? | + | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. |
| 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? | + | 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. CBC routinely secures contributions towards enhancements to community facilities as part of residential development. |
| | Will it increase the number of public car spaces in the village | +/O | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly |

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| | centre and improve sustainable transport links? | | secures sustainable transport infrastructure as an integral part of development. However, it is uncertain whether sustainable transport links to the village centre will be created as the site is not adjacent to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. A secondary effect of creating sustainable transport links on site could be that residents are encouraged to make more sustainable journeys throughout the village, including to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. |
| 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? | O | 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. |
| 5. To protect and where possible, enhance open spaces, biodiversity and landscape character | Will existing open spaces be protected & new open spaces be created? | + | It is highly likely that each site will provide new open space. The Local Plan requires major sites to deliver at least 10% of the gross site area as open space. All major applications are required to provide Sustainable Drainage Systems (SuDs). Where possible above ground features can be multifunctional to manage surface water, provide open space and/or contribute to the landscape. All sites will be required to manage surface water flooding. |
| | Will it protect or enhance biodiversity? | O | 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. To avoid adverse effects from new development on Tiptree Heath SSSI and |

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| | | | <p>Abberton Reservoir SPA high quality green infrastructure, which includes circular routes, should be included within the site to reduce the need for residents to visit Tiptree Heath SSSI and Abberton Reservoir SPA for their day to day recreation. The site has the potential to achieve biodiversity net gains, this should be explored if the site is allocated.</p> <p>The northern part of the site is within a Woodland Priority Habitat Network and Eden Wood Local Wildlife Site is located to the north of the site, although no woodland is located within the site.</p> |
| 6. To value and protect our heritage | Will it protect and enhance heritage and cultural assets? | - | The site is within 500 metres of two grade II listed buildings and development could harm the setting of these heritage assets. |
| Part of this site forms one of the preferred sites. The reasons for selecting this site are included in the main body of the SEA Report. | | | |

TIP50 Land North of Oak Road

| Objectives | Assessment Criteria | Score | Comments |
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| 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 site will contribute towards delivering the number of houses required in Tiptree over the next 15 years. |
| | Will it provide a variety and choice to meet existing and future needs in terms of housing type and tenure? | + | All sites options are of a sufficient size to accommodate a range of housing types, including affordable housing to address the identified range of housing need in Tiptree. |
| 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 | Will it avoid congestion on existing roads and junctions? | +/? | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development, which promotes more sustainable choices of transport. |

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| to existing village amenities including the village centre | | | 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. Whilst there is uncertainty over the delivery of a new road site promoters are supportive in principle of its delivery. The timescales for a new road are unknown, but is unlikely to be delivered prior to new housing from the allocated sites, which means that congestion could increase in the short term, before the road is constructed. |
| | Will it deliver sustainable transport infrastructure? | + | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. |
| 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? | + | 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. CBC routinely secures contributions towards enhancements to community facilities as part of residential development. |
| | Will it increase the number of public car spaces in the village centre and improve sustainable transport links? | +/O | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. However, it is uncertain whether sustainable transport links to the village centre will be created as the site is not adjacent to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. A secondary effect of creating sustainable transport links on site could be that residents are encouraged to make more sustainable journeys throughout |

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| | | | the village, including to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. |
| 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? | O | 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. |
| 5. To protect and where possible, enhance open spaces, biodiversity and landscape character | Will existing open spaces be protected & new open spaces be created? | + | It is highly likely that each site will provide new open space. The Local Plan requires major sites to deliver at least 10% of the gross site area as open space. All major applications are required to provide Sustainable Drainage Systems (SuDs). Where possible above ground features can be multifunctional to manage surface water, provide open space and/or contribute to the landscape. All sites will be required to manage surface water flooding. |
| | Will it protect or enhance biodiversity? | O | 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. To avoid adverse effects from new development on Tiptree Heath SSSI and Abberton Reservoir SPA high quality green infrastructure, which includes circular routes, should be included within the site to reduce the need for residents to visit Tiptree Heath SSSI and Abberton Reservoir SPA for their day to day recreation. The site has the potential to achieve biodiversity net gains, this should be explored if the site is allocated. |
| 6. To value and protect our heritage | Will it protect and enhance heritage and cultural assets? | - | The site is within 500 metres of grade II listed buildings and development could harm the setting of these heritage assets. |

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| This site is one of the preferred sites. The reasons for selecting this site are included in the main body of the SEA Report. | | | |

TIP51 Land North of Oak Road

| Objectives | Assessment Criteria | Score | Comments |
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| 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 site will contribute towards delivering the number of houses required in Tiptree over the next 15 years. |
| | Will it provide a variety and choice to meet existing and future needs in terms of housing type and tenure? | + | All sites options are of a sufficient size to accommodate a range of housing types, including affordable housing to address the identified range of housing need in Tiptree. |
| 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? | +/? | <p>All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development, which promotes more sustainable choices of transport.</p> <p>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. Whilst there is uncertainty over the delivery of a new road site promoters are supportive in principle of its delivery. The timescales for a new road are unknown, but is unlikely to be delivered prior to new housing from the allocated sites, which means that congestion could increase in the short term, before the road is constructed.</p> |
| | Will it deliver sustainable transport infrastructure? | + | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting |

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| | | | sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. |
| 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? | + | 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. CBC routinely secures contributions towards enhancements to community facilities as part of residential development. |
| | Will it increase the number of public car spaces in the village centre and improve sustainable transport links? | +/O | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. However, it is uncertain whether sustainable transport links to the village centre will be created as the site is not adjacent to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. A secondary effect of creating sustainable transport links on site could be that residents are encouraged to make more sustainable journeys throughout the village, including to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. |
| 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? | O | 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. |

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| 5. To protect and where possible, enhance open spaces, biodiversity and landscape character | Will existing open spaces be protected & new open spaces be created? | + | It is highly likely that each site will provide new open space. The Local Plan requires major sites to deliver at least 10% of the gross site area as open space. All major applications are required to provide Sustainable Drainage Systems (SuDs). Where possible above ground features can be multifunctional to manage surface water, provide open space and/or contribute to the landscape. All sites will be required to manage surface water flooding. |
| | Will it protect or enhance biodiversity? | 0 | 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. To avoid adverse effects from new development on Tiptree Heath SSSI and Abberton Reservoir SPA high quality green infrastructure, which includes circular routes, should be included within the site to reduce the need for residents to visit Tiptree Heath SSSI and Abberton Reservoir SPA for their day to day recreation. The site has the potential to achieve biodiversity net gains, this should be explored if the site is allocated. |
| 6. To value and protect our heritage | Will it protect and enhance heritage and cultural assets? | - | The site is within 500 metres of a grade II listed buildings and development could harm the setting of this heritage asset. |
| This site is one of the preferred sites. The reasons for selecting this site are included in the main body of the SEA Report. | | | |

TIP52 Bull Lane

| Objectives | Assessment Criteria | Score | Comments |
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| 1. To deliver well designed new homes in keeping with the village feel and identity of Tiptree on | Will it deliver the number of houses needed to support the existing and growing population? | + | The site will contribute towards delivering the number of houses required in Tiptree over the next 15 years. |

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| allocated sites to meet Tiptree's housing needs up to 2033 | | | |
| | Will it provide a variety and choice to meet existing and future needs in terms of housing type and tenure? | + | All sites options are of a sufficient size to accommodate a range of housing types, including affordable housing to address the identified range of housing need in Tiptree. |
| 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? | O | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development, which promotes more sustainable choices of transport. |
| | Will it deliver sustainable transport infrastructure? | + | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. |
| 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? | + | 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. CBC routinely secures contributions towards enhancements to community facilities as part of residential development. |

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| | Will it increase the number of public car spaces in the village centre and improve sustainable transport links? | +/O | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. However, it is uncertain whether sustainable transport links to the village centre will be created as the site is not adjacent to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. A secondary effect of creating sustainable transport links on site could be that residents are encouraged to make more sustainable journeys throughout the village, including to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. |
| 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? | O | 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. |
| 5. To protect and where possible, enhance open spaces, biodiversity and landscape character | Will existing open spaces be protected & new open spaces be created? | + | It is highly likely that each site will provide new open space. The Local Plan requires major sites to deliver at least 10% of the gross site area as open space. All major applications are required to provide Sustainable Drainage Systems (SuDs). Where possible above ground features can be multifunctional to manage surface water, provide open space and/or contribute to the landscape. All sites will be required to manage surface water flooding. |
| | Will it protect or enhance biodiversity? | O | 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, |

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| | | | irrespective of which sites are allocated, could increase the number of visitors to Abberton Reservoir. To avoid adverse effects from new development on Tiptree Heath SSSI and Abberton Reservoir SPA high quality green infrastructure, which includes circular routes, should be included within the site to reduce the need for residents to visit Tiptree Heath SSSI and Abberton Reservoir SPA for their day to day recreation. The site has the potential to achieve biodiversity net gains, this should be explored if the site is allocated. |
| 6. To value and protect our heritage | Will it protect and enhance heritage and cultural assets? | O | The site is within 500 metres of a grade II listed building, but owing to the listed buildings location within the built up area, development is unlikely to affect the setting. |
| The findings of the comparison of sites promoted for development show that most sites perform very similarly against the SEA objectives. This site has poor accessibility and is within the area least favoured for development by community. There is also risk of surface water flooding. This site is not considered to be a more sustainable alternative to the preferred sites. | | | |

TIP55 Florence Park Training Ground

| Objectives | Assessment Criteria | Score | Comments |
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| 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 site will contribute towards delivering the number of houses required in Tiptree over the next 15 years. |
| | Will it provide a variety and choice to meet existing and future needs in terms of housing type and tenure? | + | All sites options are of a sufficient size to accommodate a range of housing types, including affordable housing to address the identified range of housing need in Tiptree. |
| 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 | Will it avoid congestion on existing roads and junctions? | O | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral |

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| to existing village amenities including the village centre | | | part of development, which promotes more sustainable choices of transport. |
| | Will it deliver sustainable transport infrastructure? | + | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. |
| 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? | - | 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. CBC routinely secures contributions towards enhancements to community facilities as part of residential development. Development of the site will result in the loss of Colchester United's training facility. |
| | Will it increase the number of public car spaces in the village centre and improve sustainable transport links? | +/O | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. However, it is uncertain whether sustainable transport links to the village centre will be created as the site is not adjacent to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. A secondary effect of creating sustainable transport links on site could be that residents are encouraged to make more sustainable journeys throughout the village, including to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. |

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| 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? | O | 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. |
| 5. To protect and where possible, enhance open spaces, biodiversity and landscape character | Will existing open spaces be protected & new open spaces be created? | - | It is highly likely that each site will provide new open space. The Local Plan requires major sites to deliver at least 10% of the gross site area as open space. All major applications are required to provide Sustainable Drainage Systems (SuDs). Where possible above ground features can be multifunctional to manage surface water, provide open space and/or contribute to the landscape. All sites will be required to manage surface water flooding. Development of the site will result in the loss of Colchester United's training facility. |
| | Will it protect or enhance biodiversity? | O | 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. To avoid adverse effects from new development on Tiptree Heath SSSI and Abberton Reservoir SPA high quality green infrastructure, which includes circular routes, should be included within the site to reduce the need for residents to visit Tiptree Heath SSSI and Abberton Reservoir SPA for their day to day recreation. The site has the potential to achieve biodiversity net gains, this should be explored if the site is allocated. |
| 6. To value and protect our heritage | Will it protect and enhance heritage and cultural assets? | - | The site is located within 500 metres of a listed building and development may affect the setting of that listed building. |

The findings of the comparison of sites promoted for development show that most sites perform very similarly against the SEA objectives. This site is part of Colchester United's Florence Park training facility and development of the site will result in the loss of this facility. This site is not considered to be a more sustainable alternative to the preferred sites.

TIP57 Maldon Road

| Objectives | Assessment Criteria | Score | Comments |
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| 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 site will contribute towards delivering the number of houses required in Tiptree over the next 15 years. |
| | Will it provide a variety and choice to meet existing and future needs in terms of housing type and tenure? | + | All sites options are of a sufficient size to accommodate a range of housing types, including affordable housing to address the identified range of housing need in Tiptree. |
| 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? | 0 | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development, which promotes more sustainable choices of transport. |
| | Will it deliver sustainable transport infrastructure? | + | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. |
| 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? | + | 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, |

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| | | | 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. CBC routinely secures contributions towards enhancements to community facilities as part of residential development. |
| | Will it increase the number of public car spaces in the village centre and improve sustainable transport links? | +/O | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. However, it is uncertain whether sustainable transport links to the village centre will be created as the site is not adjacent to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. A secondary effect of creating sustainable transport links on site could be that residents are encouraged to make more sustainable journeys throughout the village, including to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. |
| 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? | O | 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. |
| 5. To protect and where possible, enhance open spaces, biodiversity and landscape character | Will existing open spaces be protected & new open spaces be created? | + | It is highly likely that each site will provide new open space. The Local Plan requires major sites to deliver at least 10% of the gross site area as open space. All major applications are required to provide Sustainable Drainage Systems (SuDs). Where possible above ground features can be |

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| | | | multifunctional to manage surface water, provide open space and/or contribute to the landscape. All sites will be required to manage surface water flooding. |
| | Will it protect or enhance biodiversity? | O | 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. To avoid adverse effects from new development on Tiptree Heath SSSI and Abberton Reservoir SPA high quality green infrastructure, which includes circular routes, should be included within the site to reduce the need for residents to visit Tiptree Heath SSSI and Abberton Reservoir SPA for their day to day recreation. The site has the potential to achieve biodiversity net gains, this should be explored if the site is allocated. |
| 6. To value and protect our heritage | Will it protect and enhance heritage and cultural assets? | O | The site is within 500 metres of a grade II listed building, but owing to the listed buildings location within the built up area, development is unlikely to affect the setting. |
| The findings of the comparison of sites promoted for development show that most sites perform very similarly against the SEA objectives. This site would increase coalescence between the main Tiptree settlement and the hamlet of Tiptree Heath. This site is not considered to be a more sustainable alternative to the preferred sites. | | | |

TIP61 Rear of Barbrook Lane

| Objectives | Assessment Criteria | Score | Comments |
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| 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 site will contribute towards delivering the number of houses required in Tiptree over the next 15 years. |
| | Will it provide a variety and choice to meet existing and future needs in terms of housing type and tenure? | + | All sites options are of a sufficient size to accommodate a range of housing types, including affordable housing to address the identified range of housing need in Tiptree. |

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| 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? | O | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development, which promotes more sustainable choices of transport. |
| | Will it deliver sustainable transport infrastructure? | + | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. |
| 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? | + | 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. CBC routinely secures contributions towards enhancements to community facilities as part of residential development. |
| | Will it increase the number of public car spaces in the village centre and improve sustainable transport links? | +/O | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. However, it is uncertain whether sustainable transport links to the village centre will be created as the site is not adjacent to the village centre. It is unlikely |

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| | | | that the site will increase the number of public car parking spaces in the village centre. A secondary effect of creating sustainable transport links on site could be that residents are encouraged to make more sustainable journeys throughout the village, including to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. |
| 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? | ○ | 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. |
| 5. To protect and where possible, enhance open spaces, biodiversity and landscape character | Will existing open spaces be protected & new open spaces be created? | + | It is highly likely that each site will provide new open space. The Local Plan requires major sites to deliver at least 10% of the gross site area as open space. All major applications are required to provide Sustainable Drainage Systems (SuDs). Where possible above ground features can be multifunctional to manage surface water, provide open space and/or contribute to the landscape. All sites will be required to manage surface water flooding. |
| | Will it protect or enhance biodiversity? | ○ | 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. To avoid adverse effects from new development on Tiptree Heath SSSI and Abberton Reservoir SPA high quality green infrastructure, which includes circular routes, should be included within the site to reduce the need for residents to visit Tiptree Heath SSSI and Abberton Reservoir SPA for their day to day |

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| | | | recreation. The site has the potential to achieve biodiversity net gains, this should be explored if the site is allocated. |
| 6. To value and protect our heritage | Will it protect and enhance heritage and cultural assets? | - | The Landscape Capacity Of Settlement Fringes In Colchester Report recorded this site as falling within Landscape Area Setting 1. The area was considered to be of high landscape value with many intrinsic landscape qualities. This area is consider to make a very high contribution to the distinctive settlement setting in Tiptree. |
| The findings of the comparison of sites promoted for development show that most sites perform very similarly against the SEA objectives. This site includes part of the Mildene Primary School site. The area surrounding the site is considered to be of high landscape value with many intrinsic landscape qualities. The area is considered to make a very high contribution to the distinctive settlement setting in Tiptree. This site is not considered to be a more sustainable alternative to the preferred sites. | | | |

TIP63 Bull Lane

| Objectives | Assessment Criteria | Score | Comments |
|--|---|-------|---|
| 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 site will contribute towards delivering the number of houses required in Tiptree over the next 15 years. |
| | Will it provide a variety and choice to meet existing and future needs in terms of housing type and tenure? | + | All sites options are of a sufficient size to accommodate a range of housing types, including affordable housing to address the identified range of housing need in Tiptree. |
| 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? | 0 | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development, which promotes more sustainable choices of transport. |

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| | Will it deliver sustainable transport infrastructure? | + | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. |
| 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? | + | 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. CBC routinely secures contributions towards enhancements to community facilities as part of residential development. |
| | Will it increase the number of public car spaces in the village centre and improve sustainable transport links? | +/O | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. However, it is uncertain whether sustainable transport links to the village centre will be created as the site is not adjacent to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. A secondary effect of creating sustainable transport links on site could be that residents are encouraged to make more sustainable journeys throughout the village, including to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. |
| 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? | O | 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. |

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| 5. To protect and where possible, enhance open spaces, biodiversity and landscape character | Will existing open spaces be protected & new open spaces be created? | + | It is highly likely that each site will provide new open space. The Local Plan requires major sites to deliver at least 10% of the gross site area as open space. All major applications are required to provide Sustainable Drainage Systems (SuDs). Where possible above ground features can be multifunctional to manage surface water, provide open space and/or contribute to the landscape. All sites will be required to manage surface water flooding. |
| | Will it protect or enhance biodiversity? | 0 | 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. To avoid adverse effects from new development on Tiptree Heath SSSI and Abberton Reservoir SPA high quality green infrastructure, which includes circular routes, should be included within the site to reduce the need for residents to visit Tiptree Heath SSSI and Abberton Reservoir SPA for their day to day recreation. The site has the potential to achieve biodiversity net gains, this should be explored if the site is allocated. |
| 6. To value and protect our heritage | Will it protect and enhance heritage and cultural assets? | 0 | The site is within 500 metres of a grade II listed building, but owing to the listed buildings location within the built up area, development is unlikely to affect the setting. |
| The findings of the comparison of sites promoted for development show that most sites perform very similarly against the SEA objectives. This site has poor accessibility and is within the area least favoured for development by community. There is also risk of surface water flooding. This site is not considered to be a more sustainable alternative to the preferred sites. | | | |

TIP67 Land adjacent Maypole Road

| Objectives | Assessment Criteria | Score | Comments |
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| 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 site will contribute towards delivering the number of houses required in Tiptree over the next 15 years. |
| | Will it provide a variety and choice to meet existing and future needs in terms of housing type and tenure? | + | All sites options are of a sufficient size to accommodate a range of housing types, including affordable housing to address the identified range of housing need in Tiptree. |
| 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? | O | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development, which promotes more sustainable choices of transport. |
| | Will it deliver sustainable transport infrastructure? | + | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. |
| 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? | + | 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. CBC routinely secures contributions |

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| | | | towards enhancements to community facilities as part of residential development. |
| | Will it increase the number of public car spaces in the village centre and improve sustainable transport links? | +/O | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. However, it is uncertain whether sustainable transport links to the village centre will be created as the site is not adjacent to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. A secondary effect of creating sustainable transport links on site could be that residents are encouraged to make more sustainable journeys throughout the village, including to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. |
| 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? | O | 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. |
| 5. To protect and where possible, enhance open spaces, biodiversity and landscape character | Will existing open spaces be protected & new open spaces be created? | + | It is highly likely that each site will provide new open space. The Local Plan requires major sites to deliver at least 10% of the gross site area as open space. All major applications are required to provide Sustainable Drainage Systems (SuDs). Where possible above ground features can be multifunctional to manage surface water, provide open space and/or contribute to the landscape. All sites will be required to manage surface water flooding. |
| | Will it protect or enhance biodiversity? | O | 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 |

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| | | | 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. To avoid adverse effects from new development on Tiptree Heath SSSI and Abberton Reservoir SPA high quality green infrastructure, which includes circular routes, should be included within the site to reduce the need for residents to visit Tiptree Heath SSSI and Abberton Reservoir SPA for their day to day recreation. The site has the potential to achieve biodiversity net gains, this should be explored if the site is allocated. |
| 6. To value and protect our heritage | Will it protect and enhance heritage and cultural assets? | - | This area is considered to make a very high contribution to the distinctive settlement setting in Tiptree. The site is within 500 metres of a grade II listed building and development may harm the setting of this heritage asset. |
| The findings of the comparison of sites promoted for development show that most sites perform very similarly against the SEA objectives. This area is considered to make a very high contribution to the distinctive settlement setting in Tiptree. The Landscape Sensitivity and Landscape Value of the area that the site falls within is considered high. This site is not considered to be a more sustainable alternative to the preferred sites. | | | |

TIP68 Highlands Nursery

| Objectives | Assessment Criteria | Score | Comments |
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| 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 site will contribute towards delivering the number of houses required in Tiptree over the next 15 years. |
| | Will it provide a variety and choice to meet existing and future needs in terms of housing type and tenure? | + | All sites options are of a sufficient size to accommodate a range of housing types, including affordable housing to address the identified range of housing need in Tiptree. |
| 2. To avoid increased congestion on existing roads and junctions in | Will it avoid congestion on existing roads and junctions? | +/? | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting |

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| and around Tiptree and promote the provision of cycleways and footways from new development to existing village amenities including the village centre | | | <p>sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development, which promotes more sustainable choices of transport.</p> <p>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. Whilst there is uncertainty over the delivery of a new road site promoters are supportive in principle of its delivery. The timescales for a new road are unknown, but is unlikely to be delivered prior to new housing from the allocated sites, which means that congestion could increase in the short term, before the road is constructed.</p> |
| | Will it deliver sustainable transport infrastructure? | + | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. |
| 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? | + | 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. CBC routinely secures contributions towards enhancements to community facilities as part of residential development. |
| | Will it increase the number of public car spaces in the village centre and improve sustainable transport links? | +/O | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. However, it is uncertain whether sustainable transport links to the village centre will be created as the site is not adjacent to the village centre. It is unlikely |

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| | | | that the site will increase the number of public car parking spaces in the village centre. A secondary effect of creating sustainable transport links on site could be that residents are encouraged to make more sustainable journeys throughout the village, including to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. |
| 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? | ○ | 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. |
| 5. To protect and where possible, enhance open spaces, biodiversity and landscape character | Will existing open spaces be protected & new open spaces be created? | + | It is highly likely that each site will provide new open space. The Local Plan requires major sites to deliver at least 10% of the gross site area as open space. All major applications are required to provide Sustainable Drainage Systems (SuDs). Where possible above ground features can be multifunctional to manage surface water, provide open space and/or contribute to the landscape. All sites will be required to manage surface water flooding. |
| | Will it protect or enhance biodiversity? | ○ | 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. To avoid adverse effects from new development on Tiptree Heath SSSI and Abberton Reservoir SPA high quality green infrastructure, which includes circular routes, should be included within the site to reduce the need for residents to visit Tiptree Heath SSSI and Abberton Reservoir SPA for their day to day |

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| | | | recreation. The site has the potential to achieve biodiversity net gains, this should be explored if the site is allocated. |
| 6. To value and protect our heritage | Will it protect and enhance heritage and cultural assets? | - | The site is within 500 metres of a grade II listed building and development could harm the setting of this heritage asset. |
| This site is one of the preferred sites. The reasons for selecting this site are included in the main body of the SEA Report. | | | |

TIP70 Grange Road

| Objectives | Assessment Criteria | Score | Comments |
|--|---|-------|---|
| 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 site will contribute towards delivering the number of houses required in Tiptree over the next 15 years. |
| | Will it provide a variety and choice to meet existing and future needs in terms of housing type and tenure? | + | All sites options are of a sufficient size to accommodate a range of housing types, including affordable housing to address the identified range of housing need in Tiptree. |
| 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? | +/? | <p>All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development, which promotes more sustainable choices of transport.</p> <p>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. Whilst there is uncertainty over the delivery of a new road site promoters are supportive in principle of its delivery. The timescales for a new road are unknown, but is unlikely to be delivered prior to new housing from the</p> |

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| | | | allocated sites, which means that congestion could increase in the short term, before the road is constructed. |
| | Will it deliver sustainable transport infrastructure? | + | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. |
| 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? | + | 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. CBC routinely secures contributions towards enhancements to community facilities as part of residential development. |
| | Will it increase the number of public car spaces in the village centre and improve sustainable transport links? | +/O | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. However, it is uncertain whether sustainable transport links to the village centre will be created as the site is not adjacent to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. A secondary effect of creating sustainable transport links on site could be that residents are encouraged to make more sustainable journeys throughout the village, including to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. |
| 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? | O | 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. The site includes part of a local employment zone, but this is proposed to be relocated. |

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| 5. To protect and where possible, enhance open spaces, biodiversity and landscape character | Will existing open spaces be protected & new open spaces be created? | + | It is highly likely that each site will provide new open space. The Local Plan requires major sites to deliver at least 10% of the gross site area as open space. All major applications are required to provide Sustainable Drainage Systems (SuDs). Where possible above ground features can be multifunctional to manage surface water, provide open space and/or contribute to the landscape. All sites will be required to manage surface water flooding. |
| | Will it protect or enhance biodiversity? | 0 | 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. To avoid adverse effects from new development on Tiptree Heath SSSI and Abberton Reservoir SPA high quality green infrastructure, which includes circular routes, should be included within the site to reduce the need for residents to visit Tiptree Heath SSSI and Abberton Reservoir SPA for their day to day recreation. The site has the potential to achieve biodiversity net gains, this should be explored if the site is allocated. The site is adjacent to a local wildlife site. |
| 6. To value and protect our heritage | Will it protect and enhance heritage and cultural assets? | - | The site is within 500 metres of a grade II listed building and development could harm the setting of this heritage asset. |
| This site is one of the preferred sites. The reasons for selecting this site are included in the main body of the SEA Report. | | | |

TIP71 Grange Road

| Objectives | Assessment Criteria | Score | Comments |
|--|---|-------|--|
| 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 site will contribute towards delivering the number of houses required in Tiptree over the next 15 years. |
| | Will it provide a variety and choice to meet existing and future needs in terms of housing type and tenure? | + | All sites options are of a sufficient size to accommodate a range of housing types, including affordable housing to address the identified range of housing need in Tiptree. |
| 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? | +/? | <p>All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development, which promotes more sustainable choices of transport.</p> <p>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. Whilst there is uncertainty over the delivery of a new road site promoters are supportive in principle of its delivery. The timescales for a new road are unknown, but is unlikely to be delivered prior to new housing from the allocated sites, which means that congestion could increase in the short term, before the road is constructed.</p> |
| | Will it deliver sustainable transport infrastructure? | + | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. |
| 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? | + | 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, |

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| | | | 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. CBC routinely secures contributions towards enhancements to community facilities as part of residential development. |
| | Will it increase the number of public car spaces in the village centre and improve sustainable transport links? | +/O | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. However, it is uncertain whether sustainable transport links to the village centre will be created as the site is not adjacent to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. A secondary effect of creating sustainable transport links on site could be that residents are encouraged to make more sustainable journeys throughout the village, including to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. |
| 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? | O | 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. The site includes part of a local employment zone, but this is proposed to be relocated. |
| 5. To protect and where possible, enhance open spaces, biodiversity and landscape character | Will existing open spaces be protected & new open spaces be created? | + | It is highly likely that each site will provide new open space. The Local Plan requires major sites to deliver at least 10% of the gross site area as open space. All major applications are required to provide Sustainable Drainage Systems (SuDs). Where possible above ground features can be |

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| | | | multifunctional to manage surface water, provide open space and/or contribute to the landscape. All sites will be required to manage surface water flooding. |
| | Will it protect or enhance biodiversity? | 0 | 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. To avoid adverse effects from new development on Tiptree Heath SSSI and Abberton Reservoir SPA high quality green infrastructure, which includes circular routes, should be included within the site to reduce the need for residents to visit Tiptree Heath SSSI and Abberton Reservoir SPA for their day to day recreation. The site has the potential to achieve biodiversity net gains, this should be explored if the site is allocated. The site is adjacent to a local wildlife site. |
| 6. To value and protect our heritage | Will it protect and enhance heritage and cultural assets? | - | The site is within 500 metres of a grade II listed building and development could harm the setting of this heritage asset. |
| This site is one of the preferred sites. The reasons for selecting this site are included in the main body of the SEA Report. | | | |

Site promoted by Gladman, Barbrook Lane

| Objectives | Assessment Criteria | Score | Comments |
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| 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 site will contribute towards delivering the number of houses required in Tiptree over the next 15 years. |
| | Will it provide a variety and choice to meet existing and future needs in terms of housing type and tenure? | + | All sites options are of a sufficient size to accommodate a range of housing types, including affordable housing to address the identified range of housing need in Tiptree. |

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| 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? | O | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development, which promotes more sustainable choices of transport. |
| | Will it deliver sustainable transport infrastructure? | + | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. |
| 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? | + | 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. CBC routinely secures contributions towards enhancements to community facilities as part of residential development. |
| | Will it increase the number of public car spaces in the village centre and improve sustainable transport links? | +/O | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. However, it is uncertain whether sustainable transport links to the village centre will be created as the site is not adjacent to the village centre. It is unlikely that the site will increase the number of public car parking |

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| | | | spaces in the village centre. A secondary effect of creating sustainable transport links on site could be that residents are encouraged to make more sustainable journeys throughout the village, including to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. |
| 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? | ○ | 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. |
| 5. To protect and where possible, enhance open spaces, biodiversity and landscape character | Will existing open spaces be protected & new open spaces be created? | + | It is highly likely that each site will provide new open space. The Local Plan requires major sites to deliver at least 10% of the gross site area as open space. All major applications are required to provide Sustainable Drainage Systems (SuDs). Where possible above ground features can be multifunctional to manage surface water, provide open space and/or contribute to the landscape. All sites will be required to manage surface water flooding. |
| | Will it protect or enhance biodiversity? | ○ | 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. To avoid adverse effects from new development on Tiptree Heath SSSI and Abberton Reservoir SPA high quality green infrastructure, which includes circular routes, should be included within the site to reduce the need for residents to visit Tiptree Heath SSSI and Abberton Reservoir SPA for their day to day |

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| | | | recreation. The site has the potential to achieve biodiversity net gains, this should be explored if the site is allocated. |
| 6. To value and protect our heritage | Will it protect and enhance heritage and cultural assets? | - | The Landscape Capacity Of Settlement Fringes In Colchester Report recorded this site as falling within Landscape Area Setting 1. The area was considered to be of high landscape value with many intrinsic landscape qualities. This area is considered to make a very high contribution to the distinctive settlement setting in Tiptree. |
| The findings of the comparison of sites promoted for development show that most sites perform very similarly against the SEA objectives. The Landscape Capacity Of Settlement Fringes In Colchester Report recorded this site as falling within Landscape Area Setting 1. The area was considered to be of high landscape value with many intrinsic landscape qualities. This area is considered to make a very high contribution to the distinctive settlement setting in Tiptree. This site is not considered to be a more sustainable alternative to the preferred sites. | | | |

Tower End

| Objectives | Assessment Criteria | Score | Comments |
|--|---|-------|--|
| 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 site will contribute towards delivering the number of houses required in Tiptree over the next 15 years. |
| | Will it provide a variety and choice to meet existing and future needs in terms of housing type and tenure? | + | All sites options are of a sufficient size to accommodate a range of housing types, including affordable housing to address the identified range of housing need in Tiptree. |
| 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? | +/? | <p>All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development, which promotes more sustainable choices of transport.</p> <p>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/</p> |

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| | | | uncertain score. Whilst there is uncertainty over the delivery of a new road site promoters are supportive in principle of its delivery. The timescales for a new road are unknown, but is unlikely to be delivered prior to new housing from the allocated sites, which means that congestion could increase in the short term, before the road is constructed. |
| | Will it deliver sustainable transport infrastructure? | + | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. |
| 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? | + | 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. CBC routinely secures contributions towards enhancements to community facilities as part of residential development. |
| | Will it increase the number of public car spaces in the village centre and improve sustainable transport links? | +/O | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. However, it is uncertain whether sustainable transport links to the village centre will be created as the site is not adjacent to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. A secondary effect of creating sustainable transport links on site could be that residents are encouraged to make more sustainable journeys throughout the village, including to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. |

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| 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 | 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. |
| 5. To protect and where possible, enhance open spaces, biodiversity and landscape character | Will existing open spaces be protected & new open spaces be created? | + | It is highly likely that each site will provide new open space. The Local Plan requires major sites to deliver at least 10% of the gross site area as open space. All major applications are required to provide Sustainable Drainage Systems (SuDs). Where possible above ground features can be multifunctional to manage surface water, provide open space and/or contribute to the landscape. All sites will be required to manage surface water flooding. |
| | Will it protect or enhance biodiversity? | 0 | 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. To avoid adverse effects from new development on Tiptree Heath SSSI and Abberton Reservoir SPA high quality green infrastructure, which includes circular routes, should be included within the site to reduce the need for residents to visit Tiptree Heath SSSI and Abberton Reservoir SPA for their day to day recreation. The site has the potential to achieve biodiversity net gains, this should be explored if the site is allocated. |
| 6. To value and protect our heritage | Will it protect and enhance heritage and cultural assets? | - | The site is within 500 metres of two grade II listed buildings and development could harm the setting of these heritage asset, although one of the listed buildings is within the existing built up area. |
| This site is one of the preferred sites. The reasons for selecting this site are included in the main body of the SEA Report. | | | |

Highlands Nursery

| Objectives | Assessment Criteria | Score | Comments |
|--|---|-------|--|
| 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 site will contribute towards delivering the number of houses required in Tiptree over the next 15 years. |
| | Will it provide a variety and choice to meet existing and future needs in terms of housing type and tenure? | + | All sites options are of a sufficient size to accommodate a range of housing types, including affordable housing to address the identified range of housing need in Tiptree. |
| 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? | +/? | <p>All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development, which promotes more sustainable choices of transport.</p> <p>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. Whilst there is uncertainty over the delivery of a new road site promoters are supportive in principle of its delivery. The timescales for a new road are unknown, but is unlikely to be delivered prior to new housing from the allocated sites, which means that congestion could increase in the short term, before the road is constructed.</p> |
| | Will it deliver sustainable transport infrastructure? | + | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. |

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| 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? | + | 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. CBC routinely secures contributions towards enhancements to community facilities as part of residential development. |
| | Will it increase the number of public car spaces in the village centre and improve sustainable transport links? | +/O | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. However, it is uncertain whether sustainable transport links to the village centre will be created as the site is not adjacent to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. A secondary effect of creating sustainable transport links on site could be that residents are encouraged to make more sustainable journeys throughout the village, including to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. |
| 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? | + | 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. The proposed allocation includes a business area, which will improve the delivery of a range of local employment opportunities. |

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| 5. To protect and where possible, enhance open spaces, biodiversity and landscape character | Will existing open spaces be protected & new open spaces be created? | + | It is highly likely that each site will provide new open space. The Local Plan requires major sites to deliver at least 10% of the gross site area as open space. All major applications are required to provide Sustainable Drainage Systems (SuDs). Where possible above ground features can be multifunctional to manage surface water, provide open space and/or contribute to the landscape. All sites will be required to manage surface water flooding. |
| | Will it protect or enhance biodiversity? | 0 | 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. To avoid adverse effects from new development on Tiptree Heath SSSI and Abberton Reservoir SPA high quality green infrastructure, which includes circular routes, should be included within the site to reduce the need for residents to visit Tiptree Heath SSSI and Abberton Reservoir SPA for their day to day recreation. The site has the potential to achieve biodiversity net gains, this should be explored if the site is allocated. |
| 6. To value and protect our heritage | Will it protect and enhance heritage and cultural assets? | - | The site is within 500 metres of a grade II listed buildings and development could harm the setting of this heritage asset. |
| This site is one of the preferred sites. The reasons for selecting this site are included in the main body of the SEA Report. | | | |

Elms Farm

| Objectives | Assessment Criteria | Score | Comments |
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| 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 site will contribute towards delivering the number of houses required in Tiptree over the next 15 years. |

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| | Will it provide a variety and choice to meet existing and future needs in terms of housing type and tenure? | + | All sites options are of a sufficient size to accommodate a range of housing types, including affordable housing to address the identified range of housing need in Tiptree. |
| 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? | +/? | <p>All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development, which promotes more sustainable choices of transport.</p> <p>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. Whilst there is uncertainty over the delivery of a new road site promoters are supportive in principle of its delivery. The timescales for a new road are unknown, but is unlikely to be delivered prior to new housing from the allocated sites, which means that congestion could increase in the short term, before the road is constructed.</p> |
| | Will it deliver sustainable transport infrastructure? | + | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. |
| 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? | + | 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. |

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| | | | All sites have the potential to contribute towards enhanced community facilities. CBC routinely secures contributions towards enhancements to community facilities as part of residential development. |
| | Will it increase the number of public car spaces in the village centre and improve sustainable transport links? | +/O | All sites are likely to provide sustainable transport infrastructure as reducing congestion and promoting sustainable travel are objectives of the plan. CBC regularly secures sustainable transport infrastructure as an integral part of development. However, it is uncertain whether sustainable transport links to the village centre will be created as the site is not adjacent to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. A secondary effect of creating sustainable transport links on site could be that residents are encouraged to make more sustainable journeys throughout the village, including to the village centre. It is unlikely that the site will increase the number of public car parking spaces in the village centre. |
| 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? | O | 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. |
| 5. To protect and where possible, enhance open spaces, biodiversity and landscape character | Will existing open spaces be protected & new open spaces be created? | + | It is highly likely that each site will provide new open space. The Local Plan requires major sites to deliver at least 10% of the gross site area as open space. All major applications are required to provide Sustainable Drainage Systems (SuDs). Where possible above ground features can be multifunctional to manage surface water, provide open space and/or contribute to the landscape. All sites will be required to manage surface water flooding. |

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| | Will it protect or enhance biodiversity? | O | 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. To avoid adverse effects from new development on Tiptree Heath SSSI and Abberton Reservoir SPA high quality green infrastructure, which includes circular routes, should be included within the site to reduce the need for residents to visit Tiptree Heath SSSI and Abberton Reservoir SPA for their day to day recreation. The site has the potential to achieve biodiversity net gains, this should be explored if the site is allocated. |
| 6. To value and protect our heritage | Will it protect and enhance heritage and cultural assets? | - | The site is within 500 metres of grade II listed buildings and development could harm the setting of these heritage assets. |
| This site is one of the preferred sites. The reasons for selecting this site are included in the main body of the SEA Report. | | | |