



Tiptree Neighbourhood Plan
Regulation 16

Strategic Environmental Assessment
Report

Non-technical summary

February 2020

Summary of the SEA process

The objective of the Strategic Environmental Assessment (SEA) Directive is to “provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development”.

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

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

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

Plan Objectives

The plan objectives are set out below.

SPATIAL STRATEGY

Objective 1: To deliver development in keeping with the village feel and identity of Tiptree.

Objective 2: To value and protect our heritage

Objective 3: To promote sensitive development that protects and enriches the landscape and the existing settlement whilst meeting the ongoing needs of the community.

Objective 4: To seek on-going improvements to transport, to utility infrastructure and to digital connectivity.

Objective 5: To prioritise local distinctiveness in every element of change and growth.

Objective 6: To define clearly a revised settlement boundary for Tiptree.

HOMES AND HOUSING

Objective 7: Delivery of a housing growth strategy tailored to the needs and context of Tiptree.

Objective 8: To identify and allocate sites to support the construction and delivery of 600 homes by 2033.

Objective 9: To include variety and choice to meet existing and future needs in terms of housing type and tenure.

Objective 10: To promote developments with sufficient off-road parking, front gardens and varied housing densities and styles as befits Tiptree's rural community.

Objective 11: To integrate green 'corridors' for foot and cycle paths, recreation and wildlife into new developments.

Objective 12: To focus development in the north and west of the village where access to main routes will minimise the impacts on the village centre.

TRAFFIC AND MOVEMENT

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

Objective 14: To avoid increased congestion on existing roads and junctions in and around Tiptree by focusing development to the north and west edge of the village.

Objective 15: To promote steady and safe traffic flow through the village centre in order to help maintain a viable shopping centre.

Objective 16: To promote the provision of cycleways and footpaths from new developments to existing village amenities including the village centre.

Objective 17: To improve access to Kelvedon and Witham railway stations and the A12 north and south.

Objective 18: In the long term to relieve traffic on Church Road.

VILLAGE CENTRE

Objective 19: To maintain and improve a safe, welcoming and attractive village centre.

Objective 20: Sustaining and improving the local facilities for existing and new residents.

Objective 21: To promote the provision of sufficient essential services and shops as close to the village centre as possible to service the community.

Objective 22: To facilitate the relocation of other trades that choose to move away from the centre to make way for village centre amenities.

Objective 23: To promote sufficient public car parking spaces in the village centre.

Objective 24: To improve pedestrian and mobility vehicle accessibility and safety for all users.

COMMERCIAL ACTIVITY

Objective 25: To strengthen and support local economic activity and local economic areas.

Objective 26: To encourage small businesses and local employment.

Objective 27: To promote accessible business park(s) for new and existing businesses.

COUNTRYSIDE AND GREEN SPACES

Objective 28: To protect existing greenspace, the landscape character and support biodiversity net gain and the enhancement of the natural environment.

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

Objective 30: To deliver additional green space with public access as part of new developments in Tiptree and space to roam in beautiful surroundings.

Objective 31: To establish a Country Park for Tiptree.

Tiptree

Tiptree is a large village located on the south west boundary of Colchester Borough and approximately 15km from Colchester itself. Development has grown up around key highway intersections in a roughly triangular built form. There is a small separate cluster of houses to the south west of the main village known as Tiptree Heath.

Tiptree is the largest of three Rural District Centres identified in Colchester Borough. It is a village with an agricultural heritage. It has a high number of key services and community facilities. There are 26 listed buildings in Tiptree and numerous local wildlife sites surrounding the settlement.

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

Main options considered

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

Summary of the likely significant effects of the plan

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

The neighbourhood plan will deliver well designed homes to meet Tiptree's housing need of 600 dwellings in the plan period. Allocations are proposed to deliver 625 dwellings and policies require good quality design that respects the identity of Tiptree,

including its heritage. Policies require a range of tenures, which will address the housing needs of the village. The Housing Needs Survey identifies a need for 2 bedroom dwellings.

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

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

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

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

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

[Changes to the Plan resulting from the SEA](#)

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

[Monitoring](#)

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

[How to comment on the SEA Report](#)

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