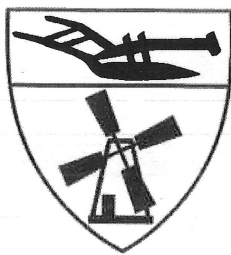


Appendix 1



Clerk:
Mrs. C. McSweeney

Mrs K Syrett
Planning Policy Officer
Strategic Policy and Regeneration
Colchester Borough Council
33 Sheepen Road
Colchester
Essex
CO3 3WG

TIPTREE PARISH COUNCIL
MYNOTT COURT,
CHURCH ROAD,
TIPTREE,
ESSEX CO5 0UP

Telephone: (01621) 817030

email: tiptree.parish@btconnect.com
www.essexinfo.net/tiptree-parish-council

1st October 2014

Dear Mrs Syrett

Tiptree Parish Council – Application to designate a Neighbourhood Plan Area

Under the Neighbourhood Planning Regulations 2012 (part 2 section 6) please accept this letter as the Parish Council's formal application to designate a Neighbourhood Plan Area.

Turning to the regulations, please include the wards of the following Cllrs - Richard Martin, Margaret Crowe, John Elliott, Kevin Bentley and Andrew Ellis

The area is considered appropriate to be designated as the neighbourhood area because:

- i) it is co-terminus with existing local government administrative boundaries
- ii) it is inclusive and will enable the designated neighbourhood to reach all potential areas of development
- iii) likewise, it will enable a fuller range of consultation within the designated area
- iv) it permits the local authority to operate this plan together with other potential adjoining neighbourhoods and does not leave any 'gaps'.

Within the meaning of Section 61 G (a) Tiptree Parish Council is a relevant body.

I trust that I have enclosed all of the required information but should anything further be required please do not hesitate to contact the Clerk at the address shown above.

I await your formal response in due course.

Yours sincerely


Mrs Carolyn McSweeney
Clerk to the Parish Council

Appendix 2

re Confirmation Tiptree Neighbourhood Plan Area Designation

Beverley McClean <Beverley.McClean@colchester.gov.uk>

Tue 19/07/2016 11:34

To: carolyn mcsweeney <NPtiptree@btconnect.com>;

Dear Julie.

I am writing to confirm that Colchester Borough Council's Local Plan Committee approved the Tiptree Neighbourhood Plan Area Designation on 2 February 2015 in accordance with Regulation 7 of the Neighbourhood Planning (General) Regulations 2012.

Please retain this email for submission at any future examination of Tiptree's Neighbourhood Plan.

Kind regards
Beverley

Beverley McClean • Coast & Countryside Planner • Commercial Services • Colchester Borough Council

☎ 01206 282480

✉ beverley.mcclean@colchester.gov.uk

🌐 www.colchester.gov.uk

Speaking with Planning about building or development? Have you spoken with our Building Control Service too? Our team can help you meet Government-set Building Regulations for the safe design and construction of buildings (including energy efficiency and access requirements). Email them on building.control@colchester.gov.uk or telephone 01206 282436, or look at our website www.colchester.gov.uk/buildingcontrol for more information.

Help protect the environment. Only print out this e-mail if it is absolutely necessary.

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Tiptree is drawing up a neighbourhood plan to influence what happens to the development of land in our village.

Recent changes to the law (Localism Act 2011) give local communities new rights to shape and plan their neighbourhoods; specifically around planning applications, amenities, service provision, and infrastructure improvements.

Tiptree Parish Council is taking the lead and has formed a committee to start putting together the plan, but we need people in the village like you to get involved!

A few important things to know about neighbourhood plans:

- A plan will make it easier and quicker for development to go ahead in areas of the village where we want new homes and business premises
- Residents will be able to vote on a proposed plan – if a majority vote yes then it will come into force legally
- A plan can be very simple or go into considerable detail
- A plan cannot be used to stop development already allocated or permitted
- A plan must abide by existing national and regional planning regulations

Get involved now:

If you would like to get involved or just be kept up to date with what is going on, then please fill in your details below:

Name

Postal Address

Email Address

Telephone Number

Business or organisation (if any)

Business type (if relevant)

Please send this paper to: Neighbourhood Planning Committee, Tiptree Parish Council, Mynott Court, Church Road, Tiptree, CO5 0UP. Alternatively, email your contact details to tiptree.parish@btconnect.com quoting Neighbourhood Plan. Thank you.

TIPTREE MUST TAKE CONTROL

The Localism Act 2011 gives local communities new rights to shape, develop and plan their neighbourhood. This is an opportunity for the community to influence what happens in Tiptree Village and deal with issues that residents feel are a concern to them. Tiptree Parish Council is taking the lead and has formed a group to embark on this major task of developing and formulating a neighbourhood plan for the next 10 years and beyond.

A neighbourhood plan incorporates all the key issues affecting Tiptree Village and will impact on everyone's lives. These issues include:

Housing development meeting the needs of a thriving village including affordable housing.

Sustaining a vibrant retail sector within the village.

Employment opportunities should be explored.

Infrastructure improvements, schools and medical facilities.

Transport and traffic management.

Leisure and wellbeing.

Environmental issues including open spaces, flood protection and conservation.

The overall look and design of the village.

Where development should be focused.

We need residents of Tiptree to get involved with this process. Community engagement is important to meet the aspirations and needs of local people. The working group needs volunteers with a range of skills both inter-personal and specialist skills. Above all, volunteers interested in how the village will develop and look in the future.

If you are interested or need more information please contact the Neighbourhood Plan Working Party on 01621 817030 or email tiptree.parish@btconnect.com

Tiptree Neighbourhood Plan

2015

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A few important things to know about neighbourhood plans:

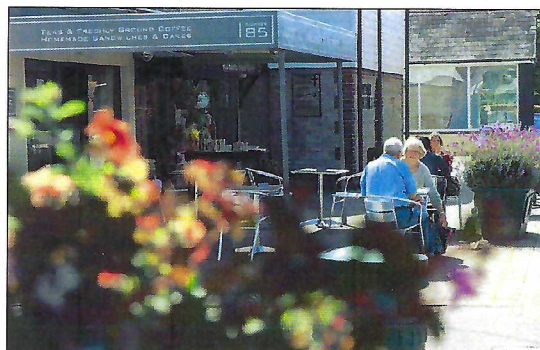
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- A plan can be very simple or go into considerable detail
- A plan cannot be used to stop development already allocated or permitted
- A plan must abide by existing national and regional planning regulations



Get involved now

If you would like to get involved or just be kept up to date with what is going on:

- View the draft plan on the web at: www.tiptreeparishcouncil.gov.uk
- View the draft plan in person by visiting the Parish Council Office at Mynott Court, Church Road, Tiptree
- Sign up for updates by emailing your contact details to tiptree.parish@btconnect.com, or leaving your contact details with the Parish Council Office.



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2015

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Get involved now

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January 2015

Tiptree Village Centre Development

Colchester Borough Council is committed in its current Core Strategy to providing 680 new homes in Tiptree Village between 2001 and 2023. If we – the businesses and residents of Tiptree Village, don't inform the Borough Council what we want, it will make up its own mind. Our Parish Council, through the Neighbourhood Plan working party, is considering many aspects of Tiptree Village's future including the relief roads, areas for housing and industry and employment, and parking.

On the following pages we outline some initial ideas about the development of Tiptree Village together with 3 sketch options. We stress that these are only very preliminary ideas. Nothing is set even in mud, let alone stone, and we very much want your comments, reactions and ideas. We need your views before we consult more comprehensively with the whole of our village.

We want to share with you how the centre of our village might develop over the next 20 years. Tiptree Village is a village – a very large village – but with a village feel about it, which we want to preserve. Apart from housing we have identified that parking is an essential need and if Tiptree Village's businesses are to grow, parking availability needs to grow too. But it must not dominate.

If Tiptree Village, one way or the other, is going to have to accept more residential housing, then it is essential that we do something at the same time to improve the infrastructure to the benefit of both businesses and residents. We particularly recognise the importance of the larger businesses, but all businesses are essential to Tiptree Village, as without them the local economy is dead.

To stand still and do nothing is not an option, whether we like or not. We need to be proactive and say where we would prefer to see more housing, while minimising congestion to our road junctions.

We want and need your comments, thoughts, reactions and ideas. We are holding a consultation at Tiptree Community Centre, Caxton Close, Tiptree, on Friday 30th January 2015 from 2pm – 5.30pm and Saturday 31st January 2015 from 9am – 1pm when we shall be able to answer questions and look forward to you offering your thoughts and reactions. We shall also be asking everyone who comes to answer a questionnaire about the plans, which will help our further thinking. In the meantime if you would like to write to us or email us with any comments, we would welcome it – the address is on this letter.

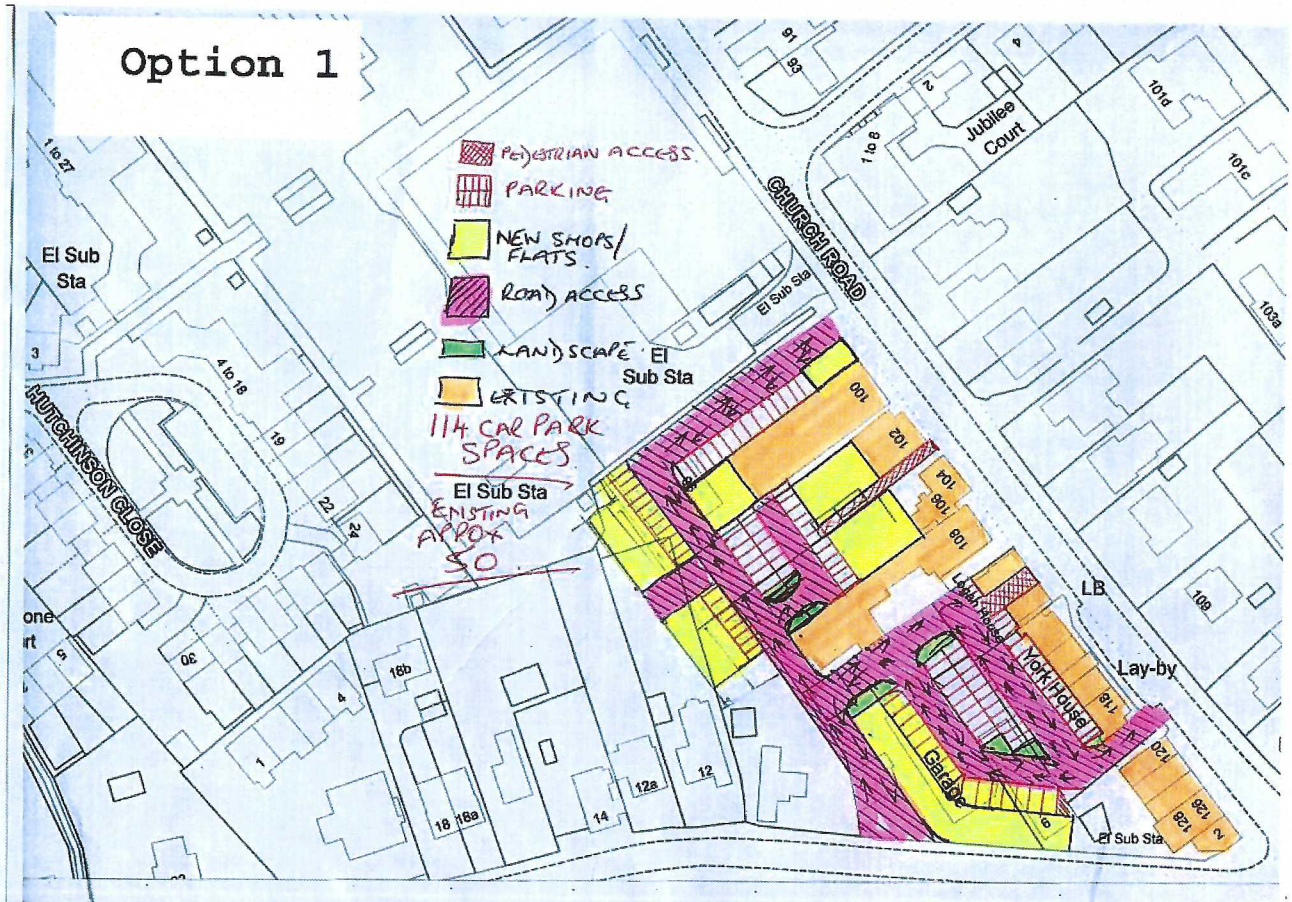
Tiptree Village is your village: help us to make it a better place in the future.

Yours sincerely

The Neighbourhood Plan Working Party
Tiptree Parish Council
Mynott Court
Church Road
Tiptree
Essex
CO5 0UP
01621 817030
tiptree.parish@btconnect.com

OPTION 1

Relates to the area bounded by Station Road to the south and Church Road to the North East.



Proposed:

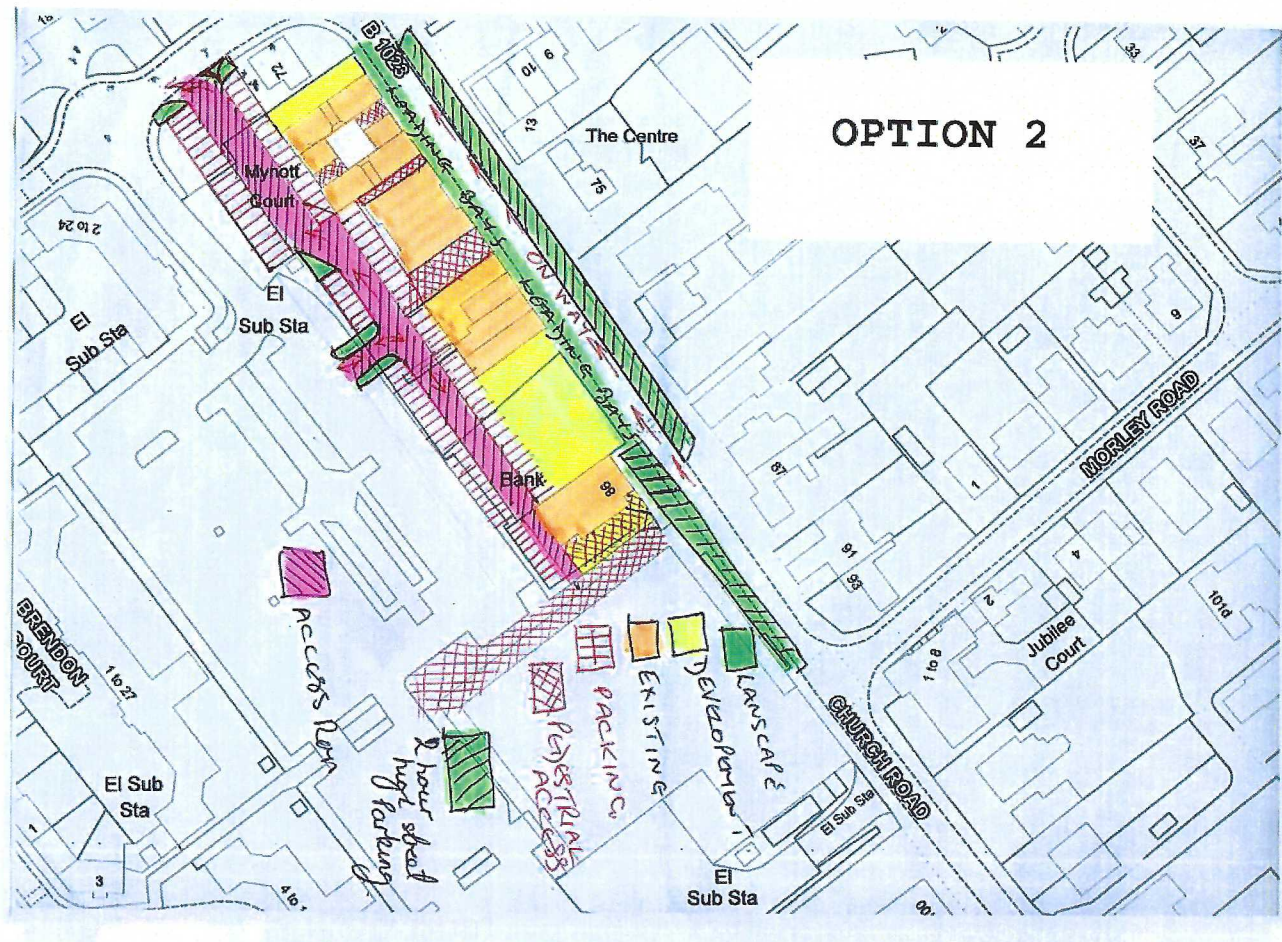
- Re-locating the Bluebird Garage
- Re-development of the site (as coloured on Plan 1) for flats and retail units.
- Opening up the rear of the properties fronting on to Church Road.

Advantages:

- Provision of new shops and increased retail space and variety.
- Provision of new flats.
- Increased parking for an additional 64 cars, total 114, from the current 50.
- Loading/unloading would be done from the rear, not on Church Road.
- Reduction in number of vehicular access points on to Church Road, which will improve safety

OPTION 2

Relates to the area between Tesco and Church Road. For this to happen, the co-operation of all the owners in this area will be needed

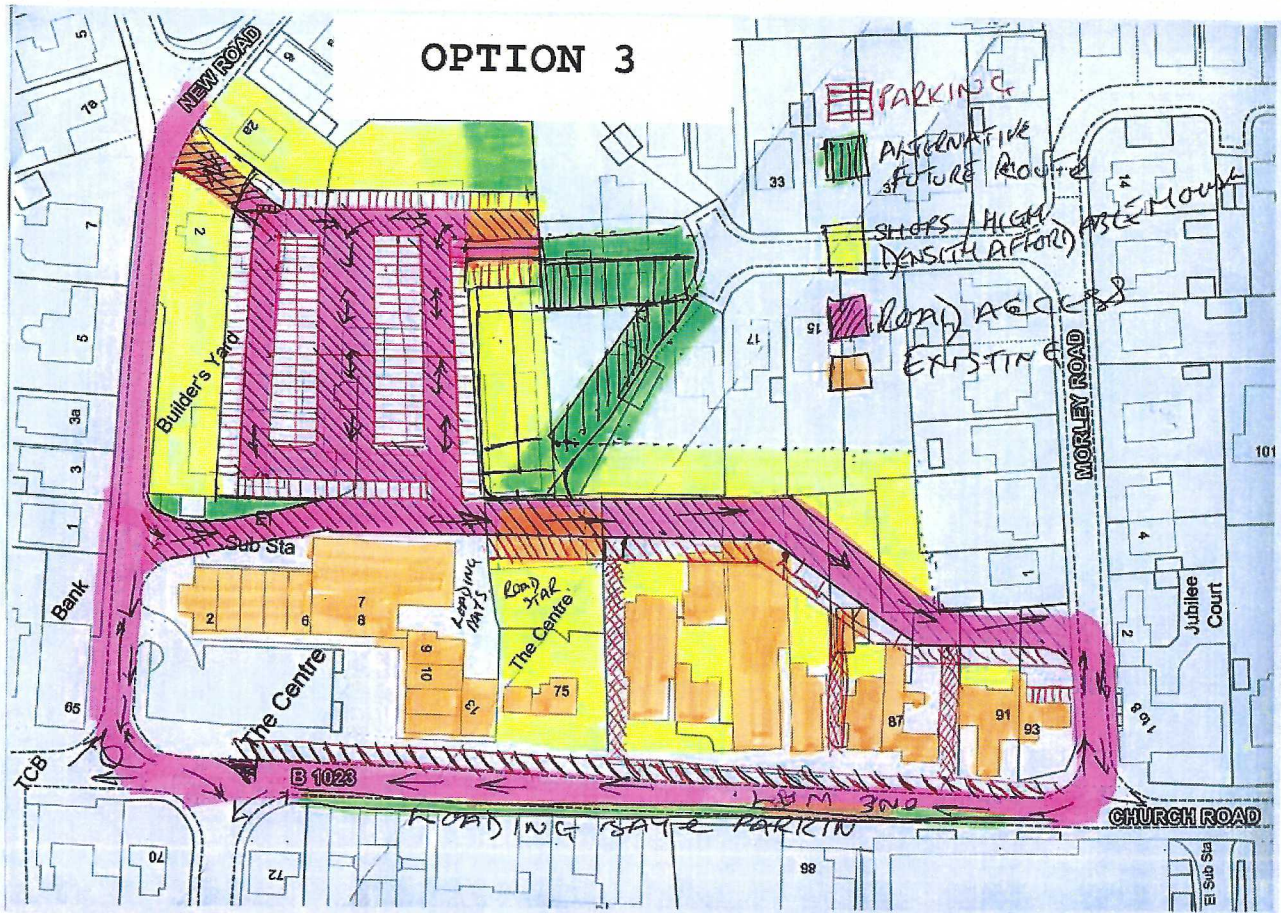


Benefits:

- Enlarged retail space: property owners could use the former access roads for retail.
- The car parking areas will be linked and there would be more parking spaces.
- Larger loading and unloading area.
- More user friendly and improve shopping experience. Greater variety of space.
- Reduction in number of vehicular access points on to Church Road.

OPTION 3: AMBITIOUS IDEAS FOR THE CENTRE

The area includes the premises of Evers, Tiptree Timber, Tiptree Hire, Tiptree Building Supplies, First Stop Tyres, Staines and Brights (rear), Millins, estate agents, dentists and others.



The concept here is to create more of everything – shops, residential housing and flats, and parking – and introducing a one way traffic flow system. The current situation with heavy industrial vehicles using the High Street frequently is not ideal. So Neighbourhood Plan is exploring the possibility of obtaining land next door to Tower Business Park on the Kelvedon Road. We would hope that the high visibility and excellent transport links would encourage these types of businesses to relocate – to their advantage and Tiptree's. The concept behind this plan only works if Evers (and its subsidiary) and First Stop Tyres relocate so that it opens up the area for high density redevelopment. The ideas below would bring a step-change in the prosperity of businesses in the village.

Key features (as shown in Option 3)

- There could be a one-way traffic system so that south-going traffic along the B1023 (Church Road) would turn left at the Barclays bank mini-roundabout and go round behind the Centre, rejoining it via Morley Road. The advantage of this would be the introduction of short stay car parking spaces along Church Road and slower traffic movements.
- We are investigating “Shared Space”. This is a concept, now being widely adopted, of space being shared between vehicles, pedestrians and cyclists, with no one group having priority. There are no kerbs, being all on one level, and careful and imaginative urban

landscaping is required. It not only slows traffic down and calms it, but creates an attractive 'townscape' which would give the village a real centre.

- Although property owners would be asked to give up some of their land for a road, they would gain a double frontage retail area and improved parking.
- A major gain for the whole village would be the provision of free long stay parking at the rear of existing properties.
- Redevelopment would open up the possibility for residential property owners that border the area to use part of their land for additional building development.
- Many more short stay parking spaces (say 1 hour) could be available in Church Road (the main High Street) as a result one-way traffic.

Relates to the area bounded by Station Road to the south and Church Road to the North East.



Proposed:

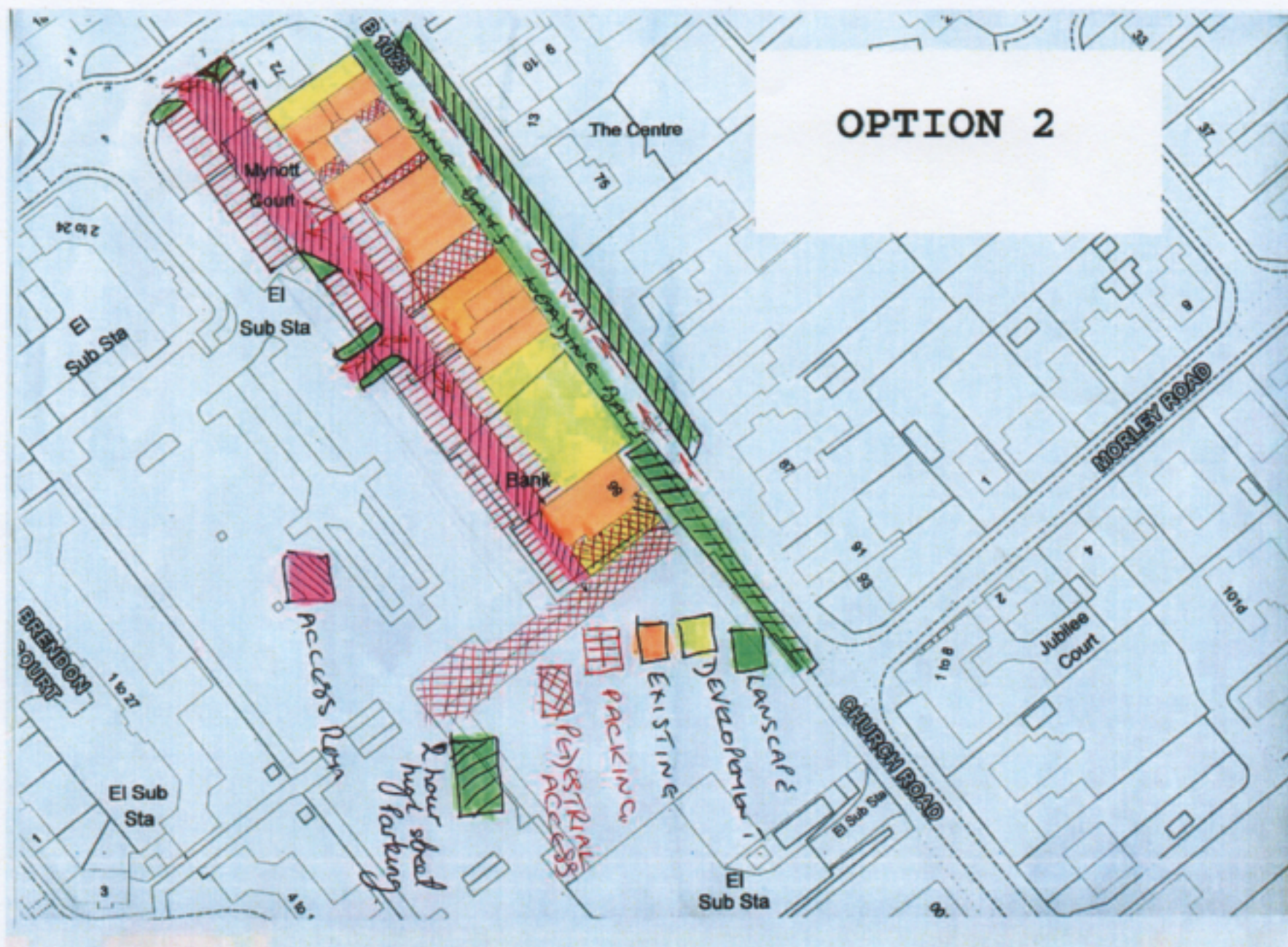
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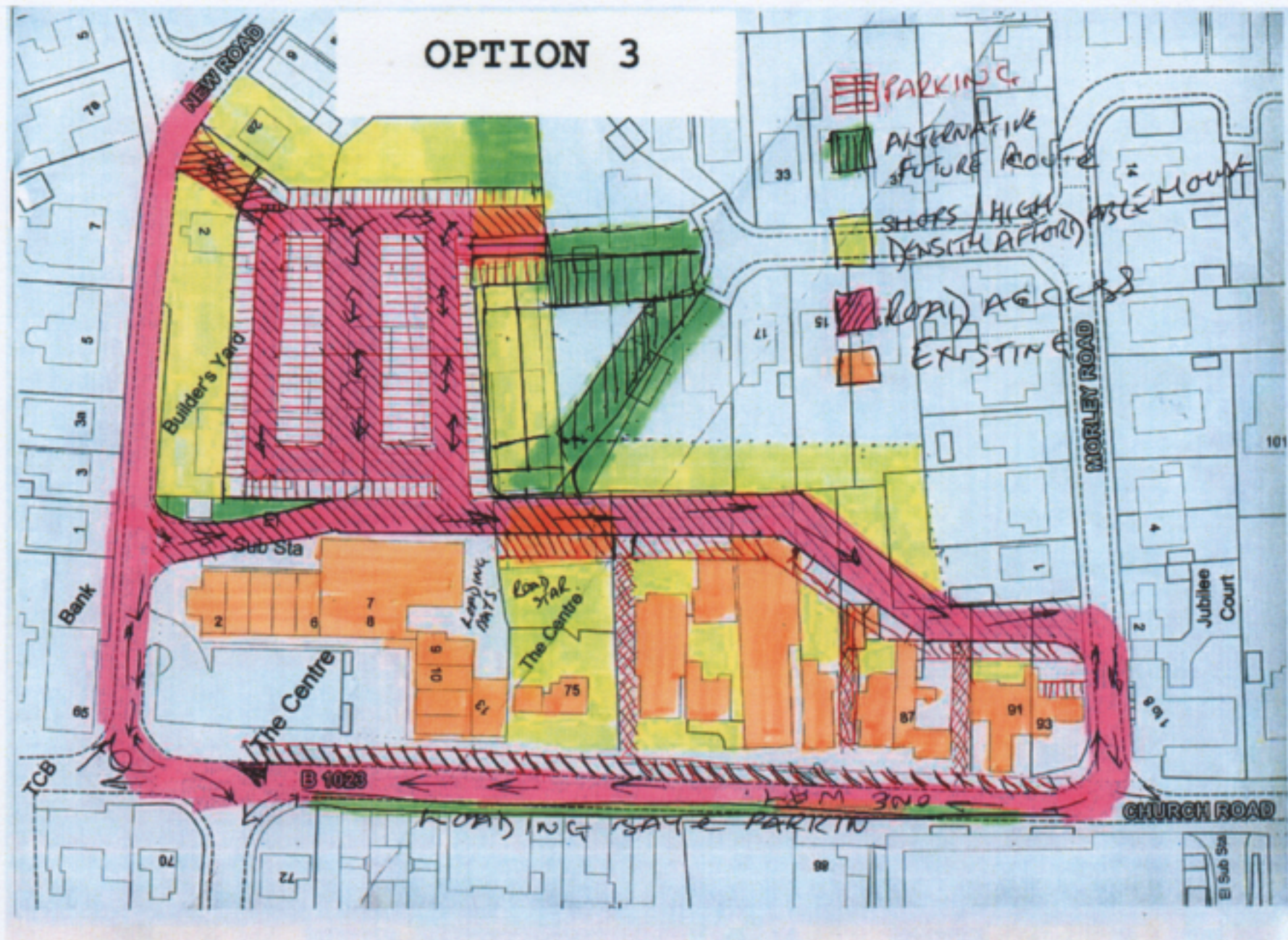


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- Many more short stay parking spaces (say 1 hour) could be available in Church Road (the main High Street) as a result one-way traffic.

Appendix 7

Introduction

Background information to be supplied.

This questionnaire should be completed after viewing the Exhibition being organised by the Neighbourhood Plan Working Party of Tiptree Parish Council.

Please complete and place in the secure posting box at the exhibition.

Option 1

What do you think are the advantages of Option 1

What do you think are the disadvantages of Option 1

Tell us how much you agree or disagree with the following statements:
(1 to 5 scale rating, strongly disagree to strongly agree)

New shops and more retail space will be good for the village
New flats will be good for the village
Increased parking for an additional 64 cars will be good for the village.
Loading/unloading would be done from the rear, not on Church Road will be good for the village.
Reduction in number of vehicular access points on to Church Road will be good for the village.

Are there any other comments you would like to make about Option 1

Have you any general comments about the village centre?

Are there other planning issues that the neighbourhood plan should seek to address

Option 2

What do you think are the advantages of Option 2

What do you think are the disadvantages of Option 2

Tell us how much you agree or disagree with the following statements:
(1 to 5 scale rating, Strongly disagree to strongly agree)

Enlarged retail space allowing former access roads to be used for retail will be good for the village.
Car parking areas being linked and more parking spaces will be good for the village.
Larger off road loading and unloading area will be good for the village.
A More user friendly and better shopping experience will be good for the village.
Reduction in number of vehicular access points on to Church Road will be good for the village.

Are there any other comments you would like to make about Option 2

Have you any general comments about the village centre?

Are there any other planning issues that the neighbourhood plan should seek to address

Option 3

What do you think are the advantages of Option 3

What do you think are the disadvantages of Option 3

Tell us how much you agree or disagree with the following statements:
(1 to 5 scale rating, Strongly disagree to strongly agree)

A one-way traffic system
"Shared Space". between vehicles, pedestrians and cyclists, with no one group having priority giving the village a real centre will be good for the village.
Property owners giving up some of their land for a road but gaining a double frontage retail area and improved parking will be good for the village.
The provision of free long stay parking at the rear will be good for the village..
Opening up the possibility for residential property owners that border the area to use part of their land for additional building plots will be good for the village.
More short stay parking spaces available in Church Road will be good for the village.

Are there any other comments you would like to make about Option 3

Have you any general comments about the village centre?

Are there other planning issues that the neighbourhood plan should seek to address

Finally, could you tell us how much you agree or disagree with the following statements:
(1 to 5 scale rating, Strongly disagree to strongly agree)

We need a plan in order to take control over development in our village
Making the centre of the village a real focal point will help businesses
Making the centre of the village a real focal point will help residents
The ideas shown in Option 1 are good
The ideas shown in Option 2 are good
The ideas shown in Option 3 are good

Finally, please tell us about yourself/ your business

Type of business

Retail

Non-retail

Commercial

No of employees (Full time equivalent)

If you would like to be kept informed about the progress of the development of the
Neighbourhood Plan, please provide contact details:

Name

Email

**Tiptree Parish Council
NHP Consultation Survey**

Report (Draft)

Prepared for

Tiptree Parish Council

By:

Michael Mackman
Director

April 2015

Marketing Assistance, 5 Inworth Grange, Grange Road, Tiptree, Essex CO5 0QQ.
Phone: 01621 818555 E-Mail: info@marketing-assistance.co.uk Web: www.marketing-assistance.co.uk

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Directors: M L Mackman, P E Ward. Registered office: Pinfold House, Pin Mill Road, Chelmondiston, Ipswich IP9 1JE
Vat Reg No. 947 0247 18 Registered in England No. 6833921

PROJECT BACKGROUND

This is a report on a consultation carried out by Tiptree Parish Council into some possible plans for the development of the village centre.

The Council had developed three potential strategies, including sketch plans, which showed how Tiptree might be developed to increase its attractiveness as a shopping destination to both local resident and visitors.

As part of this strategy an Exhibition was held in the Village Community Centre to explain to local business some of the thinking behind the plans. A letter outlining the background to the strategy, and including the sketch plans, was sent to all business in the centre of Tiptree. Those attending the exhibition were handed a self completion questionnaire.

A copy of the background letter and the questionnaire are included as an appendix to this report.

As well as completed questionnaires the Parish Council received a number of letters both directly and via the local Member of Parliament, Priti Patel. A petition from residents of Morley Road was also received. All these responses have been included in the analysis. Duplicate responses, for example a completed questionnaire and a separate letter, have been combined and all the comments and points made by that participant have been included as one response.

Using standard market research practice the responses to open ended question and other verbatim comments have been grouped into similar broad categories in order to help analysis of the comments. These have then been analysed in the same way as the closed rating questions.

A total of 65 responses have been received. The responses have been entered into data analysis software and a set of data tables has been produced. They have been provided in a separate document. This report should be read in conjunction with the data tables.

SUMMARY

There is overwhelming opposition to all three Options presented in this consultation.

The strongest opposition is to Option 3, led vociferously by residents in Morley Road. The key objection was the unsuitability of Morley Road for extra traffic, especially HGVs.

Whilst many see a need for more parking in the centre of the village there is little support for extra retail space. Reasons given were the strong national chain retail presence at Tolgate, the take up of empty retail space by Charity shops and the demise of the Caxton Close retail units.

There is little appetite for any major changes to the centre of the village with a strong desire expressed to retain its current character.

The preference for new housing is for it to be restricted to the outskirts of the village rather than placing it in the centre where it may cause more congestion.

Two key issues should be addressed immediately by the Council:

- the current and long term impact on property values in Morley Road caused by the publication of Option 3;

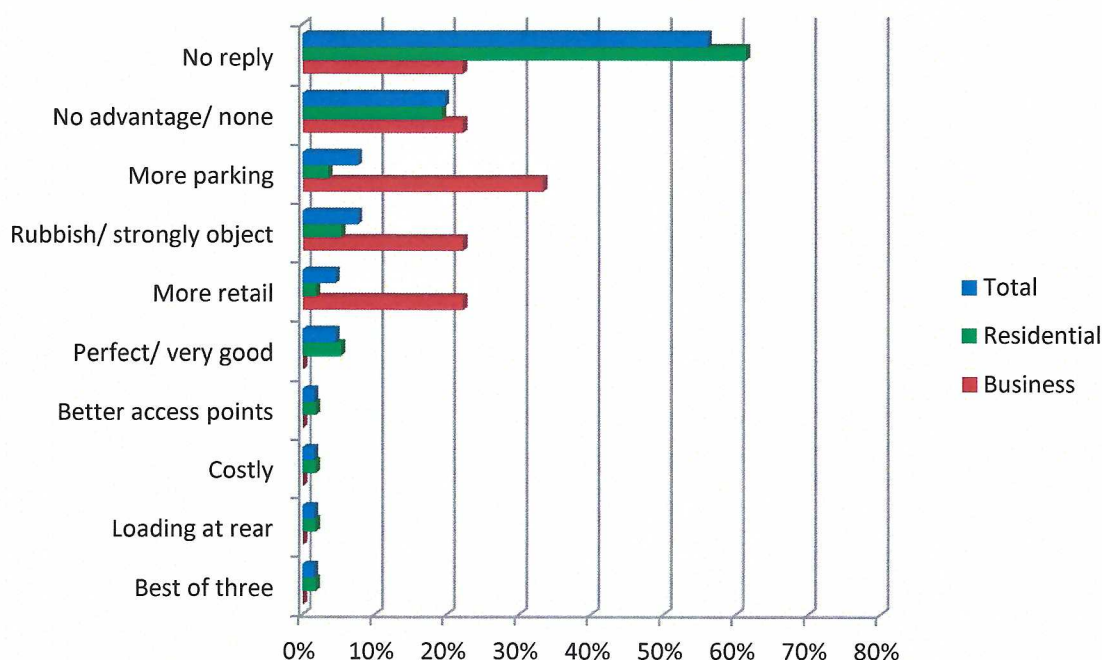
- the vested interests of Councillors in these plans being put in place.

COMMENTARY ON FINDINGS

Participants were asked:

What do you think are the advantages of Option 1?

This was an open ended question with participants able to make any relevant comment. Using standard market research practice the responses to this question have been grouped together into similar broad categories and the results are shown in the chart below.



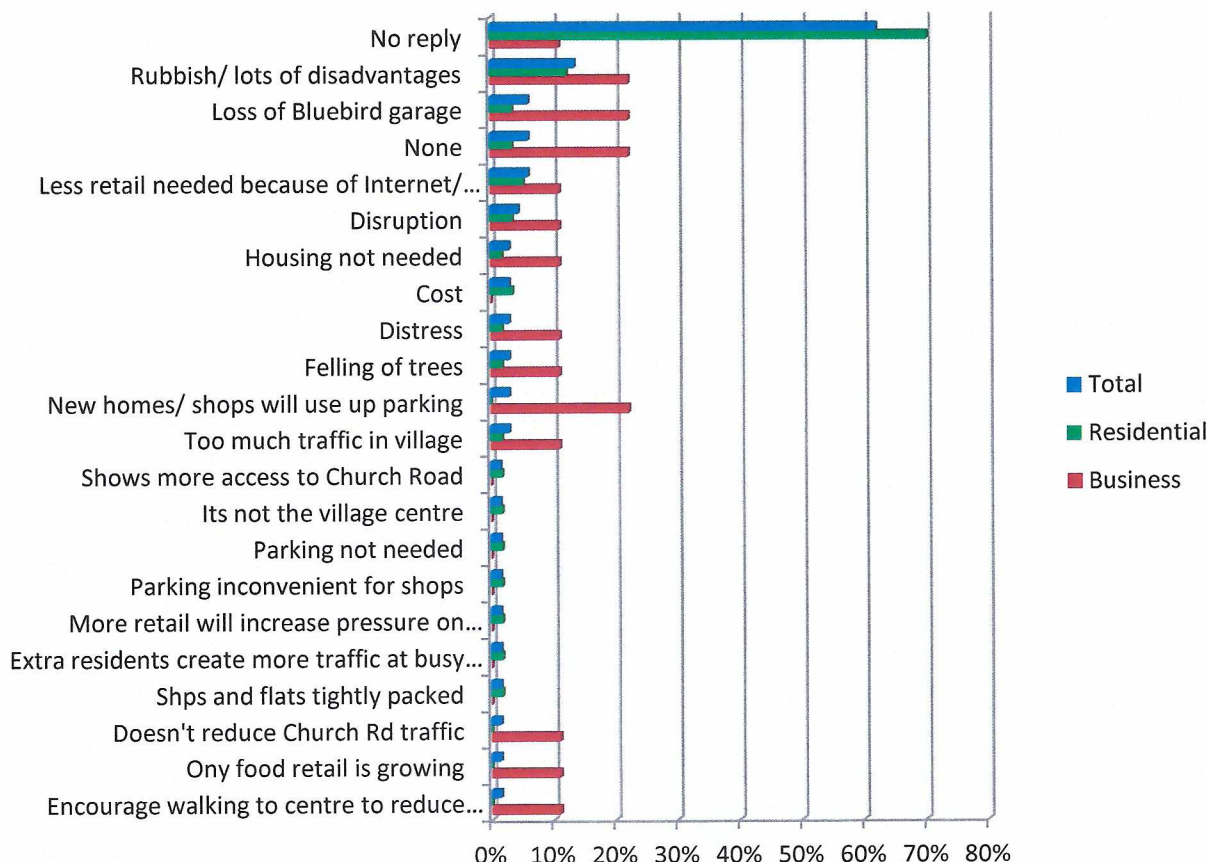
The majority of participants did not reply to this question. Overwhelmingly the other responses are strongly negative, with comments such as 'No advantage' and 'Rubbish' typifying the reaction rather than identifying specific elements with which they disagreed.

Positive reaction centred around the availability of more parking and, especially from business participants, more retail space.

Participants were asked:

What do you think are the disadvantages of Option 1?

This was an open ended question with participants able to make any relevant comment. Using standard market research practice the responses to this question have been grouped together into similar broad categories and the results are shown in the chart below.



This question elicited a wide range of responses. The number of comments made was extensive and indicated that participants have examined the Option in some detail in order to make their points.

Two key points made were concern about the loss of the Bluebird Garage as an amenity and the perception that there is no need for any more retail space because of a belief that major chains will not come to Tiptree and the strong competition from Internet shopping and large retail centres close by such as Tolgate.

Several made the point that any new parking provision will be taken up by residents of any new housing in the centre.

Participants were asked:

Tell us how much you agree or disagree with the following statements using a 1 to 5 scale rating where 1=strongly disagree and 5= strongly agree

New shops and more retail space will be good for the village

New flats will be good for the village

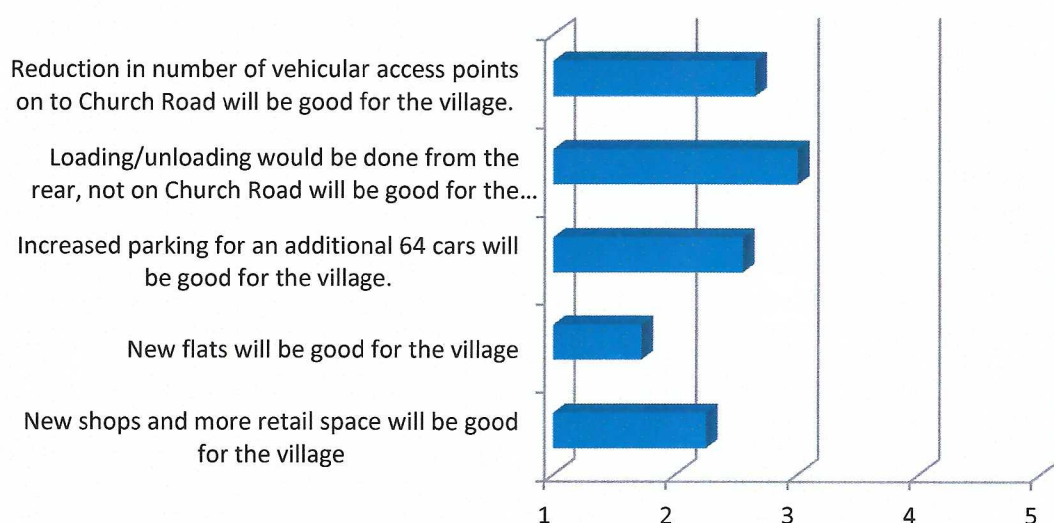
Increased parking for an additional 64 cars will be good for the village.

Loading/unloading would be done from the rear, not on Church Road will be good for the village.

Reduction in number of vehicular access points on to Church Road will be good for the village.

Using standard market research analysis methods a score has been given to each response (1 for strongly disagree to 5 for strongly agree). These individual scores have then been added together and a mean or average score for each statement has been calculated.

The overall mean scores are shown in the chart below. They have been ranked from highest to lowest to aid interpretation.



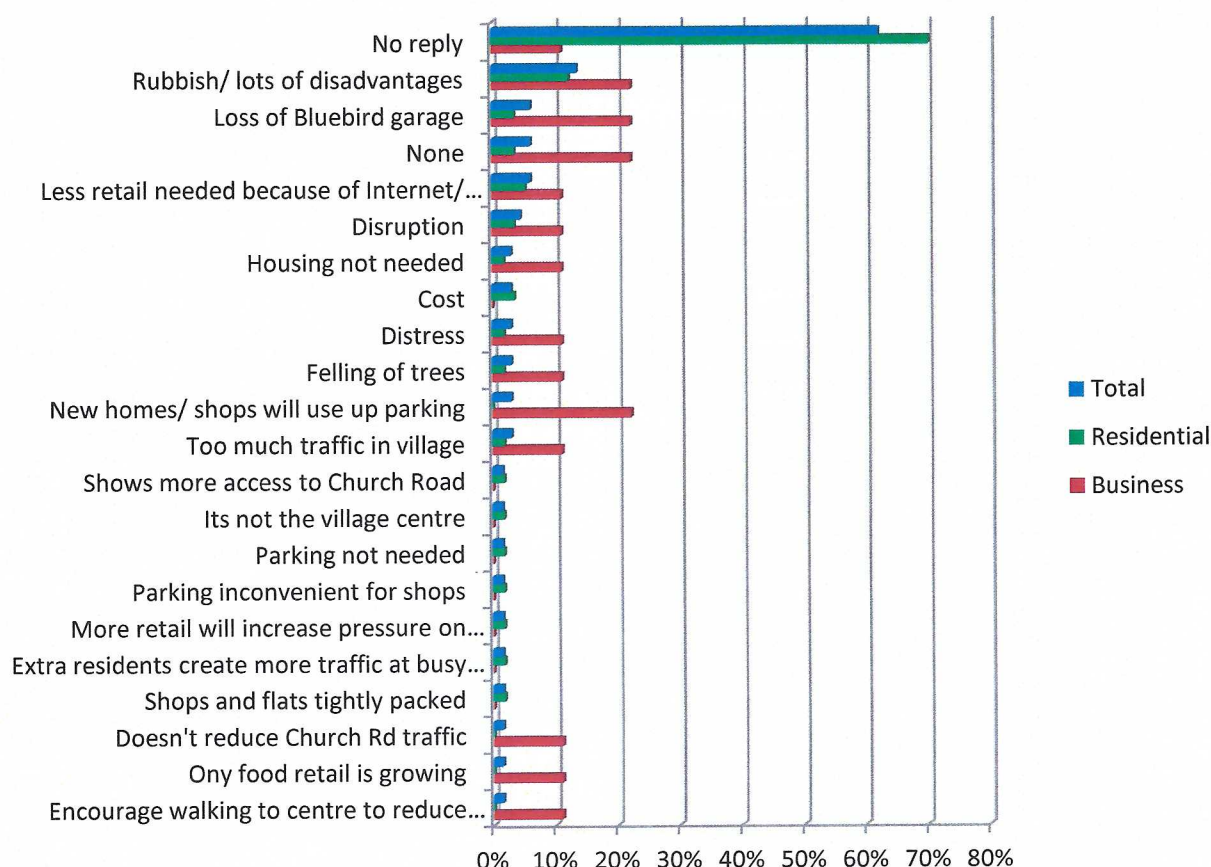
This question was only answered by about one third of participants and care must therefore be taken in interpreting this data.

Overall there is no support for any of the statements presented. The mid or neutral point on a five point scale is 3.0. All of the statements received a mean score of less than 3.0 out of 5.0.

Participants were asked:

Are there any other comments you would like to make about Option 1?

This was an open ended question with participants able to make any relevant comment. Using standard market research practice the responses to this question have been grouped together into similar broad categories and the results are shown in the chart below.



Comments about Option 1 were extensive. The overwhelming majority of those who did respond to this question were highly critical of the ideas presented.

There were further comments about the loss of Bluebird Garage, concern about extra traffic in the centre and objections to extra housing close to the village centre.

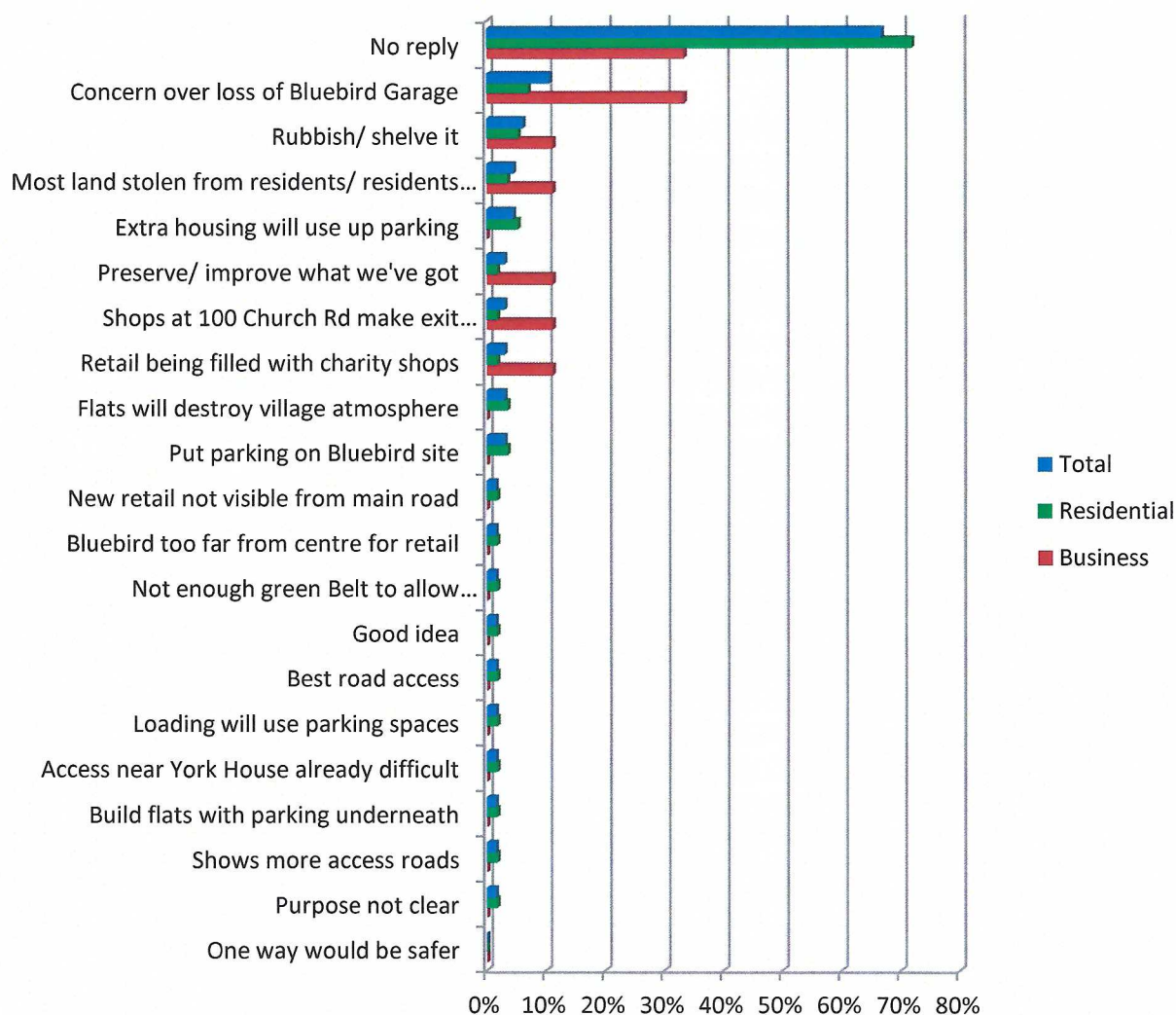
Support for this option was muted.

Several business participants pointed out that empty retail space is currently being taken up by Charity shops which they do not view positively and see it as an indication that there is no real demand for more retail space.

Participants were asked:

Are there any general comments about the village centre?

This was an open ended question with participants able to make any relevant comment. Using standard market research practice the responses to this question have been grouped together into similar broad categories and the results are shown in the chart below.



Other general comments about Option 1 were also extensive. The overwhelming majority of the comments were critical of the ideas put forward.

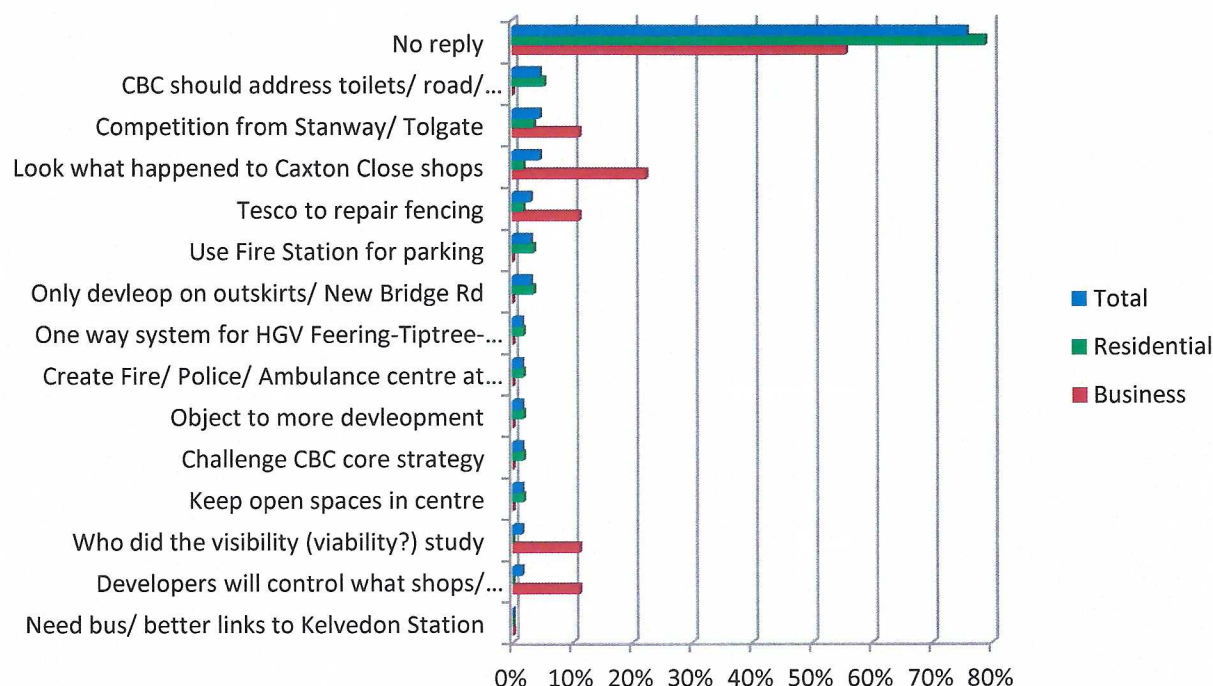
There were a number of comments made urging that the present character of the village is preserved. Many participants believed that the ideas being presented would have a negative impact on the village.

There were just a few positive comments made.

Participants were asked:

Are there other planning issues that the neighbourhood plan should address?

This was an open ended question with participants able to make any relevant comment. Using standard market research practice the responses to this question have been grouped together into similar broad categories and the results are shown in the chart below.



There were very few responses to this question.

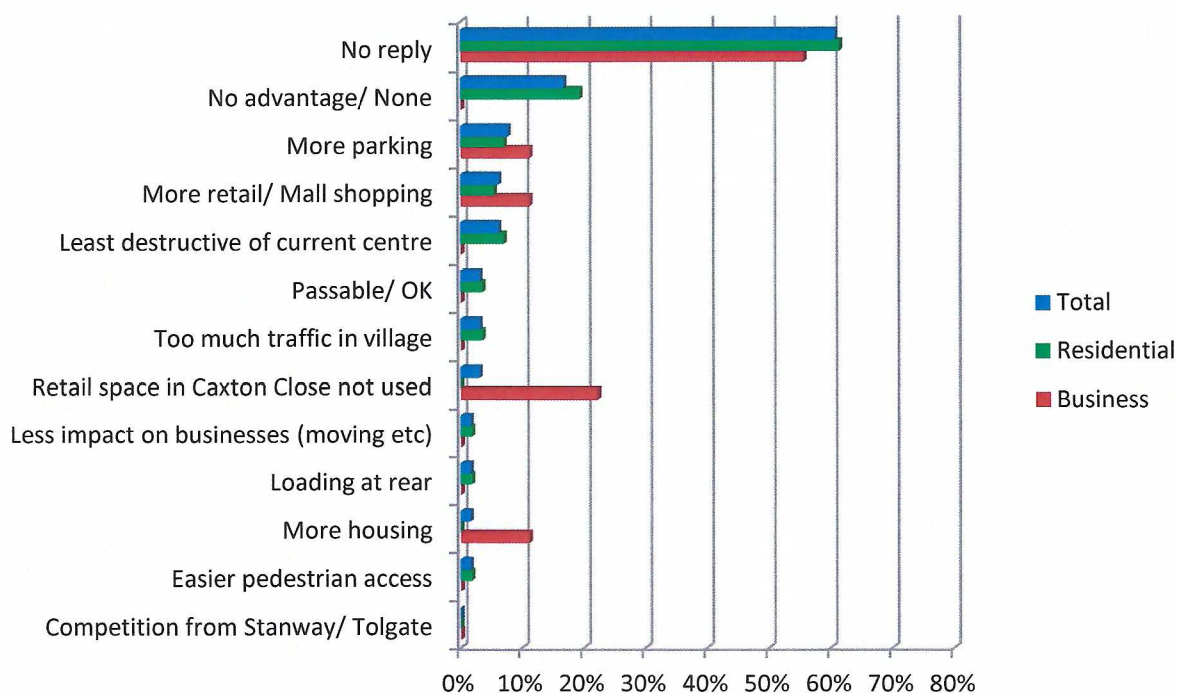
There were some suggestions made about issues that should be considered such as keeping HGVs out of the centre and the need for road and pavement repairs.

Most of the comments were negative reactions to the Option, including highlighting again the retail competition at Tolgate and the plight of the shops in Caxton Close.

Participants were asked:

What do you think are the advantages of Option 2?

This was an open ended question with participants able to make any relevant comment. Using standard market research practice the responses to this question have been grouped together into similar broad categories and the results are shown in the chart below.



The majority of participants did not answer this question. Of the 40% who did many stated that they could not see any advantages.

Those who did make positive comments liked the idea of more parking, more retail space and, especially the business respondents, more housing.

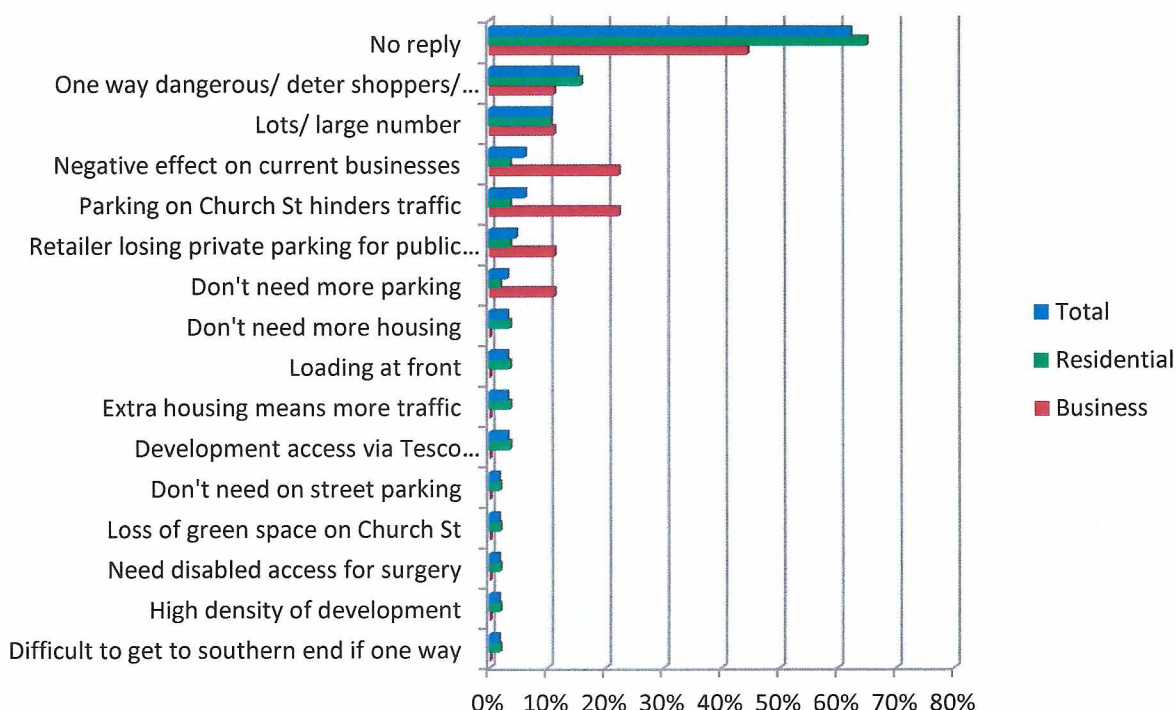
The plight of the retail space in Caxton Close was again highlighted.

The lack of any significant positive response is an indication of the opposition to the Option.

Participants were asked:

What do you think are the disadvantages of Option 2?

This was an open ended question with participants able to make any relevant comment. Using standard market research practice the responses to this question have been grouped together into similar broad categories and the results are shown in the chart below.



Whilst there were again a majority of participants who did not answer this question, those who did made some strong negative comments about the one-way system, the impact on existing retail businesses and likely traffic congestion on Church Road.

A number merely made generic negative comments about the whole of Option 2.

Participants were asked:

Tell us how much you agree or disagree with the following statements using a 1 to 5 scale rating where 1=strongly disagree and 5= strongly agree

Enlarged retail space allowing former access roads to be used for retail will be good for the village.

Car parking areas being linked and more parking spaces will be good for the village.

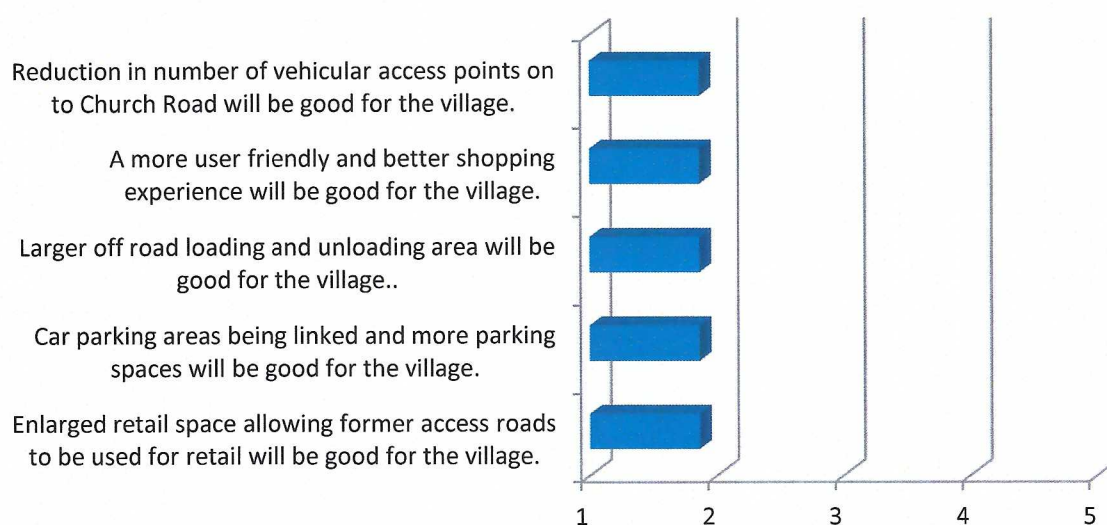
Larger off road loading and unloading area will be good for the village.

A more user friendly and better shopping experience will be good for the village.

Reduction in number of vehicular access points on to Church Road will be good for the village.

Using standard market research analysis methods a score has been given to each response(1 for strongly disagree to 5 for strongly agree). These individual scores have then been added together and a mean or average score for each statement has been calculated.

The overall mean scores are shown in the chart below.



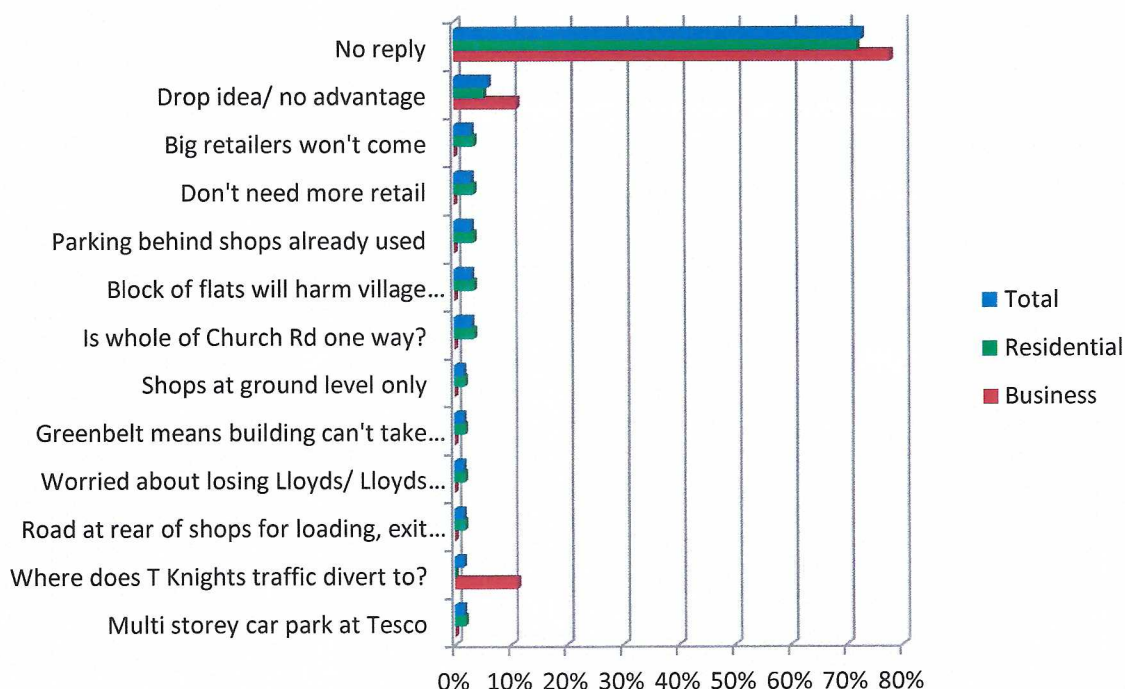
This question was only answered by about one third of participants and care must therefore be taken in interpreting this data.

Overall there is no support for any of the statements presented. The mid or neutral point on a five point scale is 3.0. All of the statements received a mean score of less than 3.0 out of 5.0.

Participants were asked:

Are there any other comments you would like to make about Option 2?

This was an open ended question with participants able to make any relevant comment. Using standard market research practice the responses to this question have been grouped together into similar broad categories and the results are shown in the chart below.



Hardly any participants responded to this question.

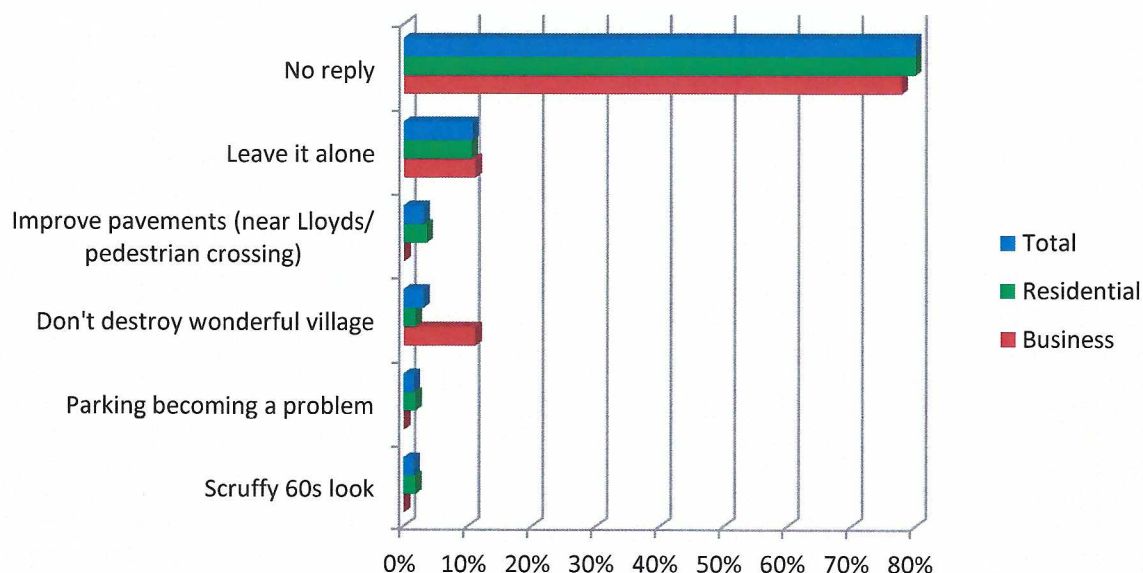
Those who did were overwhelmingly negative about the ideas presented in Option 2.

Many of the comments duplicate points made in responses to previous questions.

Participants were asked:

Are there any general comments about the village centre?

This was an open ended question with participants able to make any relevant comment. Using standard market research practice the responses to this question have been grouped together into similar broad categories and the results are shown in the chart below.



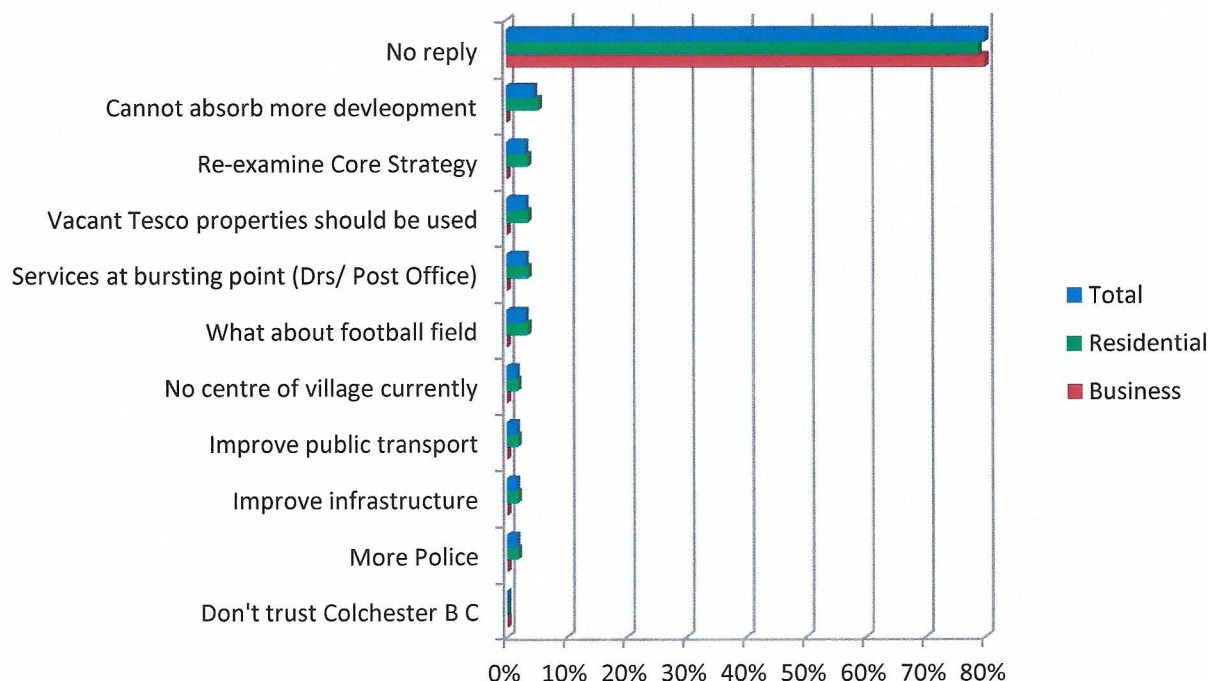
There were very few responses to this question.

The few who did respond were clearly opposed to any major changes - or changes of any description – to the village centre.

Participants were asked:

Are there other planning issues that the neighbourhood plan should address?

This was an open ended question with participants able to make any relevant comment. Using standard market research practice the responses to this question have been grouped together into similar broad categories and the results are shown in the chart below.



There were very few responses to this question.

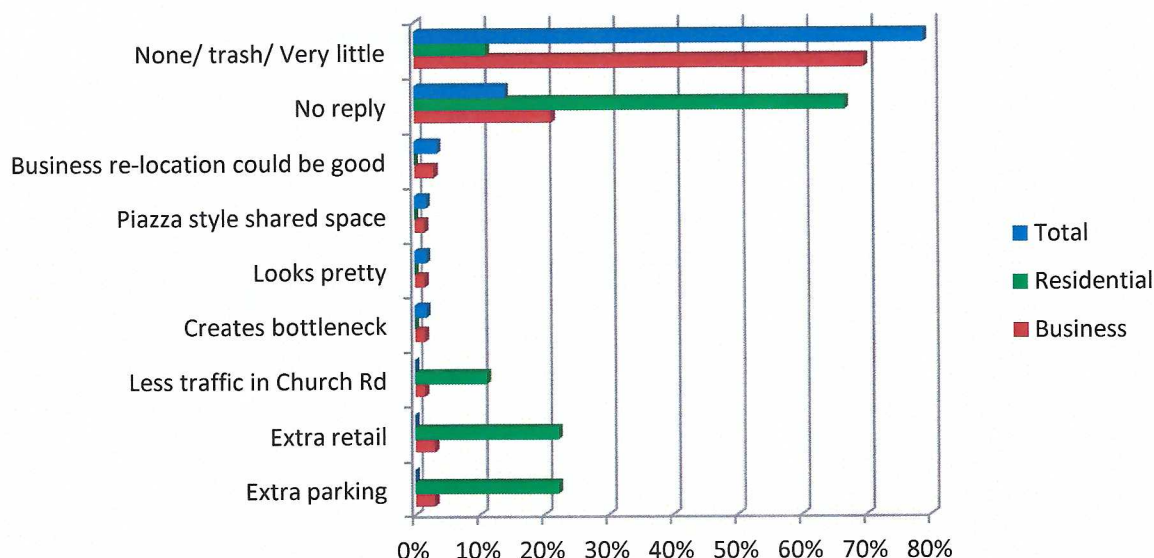
However, some new points were raised by those who did respond, specifically the current strain on the local infrastructure (Doctors, Dentists etc.) and questions about the future of the old Tiptree Utd football field.

There was also some criticism of Colchester Borough Council's Core Strategy.

Participants were asked:

What do you think are the advantages of Option 3?

This was an open ended question with participants able to make any relevant comment. Using standard market research practice the responses to this question have been grouped together into similar broad categories and the results are shown in the chart below.



This question was notable for the number of responses compared to previous questions. Option 3 clearly struck some raw nerves amongst participants, especially with residents in Morley Road.

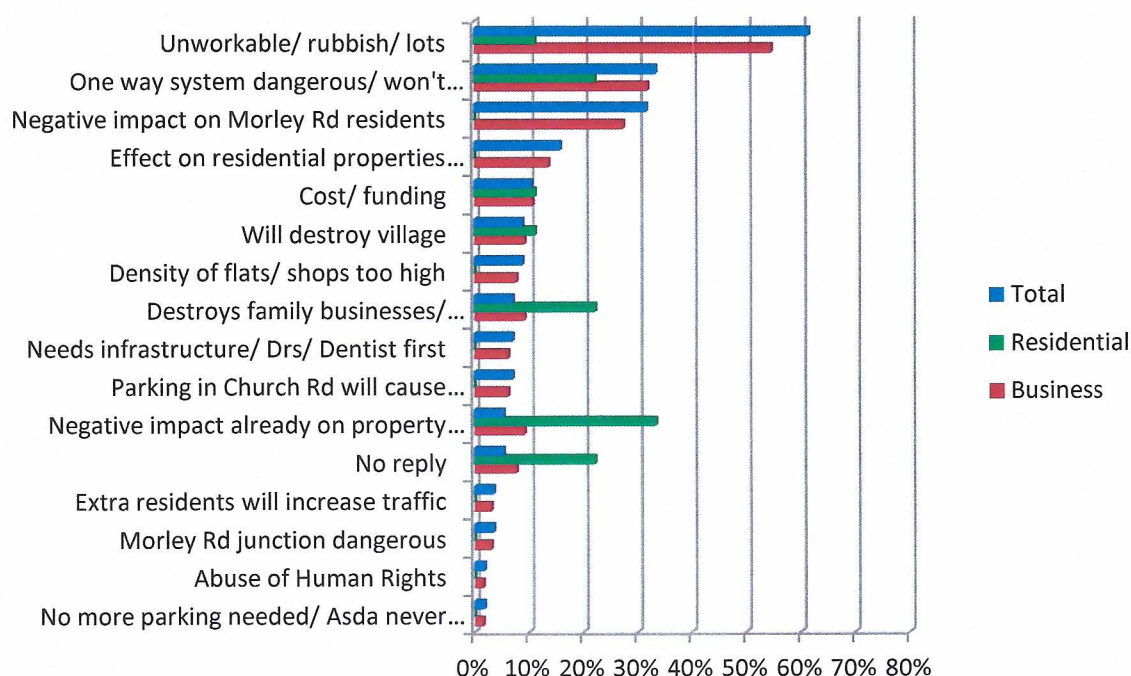
The overwhelming majority of participants could see no advantages to Option 3 and were highly critical of the concepts presented.

However, residents did like the idea of more parking and more retail space.

Participants were asked:

What do you think are the disadvantages of Option 3?

This was an open ended question with participants able to make any relevant comment. Using standard market research practice the responses to this question have been grouped together into similar broad categories and the results are shown in the chart below.



This question elicited a wide range of critical responses.

There was strongly negative reaction to the Option.

The strongest reaction came from residents in Morley Road, who organised a petition against this Option and several also wrote to the local Member of Parliament.

Great concern was expressed about the unsuitability of Morley Road for HGV traffic and the need to acquire some residential properties in order to achieve the objective.

One key point made by a number of Morley Road residents was that the publication of this Option has already had a negative impact on the value of their properties and will continue to do so in future as owners will be obliged to disclose to potential buyers the existence of the plans.

This question is notable for the low number of 'no replies' when compared with other questions.

Participants were asked:

Tell us how much you agree or disagree with the following statements using a 1 to 5 scale rating where 1=strongly disagree and 5= strongly agree.

A one-way traffic system

"Shared Space". between vehicles, pedestrians and cyclists, with no one group having priority giving the village a real centre will be good for the village.

Property owners giving up some of their land for a road but gaining a double frontage retail area and improved parking will be good for the village.

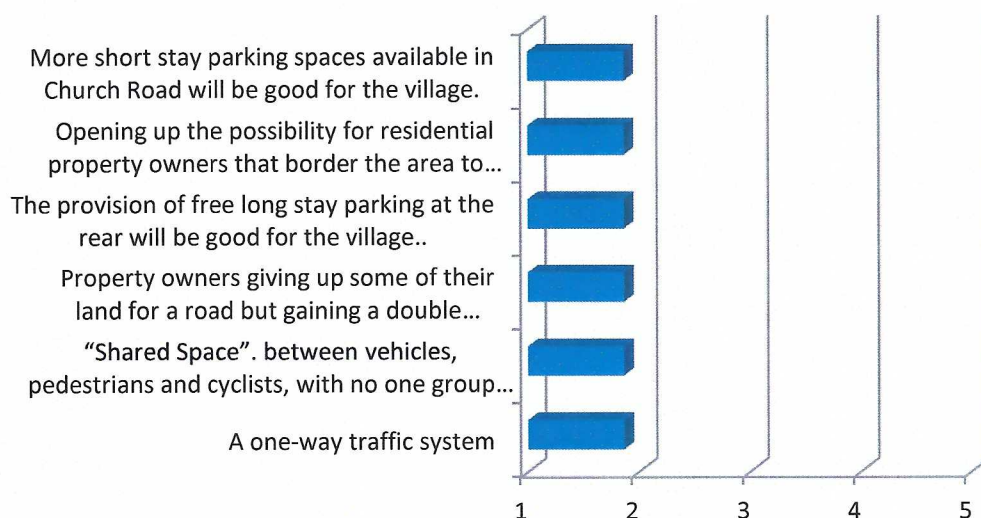
The provision of free long stay parking at the rear will be good for the village..

Opening up the possibility for residential property owners that border the area to use part of their land for additional building plots will be good for the village.

More short stay parking spaces available in Church Road will be good for the village.

Using standard market research analysis methods a score has been given to each response(1 for strongly disagree to 5 for strongly agree). These individual scores have then been added together and a mean or average score for each statement has been calculated.

The overall mean scores are shown in the chart below.



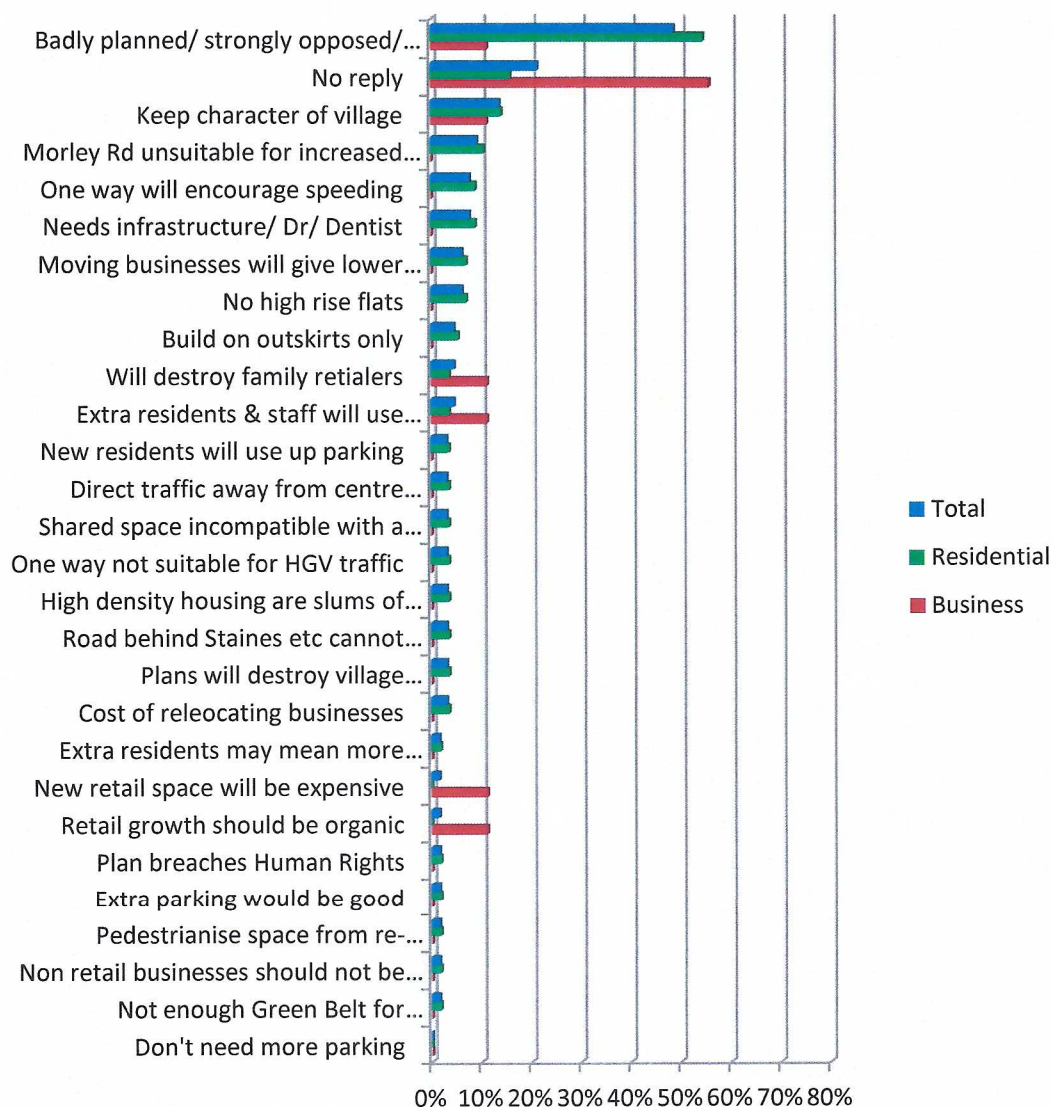
This question was only answered by about one third of participants and care must therefore be taken in interpreting this data.

Overall there is no support for any of the statements presented. The mid or neutral point on a five point scale is 3.0. All of the statements received a mean score of less than 3.0 out of 5.0.

Participants were asked:

Are there any other comments you would like to make about Option 3?

This was an open ended question with participants able to make any relevant comment. Using standard market research practice the responses to this question have been grouped together into similar broad categories and the results are shown in the chart below.



This question elicited the most responses in the survey.

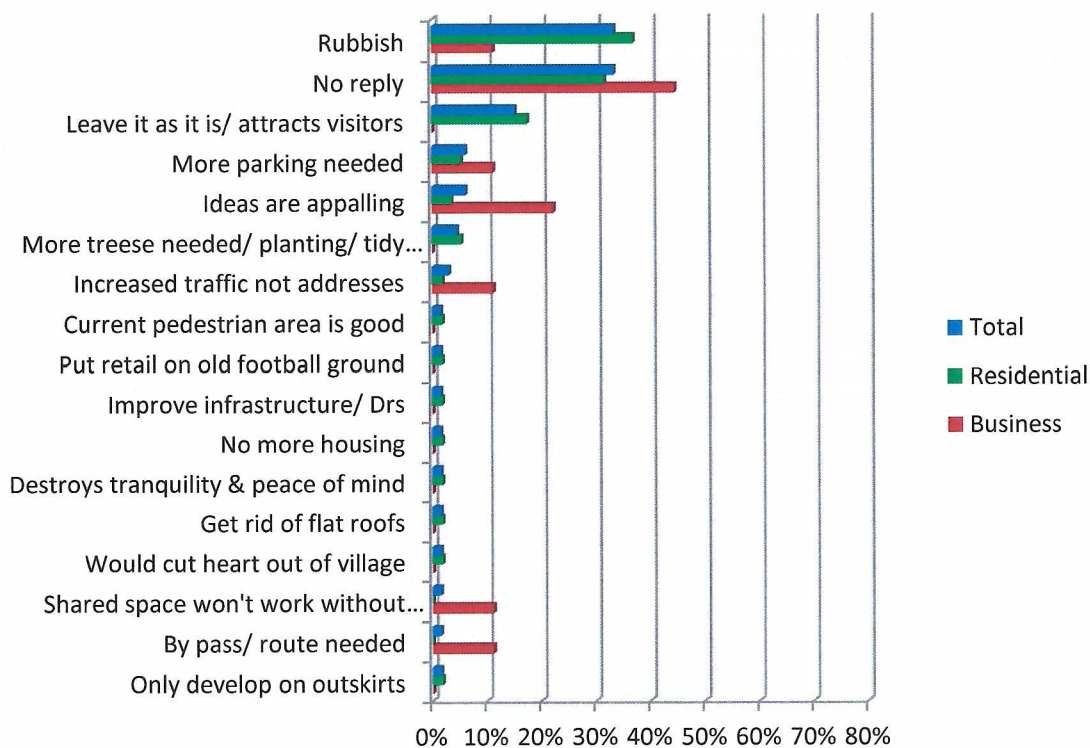
Participants took this opportunity to raise an extremely wide range of issues highlighting their negative perceptions and reactions to this Option. Key points made related to the unsuitability of Morley Road for extra traffic, concern about speeding on the one-way system and the need for improved infrastructure before more housing is built.

Concern about preserving the current nature of the village was also strongly made and some gave their opinion that this Option was a breach of their Human Rights.

Participants were asked:

Are there any general comments about the village centre?

This was an open ended question with participants able to make any relevant comment. Using standard market research practice the responses to this question have been grouped together into similar broad categories and the results are shown in the chart below.



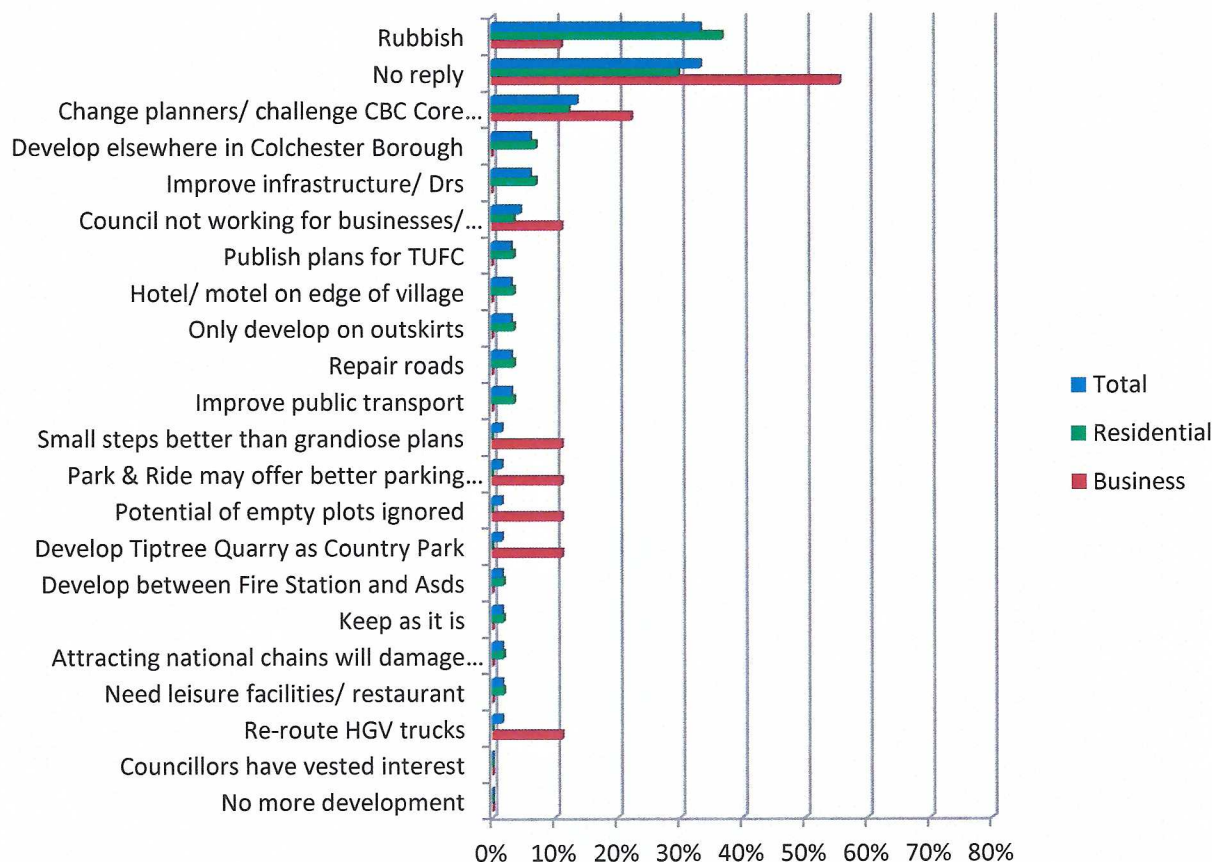
This question was used to make further general negative comments about the Options presented, with many making points that others had made in the previous question.

The overwhelmingly negative reaction was again very evident.

Participants were asked:

Are there other planning issues that the neighbourhood plan should address?

This was an open ended question with participants able to make any relevant comment. Using standard market research practice the responses to this question have been grouped together into similar broad categories and the results are shown in the chart below.



Participants used this question to make suggestions about what they think could be done to improve the village. Restricting development to the outskirts, improving public transport, using empty plots and other 'Brownfield' sites in the centre and improving infrastructure and leisure facilities were all examples of these comments.

They do illustrate that when consulted residents will have some ideas for the future of their village.

A significant comment made by one participant was that the (Parish) Councillors have some sort of vested interest in the plans being put in place.

Participants were asked:

Tell us how much you agree or disagree with the following statements using a 1 to 5 scale rating where 1=strongly disagree and 5= strongly agree

- We need a plan to control development in our village
- Making the centre of the village a real focal point will help businesses
- Making the centre of the village a real focal point will help residents
- The ideas shown in Plan 1 are good
- The ideas shown in Plan 2 are good
- The ideas shown in Plan 3 are good

Using standard market research analysis methods a score has been given to each response(1 for strongly disagree to 5 for strongly agree). These individual scores have then been added together and a mean or average score for each statement has been calculated.

The overall mean scores are shown in the chart below.



This question was only answered by about one third of participants and care must therefore be taken in interpreting this data.

Overall there is no support for any of the statements presented. The mid or neutral point on a five point scale is 3.0. All of the statements received a mean score of less than 3.0 out of 5.0.

Tiptree Parish Council

N H P Survey

Q1	What do you think are the advantages of Plan 1	
	No reply	37 (56.1%)
	No advantage/ none	13 (19.7%)
	Perfect/ very good.....	3 (4.5%)
	Rubbish/ strongly object	5 (7.6%)
	Best of three	1 (1.5%)
	More retail	3 (4.5%)
	More parking.....	5 (7.6%)
	Loading at rear	1 (1.5%)
	Costly.....	1 (1.5%)
	Better access points	1 (1.5%)

Q3 Tell us how much you agree or disagree with the following statements:

	Strongly disagree	Disagree	Not sure	Agree	Strongly agree	NR
New shops and more retail space will be good for the village	12 (18.2%)	1 (1.5%)	1 (1.5%)	2 (3.0%)	4 (6.1%)	46 (69.7%)
New flats will be good for the village	13 (19.7%)	1 (1.5%)	2 (3.0%)	0 (0.0%)	2 (3.0%)	48 (72.7%)
Increased parking for an additional 64 cars will be good for the village.	10 (15.2%)	1 (1.5%)	3 (4.5%)	0 (0.0%)	6 (9.1%)	46 (69.7%)
Loading/unloading would be done from the rear, not on Church Road will be good for the village.	7 (10.6%)	1 (1.5%)	2 (3.0%)	3 (4.5%)	6 (9.1%)	47 (71.2%)
Reduction in number of vehicular access points on to Church Road will be good for the village.	9 (13.6%)	2 (3.0%)	2 (3.0%)	1 (1.5%)	6 (9.1%)	46 (69.7%)

Q6 Are there other planning issues that the neighbourhood plan should seek to address?

No reply	50 (75.8%)
Need bus/ better links to Kelvedon Station.....	0 (0.0%)
Developers will control what shops/ houses are built	1 (1.5%)
Look what happened to Caxton Close shops	3 (4.5%)
Competition from Stanway/ Tolgate.....	3 (4.5%)
Who did the visibility (viability?) study.....	1 (1.5%)
Keep open spaces in centre	1 (1.5%)
Only develop on outskirts/ New Bridge Rd	2 (3.0%)
Challenge CBC core strategy	1 (1.5%)
Object to more development	1 (1.5%)
Create Fire/ Police/ Ambulance centre at Wilkins Hall.....	1 (1.5%)
Use Fire Station for parking.....	2 (3.0%)
Tesco to repair fencing	2 (3.0%)
CBC should address toilets/ road/ crossings/ pavements	3 (4.5%)
One way system for HGV Feering-Tiptree-Braxted Wall.....	1 (1.5%)

Q7 What do you think are the advantages of Plan 2

No reply	40 (60.6%)
Retail space in Caxton Close not used.....	2 (3.0%)
Competition from Stanway/ Tolgate.....	0 (0.0%)
No advantage/ None.....	11 (16.7%)
Too much traffic in village	2 (3.0%)
Least destructive of current centre	4 (6.1%)
Passable/ OK.....	2 (3.0%)
More parking.....	5 (7.6%)
Easier pedestrian access	1 (1.5%)
More retail/ Mall shopping.....	4 (6.1%)
More housing	1 (1.5%)
Loading at rear	1 (1.5%)
Less impact on businesses (moving etc)	1 (1.5%)

Q10 Are there any other comments you would like to make about Plan 2

No reply	48 (72.7%)
Multi storey car park at Tesco	1 (1.5%)
Where does T Knights traffic divert to?	1 (1.5%)
Is whole of Church Rd one way?	2 (3.0%)
Block of flats will harm village atmosphere.....	2 (3.0%)
Drop idea/ no advantage	4 (6.1%)
Road at rear of shops for loading, exit by Lloyds.....	1 (1.5%)
Parking behind shops already used	2 (3.0%)
Don't need more retail	2 (3.0%)
Big retailers won't come.....	2 (3.0%)
Worried about losing Lloyds/ Lloyds selling to developer	1 (1.5%)
Greenbelt means building can't take place.....	1 (1.5%)
Shops at ground level only	1 (1.5%)

Q11 Have you any general comments about the village centre?

No reply	53 (80.3%)
Don't destroy wonderful village	2 (3.0%)
Scruffy 60s look	1 (1.5%)
Leave it alone	7 (10.6%)
Improve pavements (near Lloyds/ pedestrian crossing).....	2 (3.0%)
Parking becoming a problem.....	1 (1.5%)

Q12 Are there other planning issues that the neighbourhood plan should seek to address?

No reply	54 (81.8%)
What about football field	2 (3.0%)
Services at bursting point (Drs/ Post Office)	2 (3.0%)
Cannot absorb more devleopment.....	3 (4.5%)
Vacant Tesco properties should be used.....	2 (3.0%)
More Police.....	1 (1.5%)
Re-examine Core Strategy	2 (3.0%)
Don't trust Colchester B C	0 (0.0%)
Improve infrastructure	1 (1.5%)
Improve public transport.....	1 (1.5%)
No centre of village currently	1 (1.5%)

Q15 Tell us how much you agree or disagree with the following statements:

	Strongly disagree	Disagree	Not sure	Agree	Strongly agree	NR
A one-way traffic system	37 (56.1%)	2 (3.0%)	0 (0.0%)	2 (3.0%)	0 (0.0%)	25 (37.9%)
"Shared Space". between vehicles, pedestrians and cyclists, with no one group having priority giving the village a real centre will be good for the village.	37 (56.1%)	2 (3.0%)	1 (1.5%)	0 (0.0%)	1 (1.5%)	25 (37.9%)
Property owners giving up some of their land for a road but gaining a double frontage retail area and improved parking will be good for the village.	38 (57.6%)	0 (0.0%)	1 (1.5%)	2 (3.0%)	0 (0.0%)	25 (37.9%)
The provision of free long stay parking at the rear will be good for the village..	34 (51.5%)	2 (3.0%)	1 (1.5%)	1 (1.5%)	2 (3.0%)	26 (39.4%)
Opening up the possibility for residential property owners that border the area to use part of their land for additional building plots will be good for the village.	38 (57.6%)	2 (3.0%)	1 (1.5%)	0 (0.0%)	0 (0.0%)	25 (37.9%)
More short stay parking spaces available in Church Road will be good for the village.	36 (54.5%)	2 (3.0%)	1 (1.5%)	0 (0.0%)	2 (3.0%)	25 (37.9%)

Q17 Have you any general comments about the village centre?

No reply	22 (33.3%)
Leave it as it is/ attracts visitors	10 (15.2%)
Only develop on outskirts	1 (1.5%)
Rubbish	22 (33.3%)
Increased traffic not addresses	2 (3.0%)
By pass/ route needed	1 (1.5%)
Shared space won't work without traffic reduction	1 (1.5%)
Ideas are appalling	4 (6.1%)
Would cut heart out of village	1 (1.5%)
More treee needed/ planting/ tidy village	3 (4.5%)
Get rid of flat roofs	1 (1.5%)
Destroys tranquility & peace of mind	1 (1.5%)
No more housing	1 (1.5%)
Improve infrastructure/ Drs	1 (1.5%)
More parking needed	4 (6.1%)
Put retail on old football ground	1 (1.5%)
Current pedestrian area is good	1 (1.5%)

Q19 Tell us how much you agree or disagree with the following statements:

	Strongly disagree	Disagree	Not sure	Agree	Strongly agree	NR
We need a plan to control development in our village	4 (6.1%)	0 (0.0%)	1 (1.5%)	3 (4.5%)	9 (13.6%)	49 (74.2%)
Making the centre of the village a real focal point will help businesses	7 (10.6%)	1 (1.5%)	2 (3.0%)	1 (1.5%)	5 (7.6%)	50 (75.8%)
Making the centre of the village a real focal point will help residents	8 (12.1%)	0 (0.0%)	4 (6.1%)	0 (0.0%)	3 (4.5%)	51 (77.3%)
The ideas shown in Plan 1 are good	9 (13.6%)	3 (4.5%)	2 (3.0%)	2 (3.0%)	3 (4.5%)	47 (71.2%)
The ideas shown in Plan 2 are good	11 (16.7%)	2 (3.0%)	2 (3.0%)	4 (6.1%)	0 (0.0%)	47 (71.2%)
The ideas shown in Plan 3 are good	17 (25.8%)	0 (0.0%)	1 (1.5%)	2 (3.0%)	0 (0.0%)	46 (69.7%)

Q20 Respondent

Retail	4 (6.1%)
Non-retail.....	1 (1.5%)
Commercial	4 (6.1%)
Residential/ domestic+	49 (74.2%)
No reply	8 (12.1%)

Q21 No of employees

1	1 (11.1%)
2-5	0 (0.0%)
6 - 10	1 (11.1%)
11 - 20	0 (0.0%)
20+	1 (11.1%)
No reply	6 (66.7%)

Q22 Name

66 (100.0%)

Q23 Email

66 (100.0%)