



Tiptree Neighbourhood Plan

Appropriate Assessment Report

October 2019

Contents

Introduction	3
Pathways of impact and likely significant effects	5
Recreational disturbance (physical site disturbance and disturbance to birds) ...	5
Air quality	5
Water quality	6
Water resources.....	7
Urbanisation (fly tipping and predation).....	7
Appropriate assessment: likely significant effects alone.....	9
Appropriate assessment: likely significant effects in-combination	12
Appendix 1. Screening Matrix of Tiptree Neighbourhood Plan policies	15
Appendix 2. Updated RAMS Neighbourhood Plan Policy	17
Appendix 3: Information about Habitats sites	19

Introduction

The Habitats Regulations Assessment of land use plans relates to Special Protection Areas (SPAs), Special Areas of Conservation (SAC) and Ramsar Sites. SPAs are sites classified in accordance with Article 4 of the EC Directive on the conservation of wild birds (79/409/EEC), more commonly known as the Birds Directive. They are classified for rare and vulnerable birds, listed in Annex I to the Birds Directive, and for regularly occurring migratory species. SACs are classified in accordance with EC Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the Habitats Directive). Article 3 of this Directive requires the establishment of a European network of important high-quality conservation sites that will make a significant contribution to conserving the 189 habitat types and 788 species identified in Annexes I and II of the Directive. These sites are known as the Natura 2000 network. The NPPF defines them as Habitats sites. Ramsar Sites are designated under the International Convention on Wetlands of International Importance especially as Waterfowl Habitat (the Ramsar Convention, Iran 1971 and amended by the Paris Protocol 1992). Although Ramsar Sites are not protected in law by the Birds and Habitats Directives as a matter of policy government has decreed that unless otherwise specified procedures relating to SPAs and SACs will also apply to Ramsar Sites.

An appropriate assessment is a decision by the competent authority, in this case Colchester Borough Council, as to whether a proposed plan or project can be determined as not having a significant adverse effect on the integrity of a Habitats site. The integrity of a site is defined as the *“coherence of its ecological structure and function, across its whole area, that enables it to sustain the habitat, complex of habitats and/or the levels of populations of the species for which it was classified”* (Circular 06/05 paragraph 20). A fundamental element of the appropriate assessment is that the precautionary principle must be applied. In the Waddenzee judgment (ECJ Case C-127/02) the Habitats Court of Justice ruled that a plan or project may be authorised only if a competent authority has made certain that the plan or project will not adversely affect the integrity of the site.

The following Habitats sites are within Colchester Borough, or in the case of the Stour and Orwell Estuaries, adjacent to the borough:

Sites Designated under the Birds Directive:

- The Colne Estuary SPA (Mid Essex Coast Phase 2);
- Abberton Reservoir SPA;
- Blackwater Estuary SPA (Mid Essex Coast Phase 4);
- Dengie Estuary SPA (Mid Essex Coast Phase 1); and

- Stour and Orwell Estuaries SPA.

Sites designated under the Habitats Directive:

- Essex Estuaries SAC.

Sites designated under the Ramsar Convention:

- Colne Estuary;
- Abberton Reservoir;
- Blackwater Estuary;
- Dengie Estuary; and
- Stour and Orwell Estuaries.

Pathways of impact and likely significant effects

Recreational disturbance (physical site disturbance and disturbance to birds)

Physical site disturbance

Physical disturbance relates to actual damage or degradation of habitat from direct human activities. Examples in the context of this assessment relate to damage to habitat from walking (trampling of vegetation) and the abrasion of intertidal or freshwater habitat from boat wash/anchoring. This issue is relevant to the habitats for which Habitats sites are designated (e.g. damage to saltmarsh communities on the Essex Estuaries SAC) or habitat which supports designated species (e.g. sand and gravel shores on the Colne Estuary SPA). Recreational users can damage habitat and cause severe disturbance to wildlife, particularly nesting birds in summer and feeding and roosting waterfowl in winter.

Disturbance to birds

Many human activities have the effect of degrading parts of estuarine ecosystems through for example, over-exploitation of their natural resources and excessive discharge of wastes and pollution. However, over a third of the population nationally live in towns and cities around estuaries and so careful consideration is needed to protect these environmentally important sites and manage the increasing recreation impacts associated with a growing population.

The primary source of non-physical disturbance relates to an increase in the number of visitors to Habitats sites due to increases in housing, an associated increase in demand for recreation and tourism facilities near to these sites.

The appropriate assessment of Colchester Borough's Section 2 Local Plan concluded that there are no likely significant effects arising from recreational disturbance at Abberton Reservoir and so Abberton Reservoir can be screened out of further assessment in terms of recreational disturbance. Abberton Reservoir is close to Tiptree (3.8km at the closest parts), however the increase of 600 dwellings in Tiptree is included in the Section 2 Local Plan.

Zones of Influence (Zol) have been set as part of the Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS). These are based on the best available evidence and have been endorsed by Natural England. The whole of Colchester Borough lies within the Zol for various Essex coastal Habitats sites. This means that all residential development in Colchester is likely to significantly affect the integrity of Habitats sites in-combination.

Air quality

Air pollution is most likely to affect Habitats sites where plant, soil and water habitats are the qualifying features, but some qualifying animal species may also be affected, either directly or indirectly, by deterioration in habitat as a result of air pollution. Deposition of pollutants to the ground and vegetation can alter the characteristics of the soil, affecting the pH and nitrogen levels that can then affect plant health, productivity and species composition.

In terms of vehicular traffic, nitrogen oxides (NO_x, i.e. NO and NO₂) are considered to be the key pollutants. Deposition of nitrogen compounds may lead to both soil and freshwater acidification, and NO_x can cause eutrophication of soils and water.

Central government has developed a plan to improve air quality by reducing nitrogen dioxide levels in the UK (July 2017). The plan includes a range of measures that could be taken to mitigate the impact of action to improve air quality.

Colchester's Section 2 Local Plan includes a policy, which states that proposals will be supported that will not result in an unacceptable risk to public health, the environment or general amenity due to the potential of air pollution. Proposals for developments within designated Air Quality Management Areas (AQMAs) or where development within a nearby locality may impact on an AQMA are required, first, to be located in such a way as to reduce emissions overall, and secondly to reduce the direct impacts of those developments. Applicants will be required to prepare and submit a relevant assessment and permission will only be granted where the Council is satisfied that after selection of appropriate mitigation the development will not have an unacceptable significant impact on air quality, health and wellbeing.

Appropriate safeguards exist in a higher tier plan and air quality can therefore be screened out of further assessment.

Water quality

A growth in population resulting from an increase in housing will result in increased demands on the wastewater treatment system and may necessitate increased discharge consents and possibly even the establishment of new wastewater treatment works. Population expansion has the potential to increase nutrient loading to the Habitats sites, with the potential for impacts on site integrity through eutrophication.

Tiptree Water Recycling Centre (WRC) serves Tiptree. The Water Cycle Study (December 2016) is a key evidence base document for the Colchester Local Plan and the HRA. The WCS calculated the volume of wastewater generated from growth in each WRC catchment and compared this to the treatment capacity at each WRC. Tiptree WRC has sufficient existing permitted headroom to accommodate all of the proposed level of growth in Tiptree (600 dwellings to be allocated in the neighbourhood plan). No infrastructure upgrades are required to deliver proposed growth. The WCS also concluded that additional dwellings, above the 600 allocated in the neighbourhood plan, could be connected before the headroom would be

exceeded. The WCS concluded that the proposed growth set out in the Tiptree neighbourhood plan would not deteriorate water quality and there is no barrier to delivering proposed levels of growth in Tiptree in terms of water quality.

Water quality can therefore be screened out of further assessment.

Water resources

Unsustainable rates of abstraction reduce water flows and may result in lower flow velocities, reduced depths and reduced flow continuity that may alter ecological status. This combined with higher concentrations of nutrients such as phosphate and nitrate may lead to algal blooms. More frequent periods of summer low rainfall are expected under current climate change prediction scenarios which may increase the environmental impact of flow problems. The largest demand for water comes from the public water supply and in order to reduce abstraction, abstractors have been tasked to use water more efficiently.

The Water Cycle Study concluded that, allowing for the planned resource management of Anglia Water Services Essex Resource Zone, Colchester Borough will have adequate water supply to cater for growth over the plan period.

Water resources can therefore be screened out of further assessment.

Urbanisation (fly tipping and predation)

The impact of urbanisation is closely linked to recreational pressure. Both result from an increase in population close to Habitats sites. Fly tipping can adversely affect Habitats sites through the introduction of invasive species. It is becoming a greater problem in rural areas.

Predation of ground nesting birds by cats is potentially a significant issue for Habitats sites. This is particularly relevant where new housing allocations are provided within 0.5 - 1km of a Habitats site, which is the distance recommended by the RSPB as being the typical range of influence for domestic cats. This issue in Colchester Borough relates to the predation of ground nesting species such as Little Tern and Ringed Plover.

Fly tipping is an issue 400 metres from a Habitats site and predation is an issue up to 1km from a site. Fly tipping and predation can both be screened out of further assessment as Tiptree is (at the closest point, as the crow flies) approximately 3.8km from Abberton Reservoir, 5.6km from the Blackwater Estuary, 12km from the Colne Estuary and 24km from the Stour and Orwell Estuaries.

Loss of offsite functional habitat

Fields in close proximity to Habitats sites often provide offsite functional habitat. The loss of these sites, whilst not part of the Habitats site, can significantly affect the qualifying species of the SPA by reducing the extent of their habitat.

Whilst habitats located further from Habitats sites may be used by qualifying species these sites are unlikely to support numbers that would lead to a likely significant effect. Owing to the location of Tiptree, approximately 3.8km from Abberton Reservoir, 5.6km from the Blackwater Estuary, 12km from the Colne Estuary and 24km from the Stour and Orwell Estuaries, loss of offsite functional habitat can be screened out of further assessment.

Summary

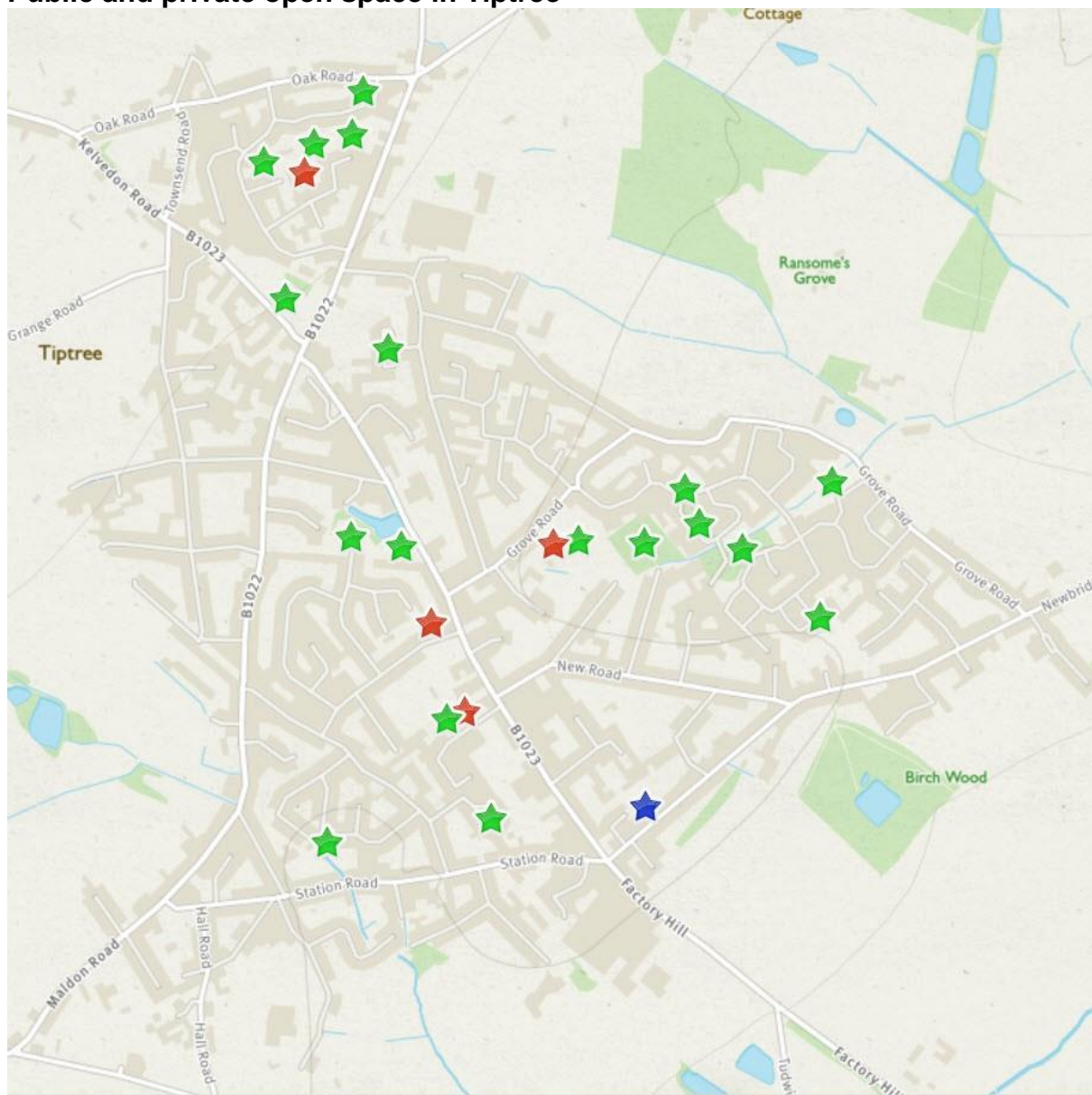
Recreational disturbance is the only issue that has not been screened out of further assessment in the consideration of pathways of impact and likely significant effects. The next sections (the appropriate assessment) consider likely significant effects from recreational disturbance alone and in-combination.

In reality the Neighbourhood Plan policies will combine to deliver the overall scale, location and form of development in Tiptree. However, to be thorough, Appendix 1 includes a screening matrix of all planning policies within the Tiptree Neighbourhood Plan.

Appropriate assessment: likely significant effects alone

The map below shows details of all public and private open space within the settlement boundary of Tiptree. The green star shows amenity land, the red star play areas and the blue star indicates the former Tiptree United restricted access open space that has been swapped for a pitch alongside Colchester Road near Napier's Farm.

Public and private open space in Tiptree



The map shows that there are numerous areas of open space dispersed throughout Tiptree, providing good access to existing residents. The following green spaces are designated as common land or are managed by Tiptree Parish Council. Public Access is allowed:

- Grove Road Playing Field
- Grove Lake
- Park Lane Nature Reserve and amenity land
- Windmill Green
- Warrior's Rest

In addition, Tiptree Heath is owned by Mr Peter Wilkin in his capacity as Lord of the Manor. It is designated as Common Land and managed jointly by The Friends of Tiptree Heath and Essex Wildlife Trust under a farm Business Tenancy with support from Tiptree Parish Council. It is also a designated Site of Special Scientific Interest.

It is the stated intention of the Tiptree Neighbourhood Plan to continue to afford protection to the above areas of open space and wherever possible and desirable to negotiate public access to such areas.

Policy TIP15 of the neighbourhood plan states:

“POLICY TIP15: COUNTRYSIDE AND GREEN SPACES

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

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

Natural England has advised Essex local authorities that developments of over 100 dwellings are likely to require additional (to the Essex Coast RAMS tariff – see the next section), bespoke mitigation measures to mitigate likely significant effects alone. Such provisions can help minimise any predicted increase in recreational pressure to Habitats sites by containing the majority of recreation within and around the development site, away from Habitats sites. New Suitable Accessible Natural Greenspace (SANG) should include: high-quality, informal, semi-natural areas; a circular dog walking route of 2.7 km; dedicated ‘dogs-off-lead’ areas; signage/information leaflets to householders to promote these areas for recreation; dog waste bins; and a commitment to the long term maintenance and management of these provisions. Policy TIP15 and the inclusion of supporting text to policy TIP16 expanding on the open space characteristics that will be required will avoid/ mitigate likely significant effects alone.

Presently, applications of over 100 dwellings in Colchester borough are required to submit a shadow/advisory appropriate assessment report to enable the local planning authority and Natural England to assess likely significant effects alone and required avoidance/ mitigation measures (likely significant effects in-combination are avoided/mitigated by a committed to contribute towards the Essex Coast RAMS).

As an alternative to SANG provision onsite there is a possible opportunity for new development in Tiptree to financially contribute to the creation and maintenance/management of a new area of open space for informal recreation at Inworth Grange Pits. This would be subject to successful negotiations with the current owners and the agreement of Natural England. It is generally recognised that there is a lack of wide open space in the Tiptree area and there is a strong call from the community to establish some kind of country park in the Tiptree area. To further develop this idea further work will be required to establish ownership and responsibility for the maintenance and management of the site; and the provision within the site of a circular dog walking route of 2.7 km, dedicated 'dogs-off-lead' areas, signage/information leaflets to householders to promote these areas for recreation and dog waste bins. A fair and proportionate financial contribution would also need to be agreed to fund the above features to ensure that the site is SANG. Contributions to this would address likely significant effects alone from residential sites of over 100 dwellings and would negate the need for applicants to prepare a shadow/ advisory appropriate assessment report detailing bespoke avoidance and mitigation measures.

Colchester Borough Council, as competent authority under the Habitat Regulations, has concluded that due to the provision of open space within Tiptree, together with the requirement for the protection and enhancement of green spaces and access to the countryside and long term ownership and stewardship of new public green spaces created as part of new development (0.27ha at Tower End, 0.36ha at Highlands Nursery and 0.8ha at Elms Farm), and there being no Habitats sites within a reasonable walking distance of Tiptree, the Tiptree Neighbourhood Plan alone will not adversely affect the integrity of any Habitats sites.

Appropriate assessment: likely significant effects in-combination

The screening matrix of all planning policies within the Tiptree Neighbourhood Plan (appendix 1) shows that all policies except policies TIP13: Tower End and TIP14: Highlands Nursery and Elms Farm, which allocate sites for the development of 625 dwellings, will not lead to any adverse effects and can be screened out of further assessment.

Colchester Borough Council has carried out an appropriate assessment of the Section 2 Local Plan. This includes a detailed in-combination assessment, which considers the in-combination effects of the Section 2 Local Plan with other neighbourhood plans and other Local Plan's across Essex, on Habitats sites. A Statement of Common Ground signed by Colchester Borough Council and Natural England, confirms that Natural England agrees with the conclusion that Section 2 will not lead to adverse effects on the integrity of Habitats sites either alone or in-combination.

Policy SS14 of the Local Plan provides for the development of 600 dwellings in Tiptree. Policy SS14 was screened out of further assessment owing to the location of Tiptree in relation to Habitats sites.

The appropriate assessment of the Section 2 Local Plan recommended the implementation of an Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS), including the Colne and Blackwater Estuaries. Reference to the RAMS is included in the Section 2 Local Plan. The RAMS Strategy Document, which includes a Technical Report and Mitigation Report, has now been finalised. A draft SPD has been prepared, with consultation on the RAMS SPD likely to take place in January 2020.

The neighbourhood plan includes the LPAs standard RAMS policy for neighbourhood plans (policy TIP16), which has been agreed by Natural England, and is included in the adopted Wivenhoe and West Bergholt neighbourhood plans. This policy requires development within the zones of influence of a Habitats site to make financial contributions towards the mitigation measures set out in the RAMS and refers to interim measures in the absence of a RAMS. However, as the RAMS is now complete an update to the policy is suggested. This is included in Appendix 2.

Mitigation measures to address recreational disturbance in-combination, i.e. the implementation of the RAMS, have been written into the Local Plan and Tiptree neighbourhood plan. The Essex Coast RAMS Strategy Document is completed, and Colchester Borough Council is collecting financial contributions towards the avoidance and mitigation measures outlined in the RAMS. This ensure that residential development in Colchester does not affect the integrity of Habitats sites and planning decisions are made having regard to the requirements of the Habitats Regulations.

The inclusion of TIP16 (the Essex Coast RAMS policy) and a commitment to SANG provision enables Colchester Borough Council, as competent authority under the Habitat Regulations, to conclude that the Tiptree neighbourhood plan will not adversely affect the integrity of Habitats sites alone or in-combination. The basic condition set out in Schedule 2 of The Neighbourhood Planning (General) Regulations 2012 that the making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017 is therefore met.

Appendix 1. Screening Matrix of Tiptree Neighbourhood Plan policies

Policy	Likely significant effects?	Screened out?
TIP1: Tiptree Settlement Boundaries	As a policy it will not lead directly to the physical development of land and therefore will not adversely affect any Habitats sites.	Yes
TIP02: Good Quality Design	As a policy it will not lead directly to the physical development of land and therefore will not adversely affect any Habitats sites.	Yes
TIP03: Residential Car Parking	As a policy it will not lead directly to the physical development of land and therefore will not adversely affect any Habitats sites.	Yes
TIP04: Building for Life	As a policy it will not lead directly to the physical development of land and therefore will not adversely affect any Habitats sites.	Yes
TIP05: Dwelling Mix	As a policy it will not lead directly to the physical development of land and therefore will not adversely affect any Habitats sites.	Yes
TIP06: Cycling, Walking and Disability Access Routes	As a policy it will not lead directly to the physical development of land and therefore will not adversely affect any Habitats sites.	Yes
TIP07: Mitigating the impact of vehicular traffic through Tiptree village	As a policy it will not lead directly to the physical development of land and therefore will not adversely affect any Habitats sites.	Yes
TIP08: Tiptree village centre existing businesses	As a policy it will not lead directly to the physical development of land and therefore will not adversely affect any Habitats sites.	Yes
TIP09: Tiptree village centre new developments	As a policy it will not lead directly to the physical development of land and therefore will not adversely affect any Habitats sites.	Yes
TIP10: Business development	Whilst this policy may lead to the development of land it relates to existing businesses and will not directly lead to new residential	Yes

	development and population growth.	
TIP11: Community infrastructure provision	Whilst this policy may lead to the development of land it relates to areas of open space and community buildings and will not directly lead to new residential development and population growth.	Yes
TIP12: Comprehensive development	As a policy it will not lead directly to the physical development of land and therefore will not adversely affect any Habitats sites.	Yes
TIP13: Tower End	The policy allocates land for 175 dwellings and sets out requirements for the site. As a policy it will lead to the physical development of land in accordance with the Local Plan spatial strategy (policy SG1). There is potential for likely significant effects in-combination with the Local Plan.	No
TIP14: Highland Nursery and Elms Farm	The policy allocates land for 450 dwellings and sets out requirements for the site. As a policy it will lead to the physical development of land in accordance with the Local Plan spatial strategy (policy SG1). There is potential for likely significant effects in-combination with the Local Plan.	No
TIP16: Countryside and green spaces	As a policy it will not lead directly to the physical development of land and therefore will not adversely affect any Habitats sites.	Yes
TIP17: Recreational disturbance avoidance and mitigation	As a policy it will not lead directly to the physical development of land and therefore will not adversely affect any Habitats sites. The policy will lead to the avoidance and mitigation of likely significant effects in-combination.	Yes

Appendix 2. Updated RAMS Neighbourhood Plan Policy

Recommended Habitat Regulations Assessment text for Neighbourhood Plans

Habitat Regulations Assessments have been completed for Colchester Borough Council's Section 1 Local Plan and Section 2 Local Plan. Both of these assessments identified that the in-combination effects of the Section 1 and Section 2 Local Plans (including the cumulative effects of the Section 2 allocations), together with neighbouring local planning authorities Local Plans and neighbourhood plans are likely to adversely affect the integrity of European designated nature conservation sitesⁱ ('Habitats sites').

In view of that Colchester Borough Council has formed a partnership with eleven other Greater Essex local planning authorities, and Natural England, to prepare and implement a Recreational disturbance Avoidance and Mitigation Strategy (RAMS) for the Essex coast. The RAMS Strategy Document, which includes a Technical Report and Mitigation Report, was completed in January 2019 and a SPD is emerging.

RAMS is a strategic solution to protect the Essex coast from the recreational pressures of a growing population. A RAMS is usually driven by challenges and opportunities arising from planning issues. RAMS generally applies more broadly than at a single designated Habitats site, provides strategic scale mitigation and enables the development of a generic approach to evidence collection and use.

Financial contributions will be sought for all residential development, which falls within the zones of influence, towards a package of measures to avoid and mitigate likely significant adverse effects in accordance with policy SP2b of the Shared Strategic Section 1 Plan and policy ENV1 (Environment) of the Section 2 Colchester Borough Local Plan. This includes development allocated in Neighbourhood Plans within Colchester Borough. The whole of Colchester Borough lies within the zone of influence. Details of the zones of influence, the avoidance and mitigation measures and the tariff are included in the Essex Coast RAMS Strategy Document and emerging Supplementary Planning Document (SPD).

As an alternative to paying the RAMS tariff, proposals within the zones of influence for recreational disturbance to Habitats sites can carry out a project level Habitat Regulations Assessment and implement bespoke mitigation measures to ensure that in-combination recreational disturbance effects are avoided and/or mitigated.

Policy. Essex Coast Recreational disturbance Avoidance and Mitigation (RAMS)

All residential development within the zones of influence of Habitats sites will be required to make a financial contribution towards mitigation measures, as

detailed in the Essex coast RAMS, to avoid adverse in-combination recreational disturbance effects on Habitat sites.

Alternatively, all residential development within the zones of influence will need to deliver all measures identified (including strategic measures) through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive.

Appendix 3: Information about Habitats sites

Site Name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
Large estuarine site in south-east England. The site comprises the major estuaries of the Colne, Blackwater, Crouch and Roach river.				
Essex Estuaries SAC	46140.82	<p>Annex 1 habitats that are a primary reason for selection of this site:</p> <p>Estuaries</p> <p>Mudflats and sandflats not covered by seawater at low tide</p> <p>Salicornia and other animals colonising mud and sand</p> <p>Spartina swards (<i>Spartinion maritima</i>)</p> <p>Atlantic salt meadows (<i>Glauco-Puccinellietalia maritima</i>)</p> <p>Mediterranean and thermo-Atlantic halophilous scrubs</p> <p>Annex 1 habitats present as a qualifying feature:</p> <p>Sandbanks which are slightly covered by seawater</p>	<p>With regard to the individual species and/or assemblage of species for which the site has been classified:</p> <p>Avoid the deterioration of the habitats of the qualifying features, and the significant disturbance of the qualifying features, ensuring the integrity of the site is maintained and the site makes a full contribution to achieving the aims of the Birds Directive.</p> <p>Subject to natural change, to maintain or restore:</p> <p>The extent and distribution of the habitats of the qualifying features;</p> <p>The structure and function of the habitats of the qualifying</p>	<p>Coastal squeeze – Coastal defences along much of the Essex coastline prevent intertidal habitats from shifting landward in response to rising sea levels. As a result, these habitats are being gradually degraded and reduced in extent, 'Managed realignment' schemes and additional intervention measures to create new areas of intertidal habitat and reduce erosion rates are being implemented but more will be needed to offset future losses.</p> <p>Fisheries: Commercial marine and estuarine – Shellfish dredging over subtidal habitats has been identified as an Amber activity and is considered a high priority for assessment and development of possible management for the site.</p> <p>Bottom towed fishing gear has been</p>

Site Name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
		all the time	<p>features; The supporting processes on which the habitats of the qualifying features rely; The populations of the qualifying features; The distribution of the qualifying features within the site.</p>	<p>categorised as a 'Red' for the interest features listed, specifically the seagrass beds <i>Zostera</i> spp, a sub-feature of the SAC.</p> <p>Planning Permission: general – Several of the issues affecting the Essex Estuaries and the management of disturbance effects on the sites are related to each other, and addressing them is likely to require an improved overview of the relative sensitivities of different habitats, species and locations to different types of development.</p> <p>Invasive species – Non-native invasive species such as the American whelk tingle <i>Urosalpinx cinerea</i> and Slipper limpet <i>Crepidula fornicata</i> are known to occupy subtidal muddy habitats, potentially impacting native communities through competition for resources and predation. Invasive common cord grass may adversely affect plant species for which the Essex Estuaries SAC is designated.</p> <p>Fisheries: Recreational marine and estuarine – Recreational bait digging</p>

Site Name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
				<p>may damage the intertidal mudflats and sandflats and associated sub-features and communities, such as eelgrass beds. The extent of the activity and potential impacts on site features are not currently well understood.</p> <p>Air Pollution: risk of atmospheric nitrogen deposition - Atmospheric nitrogen deposition exceeds the relevant critical loads for coastal dune habitats used by breeding terns and hence there is a risk of harmful effects. However, on the Essex estuaries declines in the numbers of breeding terns appear to be due mainly to erosion of a man-made cockle-shingle bank (at Foulness) and to disturbance (elsewhere), rather than to over-vegetation of breeding areas caused by nitrogen deposition.</p>
<p>The Stour and Orwell estuaries straddle the eastern part of the Essex/Suffolk border in eastern England. The estuaries include extensive mud-flats, low cliffs, saltmarsh and small areas of vegetated shingle on the lower reaches. The mud-flats hold <i>Enteromorpha</i>, <i>Zostera</i> and <i>Salicornia</i> spp. The site also includes an area of low-lying grazing marsh at Shotley Marshes on the south side of the Orwell. In summer, the site supports important numbers of breeding Avocet <i>Recurvirostra avosetta</i>, while in</p>				

Site Name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
Stour and Orwell Estuaries SPA	3676.92	<p>Annex I species:</p> <p>Over winter: Hen Harrier <i>Circus cyaneus</i></p> <p>This site also qualifies under Article 4.2 of the Directive (79/409/EEC) by supporting populations of Habitats importance of the following migratory species:</p> <p>Over winter:</p> <p>Black-tailed Godwit <i>Limosa limosa islandica</i></p> <p>Dunlin <i>Calidris alpina alpina</i></p> <p>Grey Plover <i>Pluvialis squatarola</i></p> <p>Pintail <i>Anas acuta</i></p> <p>Redshank <i>Tringa totanus</i></p> <p>Ringed Plover <i>Charadrius hiaticula</i></p> <p>Shelduck <i>Tadorna tadorna</i></p> <p>Turnstone <i>Arenaria interpres</i></p> <p>The area qualifies under Article 4.2 of the Directive (79/409/EEC) by regularly supporting at least 20,000 waterfowl including:</p>	<p>With regard to the individual species and/or assemblage of species for which the site has been classified ("the Qualifying Features" listed below);</p> <p>Avoid the deterioration of the habitats of the qualifying features, and the significant disturbance of the qualifying features, ensuring the integrity of the site is maintained and the site makes a full contribution to achieving the aims of the Birds Directive.</p> <p>Subject to natural change, to maintain or restore:</p> <p>The extent and distribution of the habitats of the qualifying features;</p> <p>The structure and function of the habitats of the qualifying features;</p> <p>The supporting processes on which the habitats of the qualifying features rely;</p> <p>The populations of the qualifying</p>	<p>Coastal squeeze – Coastal defences are present along most of the Orwell coastline to mitigate for impacts from climate change, such as rising sea level. Unless changes are made to the management of the coastline, habitats supporting qualifying SPA birds will be lost or degraded through coastal squeeze, sedimentation and reduced exposure.</p> <p>Public access/disturbance – Stour and Orwell Estuaries is subject to land- and water-based activities, including boating and water sports; walking; bait-digging; fishing; wildfowling; and military overflight training. These activities are likely to impact habitats supporting breeding and overwintering water birds. A better understanding of which species and habitats are most susceptible; which types of activity are most disturbing; and which locations and times of year are most sensitive is required to ensure the Estuaries are appropriately managed.</p> <p>Changes in species distribution –</p>

Site Name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
		<p>Cormorant <i>Phalacrocorax carbo</i>;</p> <p>Pintail <i>Anas acuta</i>;</p> <p>Ringed Plover <i>Charadrius hiaticula</i>;</p> <p>Grey Plover <i>Pluvialis squatarola</i>;</p> <p>Dunlin <i>Calidris alpina alpina</i>;</p> <p>Black-tailed Godwit <i>Limosa limosa islandica</i>;</p> <p>Redshank <i>Tringa tetanus</i>;</p> <p>Shelduck <i>Tadorna tadorna</i>;</p> <p>Great Crested Grebe <i>Podiceps cristatus</i>;</p> <p>Curlew <i>Numenius arquata</i>;</p> <p>Dark-bellied Brent Goose <i>Branta bernicla bernicla</i>;</p> <p>Wigeon <i>Anas Penelope</i>;</p> <p>Goldeneye <i>Bucephala clangula</i>;</p> <p>Oystercatcher <i>Haematopus ostralegus</i>;</p> <p>Lapwing <i>Vanellus vanellus</i>;</p> <p>Knot <i>Calidris canutus</i>;</p> <p>Turnstone <i>Arenaria interpres</i>.</p>	<p>features;</p> <p>The distribution of the qualifying features within the site.</p>	<p>Declines in the number of bird species present at Orwell coastline have occurred. This is likely to be the result of changes in population and distribution on an international scale, due to climate change.</p> <p>Invasive species – An increase in <i>Spartina anglica</i> may be affecting the growth of <i>Spartina maritima</i>, a key habitat feature for qualifying bird roosting and feeding areas of saltmarsh and mudflat.</p> <p>Planning permission: General – The issue of development in combination with other factors is not fully understood. To ensure management is appropriate to the SPA a better understanding of the sensitivities relating to each habitat, species and location to different types of development is required. Difficult issues highlighted by the SIP include; a) Assessing the cumulative effects of numerous, small and often 'non-standard' developments. b) Development outside the SPA</p>

Site Name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
				<p>boundary can have negative impacts, particularly on the estuaries' birds. c) Assessing the indirect, 'knock-on' effects of proposals. d) Pressure to relax planning conditions on existing developments.</p> <p>Air pollution: impact from atmospheric nitrogen deposition – Atmospheric nitrogen deposition exceeds the relevant critical loads for coastal dune habitats used by breeding terns and hence there is a risk of harmful effects.</p> <p>Inappropriate coastal management – Due to the presence of existing hard sea defences, such as sea walls there is little scope for adaptation to rising sea levels. Any freshwater habitats behind failing seawalls are likely to be inundated by seawater, which would result in the loss of this habitat within the SPA.</p> <p>Fisheries: Commercial and estuarine – Commercial fishing activities can be very damaging to inshore marine habitats and the bird species dependent</p>

Site Name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
				on the communities they support. Any 'amber or green' categorised commercial fishing activities in Habitats Marine Sites are assessed by Kent and Essex Inshore Fisheries Conservation Authority (IFCA). This assessment takes into account any in-combination effects of amber activities and/or appropriate plans or projects.
Stour and Orwell Estuaries Ramsar site	3676.92	<p>Ramsar criterion 2</p> <p>Contains seven nationally scarce plants:</p> <p>Stiff saltmarsh-grass <i>Puccinellia rupestris</i></p> <p>Small cord-grass <i>Spartina maritima</i></p> <p>Perennial glasswort <i>Sarcocornia perennis</i></p> <p>Lax-flowered sea lavender <i>Limonium humile</i></p> <p>Eelgrasses <i>Zostera angustifolia</i>, <i>Z. marina</i> and <i>Z. noltei</i>.</p> <p>Ramsar criterion 5</p> <p>Assemblages of international importance;</p>	None available.	<p>Similar to Stour and Orwell Estuaries SPA (See above).</p> <p>A key threat identified by RIS was erosion.</p> <p>Erosion – Natural coastal processes exacerbated by fixed sea defences, port development and maintenance dredging. Erosion is being tackled through sediment replacement for additional erosion that can be attributed to port development and maintenance dredging. A realignment site has been created on-site to make up for the loss of habitat due to capital dredging. General background erosion has not been tackled although a Flood Management Strategy for the site is</p>

Site Name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
		<p>species with peak counts in winter; 63,017 waterfowl.</p> <p>Ramsar criterion 6 species/ populations occurring at levels of international importance:</p> <p>Species with peak counts in spring/autumn:</p> <p>Common redshank, <i>Tringa totanus totanus</i>.</p> <p>Species with peak counts in winter:</p> <p>Dark-bellied brent goose, <i>Branta bernicla bernicla</i>;</p> <p>Northern pintail, <i>Anas acuta</i>;</p> <p>Grey plover, <i>Pluvialis squatarola</i>;</p> <p>Red knot, <i>Calidris canutus islandica</i>;</p> <p>Dunlin, <i>Calidris alpina alpina</i></p> <p>Black-tailed godwit, <i>Limosa limosa islandica</i>;</p> <p>Common redshank, <i>Tringa totanus totanus</i>.</p>		being produced.
The Colne Estuary is located on the coast of Essex in eastern England. It is a comparatively short and branching estuary, with five				

Site Name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
<p>tidal arms that flow into the main channel of the River Colne. The estuary has a narrow intertidal zone predominantly composed of flats of fine silt with mud-flat communities typical of south-eastern English estuaries. The estuary is of importance for a range of wintering wildfowl and waders, in addition to breeding Little Tern <i>Sterna albifrons</i> which nest on shell, sand and shingle spits. There is a wide variety of coastal habitats which include mud-flat, saltmarsh, grazing marsh, sand and shingle spits, disused gravel pits and reedbeds which provide feeding and roosting opportunities for the large numbers of waterbirds that use the site. The Colne Estuary is an integral component of the phased Mid-Essex Coast SPA</p>				
Colne Estuary (Mid-Essex Coast Phase 2) SPA	2701.43	<p>Annex I populations of the following species:</p> <p>During the breeding season -</p> <ul style="list-style-type: none"> • Little Tern <i>Sterna albifrons</i> <p>Over winter -</p> <ul style="list-style-type: none"> • Avocet <i>Recurvirostra avosetta</i> • Golden Plover <i>Pluvialis apricaria</i> • Hen Harrier <i>Circus cyaneus</i> • This site also qualifies under Article 4.2 of the Directive (79/409/EEC) by supporting 	<p>Avoid the deterioration of the habitats of the qualifying features, and the significant disturbance of the qualifying features, ensuring the integrity of the site is maintained and the site makes a full contribution to achieving the aims of the Birds Directive.</p> <p>Subject to natural change, to maintain or restore:</p> <p>The extent and distribution of the habitats of the qualifying features;</p> <p>The structure and function of the habitats of the qualifying features;</p> <p>The supporting processes on which the habitats of the qualifying features rely;</p>	<p>Coastal Squeeze – Coastal defences along much of the Essex coastline prevent intertidal habitats from shifting landward in response to rising sea levels. As a result, these habitats are being gradually degraded and reduced in extent, with knock-on effects on the waterbirds and other species they support. 'Managed realignment' schemes and additional intervention measures to create new areas of intertidal habitat and reduce erosion rates are being implemented but more will be needed to offset future losses. Grazing marshes in the area of the Mid Essex Coast SPAs are important for waterbirds and are also threatened by sea level rise because most are near or below mean high tide level, currently protected behind seawalls.</p>

Site Name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
		<p>populations of Habitats importance of the following migratory species:</p> <p>Over winter -</p> <ul style="list-style-type: none"> • Dark-bellied Brent Goose <i>Branta bernicla bernicla</i> • Redshank <i>Tringa totanus</i> • The area qualifies under Article 4.2 of the Directive (79/409/EEC) by regularly supporting at least 20,000 waterfowl 	<p>The populations of the qualifying features;</p> <p>The distribution of the qualifying features within the site.</p>	<p>Public access /disturbance – Breeding and overwintering waterbirds are susceptible to human disturbance from a range of land- and water-based activities - including boating and watersports, walking, bait-digging, fishing and wildfowling - as well as low-flying aircraft. Some activities, such as powerboating, may produce physical disturbance to habitats.</p> <p>Planning permission: general – Several of the issues affecting the Essex Estuaries and the management of disturbance effects on the sites are related to each other, and addressing them is likely to require an improved overview of the relative sensitivities of different habitats, species and locations to different types of development.</p> <p>Changes in species distributions – Declines have occurred in the numbers of some of the waterbird species using the Essex Estuaries SIP area but these may be due to changes in their distributions or population levels at a national or continental scale, possibly</p>

Site Name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
				<p>linked to climate change.</p> <p>Invasive species – An increase in Pacific oyster <i>Crassostrea gigas</i> settlement and colonisation within the Habitats Marine Site (EMS) may result in areas of foreshore being covered in such numbers as to make them difficult to access and utilise as feeding grounds for overwintering birds. Invasive common cord grass may adversely affect other species and habitats, including feeding and roosting areas of SPA bird species.</p> <p>Fishing – Recreational bait digging may impact waterbirds e.g. by reducing prey availability, or damaging the intertidal mudflats and sandflats and associated communities. The extent of the activity and potential impacts on site features are not currently well understood. Certain forms of commercial fishing, e.g. bottom towed fishing gear; can be very damaging to inshore marine habitats and the bird species dependent on the communities they support.</p>

Site Name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
				Air Pollution: risk of atmospheric nitrogen deposition – Atmospheric nitrogen deposition exceeds the relevant critical loads for coastal dune habitats used by breeding terns and hence there is a risk of harmful effects. However, on the Essex estuaries declines in the numbers of breeding terns appear to be due mainly to erosion of a man-made cockle-shingle bank (at Foulness) and to disturbance (elsewhere), rather than to over-vegetation of breeding areas caused by nitrogen deposition.
Colne Estuary (Mid-Essex Coast Phase 2) Ramsar site	2701.43	<p>Ramsar criterion 1</p> <p>The site is important due to the extent and diversity of saltmarsh present.</p> <p>Ramsar criterion 2</p> <p>The site supports 12 species of nationally scarce plants and at least 38 British Red Data Book invertebrate</p>	None available.	Similar to Colne Estuary SPA (above).

Site Name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
		<p>species.</p> <p>Ramsar criterion 3</p> <p>This site supports a full and representative sequence of saltmarsh plant communities covering the range of variation in Britain.</p> <p>Ramsar criterion 5</p> <p>Assemblages of international importance:</p> <p>Species with peak counts in winter:</p> <p>32041 waterfowl (5 year peak mean 1998/99-2002/2003)</p> <p>Ramsar criterion 6</p> <p>Species/populations occurring at levels of international importance.</p>		

Site Name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
		<p>Qualifying Species/populations (as identified at designation):</p> <p>Species with peak counts in winter: Dark-bellied brent goose, <i>Branta bernicla bernicla</i>; Common redshank, <i>Tringa totanus tetanus</i>. Species/populations identified subsequent to designation for possible future consideration under criterion 6.</p>		
Abberton Reservoir is a large water storage reservoir close to the Essex coast. It is one of the most important reservoirs in the country for overwintering waterfowl and also supports substantial aggregations of moulting birds in early autumn and a large colony of tree-nesting cormorants. Causeways divide the reservoir into three sections.				
Abberton Reservoir SPA	726.2	<p>Supports the following internationally important waterbird assemblage:</p> <p><i>Podiceps cristatus</i>; Great crested grebe (Non-</p>	<p>With regard to the individual species and/or assemblage of species for which the site has been classified:</p> <p>Avoid the deterioration of the habitats of the qualifying</p>	<p>Siltation – high sediment load in reservoir inflow due to agricultural practices within catchment.</p> <p>Public access / disturbance – designated waterbirds are vulnerable to human disturbance but well controlled</p>

Site Name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
		<p>breeding) <i>Phalacrocorax carbo</i>; Great cormorant (Breeding) <i>Cygnus olor</i>; Mute swan (Non-breeding) <i>Anas penelope</i>; Eurasian wigeon (Non-breeding) <i>Anas strepera</i>; Gadwall (Non-breeding) <i>Anas crecca</i>; Eurasian teal (Non-breeding) <i>Anas clypeata</i>; Northern shoveler (Non-breeding) <i>Aythya ferina</i>; Common pochard (Non-breeding) <i>Aythya fuligula</i>; Tufted duck (Non-breeding) <i>Bucephala clangula</i>; Common goldeneye (Non-breeding) <i>Fulica atra</i>; Common coot (Non-breeding) <i>Pluvialis apricaria</i>; Habitats golden plover (Non-breeding)</p>	<p>features, and the significant disturbance of the qualifying features, ensuring the integrity of the site is maintained and the site makes a full contribution to achieving the aims of the Birds Directive.</p> <p>Subject to natural change, to maintain or restore:</p> <p>The extent and distribution of the habitats of the qualifying features;</p> <p>The structure and function of the habitats of the qualifying features;</p> <p>The supporting processes on which the habitats of the qualifying features rely;</p> <p>The populations of the qualifying features;</p> <p>The distribution of the qualifying features within the site.</p>	<p>by Essex & Suffolk Water; occasional trespassing and disturbance by low flying aircraft.</p> <p>Planning permission: general – potential future threat to designated waterbirds if farmland providing supporting habitat close to the SPA were lost to development; requires further study.</p> <p>Changes in species distributions – unexplained decline in designated population of cormorant.</p> <p>Bird strike – death of designated mute swans and possibly other species from collision with overhead powerlines near reservoir.</p> <p>Water pollution – Water stored in the reservoir is high in nutrients (eutrophic) as it comes from intensively farmed catchment areas. Resulting algal blooms may include toxic blue-green algae that can kill wildfowl, though no significant mortality has been recorded. Historically, increased water from the reservoir led to low water levels although no decrease in wildfowl was</p>

Site Name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
				<p>attributed to this. Currently the water level of the main, eastern section is being raised by 3 metres to increase storage capacity. As part of the level-raising scheme, the original concrete banks have been removed and the shoreline re-profiled, creating extensive new areas of shallow wetland habitat for the site's waterfowl.</p> <p>The Water Company has a consultative committee which addresses conservation issues at all its sites, and the Abberton Reserve Committee (involving Essex Wildlife Trust and EN) addresses local issues.</p> <p>Air Pollution: risk of atmospheric nitrogen deposition – The site is identified as at risk from air pollution as Nitrogen deposition levels exceed the site- relevant critical load for ecosystem protection. However the site's Nitrogen load is likely to be dominated by levels in the water entering the reservoir (mainly from the distant Ouse catchment) rather than direct deposition.</p>

Site Name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
Abberton Reservoir Ramsar site	726.2	<p>Supports 23787 waterfowl (5 year peak mean 1998/99-2002/2003) including the following internationally important waterbird assemblage:</p> <p>Gadwall, <i>Anas strepera strepera</i>; Northern shoveler, <i>Anas clypeata</i>; Eurasian wigeon, <i>Anas Penelope</i>; Mute swan, <i>Cygnus olor</i> Common pochard, <i>Aythya farina</i>; Great cormorant, <i>Phalacrocorax carbo carbo</i>; Eurasian teal, <i>Anas crecca</i>; Tufted duck, <i>Aythya fuligula</i>; Common coot, <i>Fulica atra atra</i>; Pied avocet, <i>Recurvirostra avosetta</i>; Ruff, <i>Philomachus pugnax</i>, Black-tailed godwit, <i>Limosa limosa islandica</i>;</p>	None available.	Similar to Abberton Reservoir SPA (above).

Site Name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
		Spotted redshank, <i>Tringa erythropus</i> , Common greenshank , <i>Tringa nebularia</i> , Common goldeneye , <i>Bucephala clangula</i>		
The Blackwater Estuary is a large estuary between the Dengie peninsula and Mersea Island on the Essex coast. It stretches from immediately adjacent to Maldon and about 8 km south of Colchester.				
Blackwater Estuary (Mid-Essex Coast Phase 4) SPA	4395.15	Qualifying Features (Waterbird assemblage): <i>Branta bernicla bernicla</i> ; Dark-bellied brent goose (Non-breeding) <i>Aythya ferina</i> ; Common pochard (Breeding) <i>Circus cyaneus</i> ; Hen harrier (Non-breeding) <i>Charadrius hiaticula</i> ; Ringed plover (Breeding) <i>Pluvialis squatarola</i> ; Grey plover (Non-breeding) <i>Calidris alpina alpina</i> ; Dunlin (Non-breeding) <i>Limosa limosa islandica</i> ; Black-tailed godwit (Non-breeding)	With regard to the individual species and/or assemblage of species for which the site has been classified: <ul style="list-style-type: none"> Avoid the deterioration of the habitats of the qualifying features, and the significant disturbance of the qualifying features, ensuring the integrity of the site is maintained and the site makes a full contribution to achieving the aims of the Birds Directive. Subject to natural change, to maintain or restore: <ul style="list-style-type: none"> The extent and 	Similar to Colne Estuary SPA (above)

Site Name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
		<ul style="list-style-type: none"> • <i>Sterna albifrons</i>; Little tern (Breeding) <p>Additional Qualifying Features Identified by the 2001 UK SPA Review:</p> <p><i>Tadorna tadorna</i>; Common shelduck (Non-breeding)</p> <p><i>Recurvirostra avosetta</i>; Pied avocet (Non-breeding)</p> <p><i>Charadrius hiaticula</i>; Ringed plover (Non-breeding)</p> <p><i>Pluvialis apricaria</i>; Habitats golden plover (Non-breeding)</p> <p><i>Philomachus pugnax</i>; Ruff (Non-breeding)</p> <p><i>Tringa totanus</i>; Common redshank (Non-breeding)</p>	<p>distribution of the habitats of the qualifying features;</p> <ul style="list-style-type: none"> • The structure and function of the habitats of the qualifying features; • The supporting processes on which the habitats of the qualifying features rely; • The populations of the qualifying features; • The distribution of the qualifying features within the site. 	
Blackwater Estuary (Mid-Essex Coast Phase 4) Ramsar site	4395.15	<p>Represents 70% of the saltmarsh habitat in Essex and 7% of the total area of saltmarsh in Britain. Invertebrate fauna includes at least 16 British Red Data Book species:</p> <ul style="list-style-type: none"> • water beetle 	None available.	Similar to Colne Estuary SPA (above).

Site Name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
		<p>Paracymus aeneus;</p> <ul style="list-style-type: none"> • damselfly Lestes dryas; • flies Aedes flavescens, Erioptera bivittata, Hybomitra expollicata ; • spiders Heliophanus auratus and Trichopterna cito; • beetles Baris scolopacea, Philonthus punctus, Graptodytes bilineatus and Malachius vulneratus; • flies Campsicemus magius, Myopites eximia; • moths Idaea ochrata and Malacosoma castrensis; • spider Euophrys. <p>Supports a full and representative sequences of</p>		

Site Name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
		<p>saltmarsh plant communities covering the range of variation in Britain. Supports the following internationally important wildfowl assemblage:</p> <ul style="list-style-type: none"> • Dark-bellied brent goose, <i>Branta bernicla bernicla</i>; • Grey plover , <i>Pluvialis squatarola</i>; • Dunlin , <i>Calidris alpina alpina</i>; • Black-tailed godwit, <i>Limosa limosa islandica</i>; • Habitats golden plover , <i>Pluvialis apricaria apricaria</i>; • Common redshank , <i>Tringa totanus totanus</i>. 		

TIPTREE MUST TAKE CONTROL

The Localism Act 2011 gives local communities new rights to shape, develop and plan their neighbourhood. 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 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.

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.



Look

Magazine

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

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Tiptree Neighbourhood Plan

It's our village; we must take control.

Tiptree Village is a District Centre

Tiptree, Mersea and Wivenhoe are the largest settlements outside Colchester and are designated as District Centres. They act as hubs for surrounding villages, providing services, education and medical care. They are also regarded by Colchester Borough Council as the areas where more extensive housing development will take place now and in the future.

New Housing in Tiptree

Already Tiptree has two large housing developments due for completion soon, namely Wilkins (250 houses) and Grange Road (104 houses) Permission was granted as part of the current Local Plan agreement up to 2017. Colchester Borough Council is currently consulting with residents before deciding where houses will be built after 2017 and up to 2032. As a District Centre, Tiptree will have to take its share of the housing proposed in the Local Plan between 2017 and 2032. That is not in question. What we have to argue, fight for and agree together is where development will take place; how many will be built; what infrastructure improvements are essential and what amenities and improvements will be provided.

Neighbourhood Plan

Tiptree Parish Council has started the ball rolling by launching the Neighbourhood Planning process. Once agreed, a Neighbourhood Plan is a legal document which has to be consulted when any development is proposed in Tiptree. A working party of six councillors has begun what is a wide ranging, complicated and lengthy process, taking about 2-3 years. But it is, in our view, essential if Tiptree residents are going to have their vision about the future of our Village considered. If we do nothing, development will take place and the improvements Tiptree requires will not be met.

Where Do We Start?

The working party needed to start somewhere and one of the areas of focus for a Neighbourhood Plan is to 'Ensure a thriving retail sector.' Recognising the importance of our successful retailers and businesses to the economy of Tiptree, as well as the need to preserve and improve the shopping experience for customers in Church Road, they decided that this was a good place to begin. New houses will mean: more shoppers, more cars, more traffic congestion and the need for more parking spaces.

Over several months, the working party generated ideas, some of which had been put forward by Colchester Borough Council in 1998 as part of a plan to enhance Church Road. These initial ideas were

sent out to retailers, businesses and residents in and around Church Road for consultation and inviting them to an exhibition to voice their objections, opinions and to put forward their own ideas. In addition an invitation was extended to join the working party or to be kept up to date with discussions. Some business owners have already volunteered to join the working party as have several members of the community.

Done Deal?

The ideas put forward by the working party were just that – ideas. Ideas that could be dropped changed or replaced by better ones. A Neighbourhood Plan has to be voted on by the residents. Neither the working party nor the Parish Council can force retailers, businesses or residents to agree to proposals. Rumours that Parish Council will issue compulsory purchase notices are completely false! What is needed is for the whole community to come together to decide on ways in which the village could be improved. If Tiptree has agreed plans and projects in the form of a Neighbourhood Plan then we can ensure that money from future housing developments is spent in Tiptree and not elsewhere in the Borough of Colchester.

What Were Some of the Ideas?

- To provide more retail space. Colchester Borough Council has indicated that with housing development, retail provision will need to expand. Where should or could it go?
- To provide more car parking. Currently Tiptree benefits from free convenient parking, but only has 26 public car parking spaces which are located to the left hand side of Tesco's car park. All other car parking spaces are privately owned and could be subject to regulation by the owners.
- Provision for loading and unloading.
- Traffic calming and traffic management through and around the shopping area.
- To create "**Shared Space**" in the main shopping area of Church Road. Shared Space is a proven concept which has been created in other places. By merging pavement and road to create a flat surface in the area, cars no longer take precedence. Traffic is slowed, allowing shoppers, cyclists and pedestrians to move about safely and retailers to create a pleasant, social shopping environment
- To relocate some important businesses to a prime location on the outskirts of the village but only with their approval and co-operation. Some businesses may be finding operating from the centre of Tiptree a disadvantage. **BUT WE DO NOT WANT TO LOSE THEM** so planning for the future needs and growth of our valued Tiptree Village businesses is, in our opinion, vital.

Other Issues

Church Road Centre is only one of the issues the Neighbourhood Planning Working Party will need to address. The others include: protection of village character, transport and traffic management, facilities for residents, housing to meet local needs, employment opportunities, communications and utilities, open space, schooling provision and facilities, medical/dentistry provision, environment, and affordable housing. If you are interested in any of these issues and feel that you want to contribute to that part of the Neighbourhood Plan or indeed all of it, WHY NOT JOIN US

Meetings

The working party currently meets every two weeks. The next meeting is on Wednesday 18th February at 6.30pm at Tiptree Community Centre. If you have interests, knowledge and skills that you would like to offer to the working party please let us know by contacting the NHP Secretary on 01621 817030

Exhibition

All residents are invited to an exhibition of initial ideas for Church Road shopping area to be held at the Community Centre on Saturday 28th February from 9am- 2pm.

Feb 2015

Contributing to the Tiptree neighbourhood plan

Tiptree, West Mersea and Wivenhoe are the largest settlements in the borough outside the town of Colchester and are designated as district centres. They act as hubs for surrounding villages, providing resources such as education services and medical care. They are also designated as areas where extensive housing development will be sited now and in the future.

Two large housing developments are already due to be completed in Tiptree, with 259 houses near the Wilkin and Sons factory and a further 104 in Grange Road. Planning permission was granted as part of the local development framework agreement to 2017, and the borough council is now holding consultations with residents about houses to be built beyond that date to 2032.

As a district centre, Tiptree will have to take its share of the proposed housing, but where development will take place, how many houses will be built, what infrastructure improvements will be needed and what amenities and improvements will be necessary still need to be decided.

Tiptree parish council has already launched the neighbourhood planning process, and once details are agreed, a legal document will be produced that has to be consulted whenever a new development is proposed for Tiptree.

A working party of six councillors has embarked on a wide-ranging, complicated and lengthy process that will take about 18 months to complete, but it is an essential undertaking to ensure that the views of residents are considered. If nothing is done, development will take place and the improvements that Tiptree requires will not be met.

The working party chose to start the process by focusing on one aspect of the neighbourhood plan, which is to ensure that there is a thriving retail sector.

Acknowledging the importance of successful retailers and businesses to the economy of the village and the need to preserve and improve the local shopping experience, and recognising that new houses will mean more shoppers, more traffic congestion and a need for more parking spaces, the working party generated ideas to enhance Church Road. Some of these were originally put forward in 1998 by Colchester borough council, and they were distributed as consultation documents to retailers, businesses and residents in the Church Road area. In addition, an invitation was extended for those involved to join the working group or to be kept up to date with discussions.

Some business owners have already joined, as have several private residents.

A neighbourhood plan has to be voted on by residents. Neither the working group nor the parish council can force retailers, businesses or residents to agree to specific proposals (rumours that compulsory purchase notices are to be issued are false) as the whole community has to decide how the village should be improved.

If Tiptree can produce an agreed neighbourhood plan, money from future housing developments will be spent in the village and not elsewhere in the borough.

- Some of the ideas that have been circulated include:
 - Providing more retail space. Colchester borough council has indicated that retail provision will need to expand to accommodate new housing development,

- Providing more parking spaces. Tiptree currently benefits from free and convenient parking, but there are only 26 public car parking spaces (located in the Tesco car park). All other spaces are privately owned and could be made subject to regulation by the owners.
- Providing more access for loading and unloading.
- Providing traffic calming and traffic management measures in the shopping area.
- Creating shared space in the main shopping area of Church Road. Where the pavement and the road are made into a single flat surface cars no longer take precedence. Traffic is slowed, allowing cyclists and pedestrians to move about safely and retailers to create a pleasant shopping environment
- Relocating some important businesses to a prime location on the outskirts of the village (but only with their approval and co-operation).

Other issues to be addressed include maintaining the character of the village, managing transport and traffic, creating housing to meet local needs, protecting the environment, encouraging employment opportunities and providing facilities such as open spaces, schooling, medical and dental services and affordable housing.

The working group meets fortnightly, with the next meeting at 6.30pm on Wednesday 18 February in the Tiptree community centre. Residents with interests, knowledge or skills that they would like to offer the group should contact the clerk on 01621 817030.

All residents are invited to an exhibition of initial ideas for the Church Road shopping area to be held from 9.00am to 2.00pm on Saturday 28 February in the community centre.

Tiptree Parish Council



PLANNING FOR OUR FUTURE

- Protect Village Character
- Transport & Traffic Management.
- Facilities for residents
- Housing to meet local needs
- Ensure thriving retail sector
- Employment opportunities
- Communications and Utilities
- Schooling provision & Facilities
- Open Space
- Medical/Dentistry provision
- Environment
- Affordable Housing

ALL IDEAS WELCOME

Every first and third Wednesday
evening of every month.

Tiptree Community Centre,
Caxton Close.

6.30pm—8.30pm

Tiptree Neighbourhood Plan

It's our village; we must take control - from Tiptree Parish Council

Tiptree Village is a District Centre

Tiptree, Mersea and Wivenhoe are the largest settlements outside Colchester and are designated as District Centres. They act as hubs for surrounding villages, providing services, education and medical care. They are also regarded by Colchester Borough Council as the areas where more extensive housing development will take place now and in the future.

New Housing in Tiptree

Already Tiptree has two large housing developments due for completion soon, namely Wilkins (250 houses) and Grange Road (104 houses) Permission was granted as part of the current LDF (Local Development Framework) agreement up to 2017.

Colchester Borough Council is currently consulting with residents before deciding where houses will be built after 2017 and up to 2032.

As a District Centre, Tiptree will have to take its share of the housing proposed in the Local Plan between 2017 and 2032. That is not in question.

What we have to argue, fight for and agree together is where development will take place;

how many will be built; what infrastructure improvements are essential and what amenities and improvements will be provided.

Neighbourhood Plan

Tiptree Parish Council has started the ball rolling by launching the Neighbourhood Planning process. Once agreed, a Neighbourhood Plan is a legal document which has to be consulted when any development is proposed in Tiptree.

A working party of six councillors has begun what is a wide ranging, complicated and lengthy process, taking about 18 months. But it is, in our view, essential if Tiptree residents are going to have their vision about the future of our Village considered. If we do nothing, development will take place and the improvements Tiptree requires will not be met.

Where Do We Start?

The working party needed to start somewhere and one of the areas of focus for a Neighbourhood Plan is to 'Ensure a thriving retail sector.'

Recognising the importance of our successful retailers and businesses to the economy of Tiptree, as well as the need to preserve and improve the shopping experience for customers in Church Road,

they decided that this was a good place to begin. New houses will mean: more shoppers, more cars, more traffic congestion and the need for more parking spaces.

Over several months, the working party generated ideas, some of which had been put forward by Colchester Borough Council in 1998 as part of a plan to enhance Church Road.

These initial ideas were sent out to retailers, businesses and residents in and around Church Road for consultation and inviting them to an exhibition to voice their objections, opinions and to put forward their own ideas.

In addition an invitation was extended to join the working party or to be kept up to date with discussions. Some business owners have already volunteered to join the working party as have several members of the community.

Done Deal?

The ideas put forward by the working party were just that – ideas. Ideas that could be dropped changed or replaced by better ones. A Neighbourhood Plan has to be voted on by the residents.

Continues on page 5...

Cover photo submitted by David Johnson 'High Tides in Tollesbury'. If you have taken a local photo and would like us to consider it for our cover, please email it to kfisher@estuarylife.co.uk (only high resolution images can be used).

ITS YOUR FUTURE—ITS YOUR VILLAGE - MAKE SURE YOU HAVE A VOICE

Tiptree Parish Council



PLANNING FOR OUR FUTURE

www.tiptreeparishcouncil.gov.uk

- Protect Village Character
- Transport & Traffic Management.
- Facilities for residents
- Housing to meet local needs
- Ensure thriving retail sector
- Employment opportunities
- Communications and Utilities
- Schooling provision & Facilities
- Open Space
- Medical/Dentistry provision
- Environment
- Affordable Housing

ALL IDEAS WELCOME

Every first and third Wednesday
evening of every month.

Tiptree Community Centre,
Caxton Close.

6.30pm—8.30pm

ITS YOUR FUTURE—ITS YOUR VILLAGE - MAKE SURE YOU HAVE A VOICE

Press Release
26 Oct 2015

Open days

Neighbourhood Plan Working Group

Colchester borough council is committed to building more than 17,500 homes by 2032. To manage this development, the council is creating a plan for the whole borough. Tiptree is expected to take its share of the burden, which will equate to approximately 650 new homes in addition to those that have already been built.

To ensure that the views of the public are taken into account and a properly consultative process is pursued, Tiptree Neighbourhood Plan members are holding open days in the community between 1.00pm and 5.00pm on Friday 6th November and between 9.00am and 5.00pm on Saturday 7th November.

The purpose of the open days is to ensure that the borough council has taken into account the views of the community and, most importantly, to inform the council of the possible consequences of the development. The council will be looking for views on how the village will develop over the next 15 to 20 years.

AVAILING UH 1/0/11 441810.

Tiptree



Public consultation

PARISH COUNCIL. - On Monday October 26, it was reported that a Neighbourhood Plan public consultation/presentation will be held in the community centre tomorrow (Friday) from 1 to 5pm and on Saturday, 9am to 1.30pm. Members of the Neighbourhood Plan working party will have on display their proposals and ideas on the future development of Tiptree and are anxious to hear the views and comments of residents.

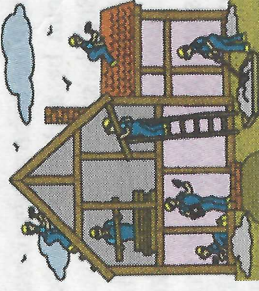
Kelvedon Angling Society has removed the fish from Grove Lake and has offered a donation to a charity of the council's choice. After consideration, councillors suggested Walking with the Wounded.

A number of roads in Tiptree will be closed for remedial works in the next few months.

Colchester BC does not intend to repair the public toilets at the junction of Church Road/Rectory

ports to: community

Tiptree Village Neighbourhood Plan



650 new homes are planned for Tiptree by 2032

Where should they go?

How will this affect our roads, schools and public services?

What amenities will we need?

Find out more and have your say before it's too late! We need your opinions and support.

We can't stop development but have a chance to influence the way our village grows through our Neighbourhood Plan.

Colchester Borough Council (CBC) is committed to building 17,500 new homes in the borough with Tiptree village taking its share.

If the residents of Tiptree village do not inform the Borough Council of their wishes then the Council will make up its own mind.

Open Days

The Neighbourhood Plan Working Party are holding drop-in sessions at

Tiptree Community Centre,
1a Caxton Close, CO5 0HA.

- **Friday 6th November 2015**
from 13:00 until 17:00
- **Saturday 7th November 2015**
from 09:00 until 13:30

Get More Involved

- View the current documents in person by visiting Tiptree Parish Council Office at Mynott Court, Church Road, CO5 0UP
- Volunteer or sign up for updates by emailing your contact details to Nptiptree@btconnect.com or visit the Parish Council Office.

Tiptree village target for hundreds of new homes!

Tiptree Village needs a Neighbourhood Plan

Colchester Borough Council (CBC) is committed by central government to build over 17,500 new homes in the Borough by the year 2032. To manage this development of homes, CBC is creating a Local Plan for the whole Borough. Tiptree Village is expected to take its share of the housing burden and this will equate to approximately 650 new homes, over and above currently approved developments.

In order that your views can be taken into account, and a properly democratic process can be pursued for our Village's future, Tiptree Neighbourhood Plan (NHP) members are holding Open Days on Friday 6th November between 13:00 and 17:00 and on Saturday 7th November between 09:00 and 13:30 at Tiptree Community Centre, Caxton Road, Tiptree, CO5 0HA.

The purpose of the Open Days is to explain what CBC has been mandated to implement, inform you of the possible consequences of doing nothing and, most importantly, find out what matters to you and gather your views about how Tiptree Village should develop over the next 15-20 years. It is not just about development in Tiptree, but also about understanding possible developments within our neighbouring areas and the impact this may have on us, so that we can make sure that we achieve the best balance for future housing, services, amenities and infrastructure ensuring that Tiptree Village remains a pleasant place to live.

Although we cannot avoid additional housing development, by being pro-active and producing a Tiptree Village Neighbourhood Plan we will be better able to limit any negative impact and have the chance to say what we want for the village and where. Our plan will be subject to sustainability testing, put to a referendum, and if all goes well, form part of CBC's Local Plan. This means Tiptree cannot then be subjected to future random developments, but can grow in an organised, sustainable way that we, the community, want.

Tiptree's Neighbourhood Plan Working Group (NPWG) was formed following Tiptree Parish Council's (TPC) informal consultation earlier this year. New members are always welcome. See our new website, which is under development at: www.essexinfo.net/tiptreenp/ for more information.

We hope that as many of you as possible will join us at these consultation events and we look forward to seeing you there and hearing your views.

Smoking gun

The Office of the Nuclear Regulator (ONR), which oversees the safety of nuclear sites, has recently been separated from the Health and Safety Executive.

The ONR is now required to 'have due regard to the growth of the nuclear industry', such as in its approval of a Chinese reactor design for Bradwell.

On this basis, shouldn't doctors have due regard for the growth of the tobacco industry?

Name and address supplied

It's not too late to comment

On Friday 6 and Saturday 7 November, the neighbourhood working party held an open day at the community centre in Tiptree. There was a fantastic response, with over 320 people attending to make comments and suggestions.

I must first thank all the volunteers of the working party for their time and effort. Without their dedication this event would not have been possible.

I heard a few comments such as 'Why bother?' over the course of the day, and my response to this is 'We should bother because we can make a difference'. But we have to be realistic and we have to

provide evidence to the borough council at an early stage if we are to influence their decisions.

Colchester borough council wants Tiptree to increase the housing stock in the village by approximately 650 dwellings between 2017 and 2034. This does not include developments that are already in the pipeline (Wilkin and Sons 250, Grange Road 104, Chapel Road 40), so there will be about another 1000 homes.

We are awaiting confirmation from the borough council on the Wilkin and Sons site. According to the conditions of their agreement, the company's decision to shelve plans for the new factory means that they will not be able to build the 250 houses for which they have been granted planning consent. If this condition is enforced, the requirement for new housing stock will simply increase by 250. So whichever way we look at it, 1,000 additional homes will still have to be provided.

Development on this scale will have a major impact on services and infrastructure in the village, and this is why the neighbourhood plan is so important.

It's still not too late to make your voice heard. Our attendance sheets indicate that the younger generation and working people between 20 and 60 years of age have made very few comments and the

neighbourhood plan working party is looking at ways to remedy this.

We all know the issues. We complain about them daily. But we need evidence, and that means residents writing down their concerns and ideas and submitting them to us.

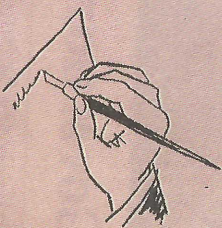
The comments received will be used to create a questionnaire that will be circulated to residents. This is a long process, but we are determined to make a difference.

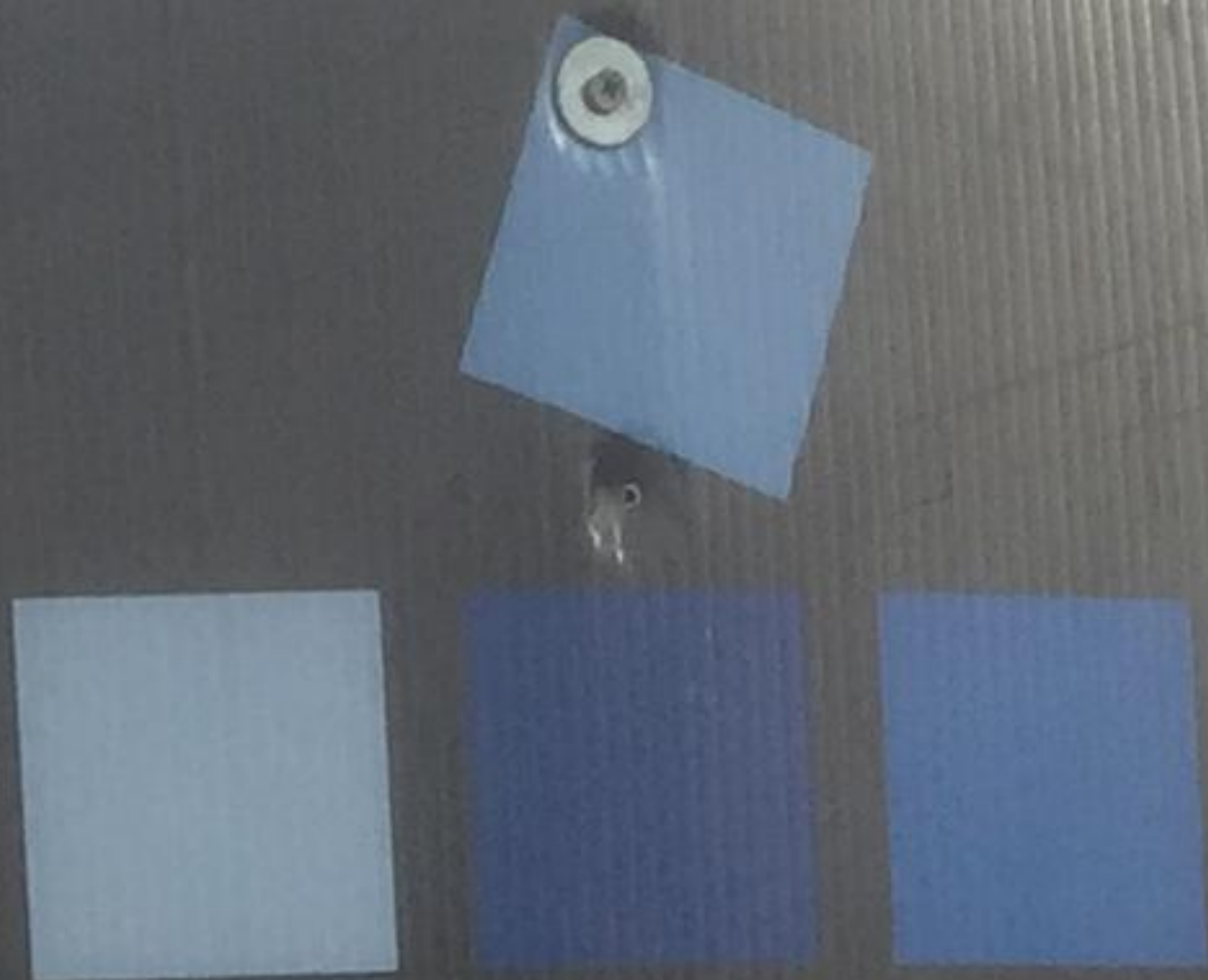
Visit the neighbourhood plan website at www.essexinfo.net/ipttree to see the information that was displayed at the open day and download and complete a response form.

Return the forms to the parish council office in Mynott Court for the attention of the neighbourhood plan working party or email them to NPtiptree@btconnect.com.

Steve Bays
Tiptree parish council

Write to:
Letters
The Tribune
1 Mynott Court,
Church Road,
Tiptree
CO5 0UP
or email
editorialmic@btconnect.com





— JOHN —
ALEXANDER

**Proud Sponsors of the
Tiptree Neighbourhood
Plan**

**Questionnaire
Please return by the
23rd October 2016**



Except
cycles

PIERCE GLADE
CUL-DE-SAC

I hope you take the time to read the information below

This is a little long but it is so important that all residents take time to read. If you do not understand please come along to a meeting which are held on the 1st and 3rd Wednesday of each month at the Tiptree Community Centre at 6.30pm. Anyone is welcome to come along to become part of the Tiptree Village Neighbourhood Plan Working Party (TVNPWP) or just come along to listen and get clarification to your questions.

The group is made up of Parish Councillors, residents and business owners in our community. We have also been fortunate enough to receive some free help from a local company, Marketing Assistance who have assisted with our data analysing. Over 300 people attended our two Open Days held last year to give us their views and comments. Five more residents have come forward to join the group as well as over 100 people have asked to be kept updated. Unfortunately we have been unable to make contact with all interested parties and ask that if you have not had an acknowledgement please contact the Secretary on NPtiptree@btconnect.com to be put on the distribution list.

This event has resulted in the group working on producing a questionnaire that will be distributed to every household in the village this year. The response and opinions we receive from residents will be taken into account as the TVNPWP create policies that will become statutory within Colchester Borough Council's Local Development framework (LDF)

For those people who do not know the terminology, the LDF is the document that all developers and builders must follow to allow development to take place, it will stipulate parking standards, housing density, styles of dwellings and affordable housing for local people.

Normally CBC would create the LDF and the future vision of Tiptree, but this time the TVNPWP has negotiated with CBC to take full control of its future growth, and we are regularly joined by an officer from the CBC Planning team and an advisor from RCCE. The TVNPWP has the power to decide where development goes, what type of houses are required, the density and what new facilities are needed over the next twenty years. The TVNPWP can ask for infrastructure improvements and create a vision and identity that 'we' the

local residents want. These will be paid from a levy from every property that receives future planning permission. This already takes place and is approximately £4500 for every three bedroom home. CBC must build approximately 18,000 new homes and Tiptree must take its fair share. This will equate to about 600 - 650 new homes, above what is has already been giving planning permission but is yet to be built (Grange Road or Factory Hill) so that will equate to about 1000 new homes!

Please note we are unsure what the impact will be on our numbers as Wilkins have shelved plans for Factory Hill

The levy could generate up to £2.7 million and Tiptree could be entitled to about 65% which will be about £1.75 million. If Tiptree does not have ideas, plans and policies to use this money the developer is not obligated to pay, so it is very important that we know and have proof of how we should spend this money. Improvements could be Medical facilities, amenity land, wildlife reserves, new road and junction improvements as well as recreation and Sport Centre improvements, the list is endless!

What do you want to see provided?

We all know the current problems in Tiptree and what impact more houses create if improvements are not planned for. **So when this questionnaire is delivered through your letterbox please complete and return.** We must produce written evidence to CBC and the government planning inspector for our policies to be adopted.

Steve Bays

Chairman TVNPWG

Tiptree Village Wants To Take Full Control of Future Development.
An important questionnaire is on its way to you.

The Tiptree Village Neighbourhood Planning Working Party (TVNPWP), made up of Parish Councillors, Tiptree residents and local business owners, has now been together for two years. Already we have held two exhibitions and received a great many comments and ideas from local residents. Now we are about to send out a questionnaire to every household in Tiptree. Your response to the questionnaire will ultimately shape the future of Tiptree over the next 20 years.

The results of the questionnaire, as well as those opinions already expressed by residents, will be analysed and used by TVNPWP to create the policies that will form Tiptree's Neighbourhood Plan. Once agreed Tiptree Neighbourhood Plan will become a statutory part of Colchester Borough Council's Local Development framework. (LDF) This is the document that all developers and builders must follow before any development is allowed to take place: it sets out parking standards, housing densities, styles of houses, flats, bungalows and affordable housing for local people.

Normally Colchester Borough council would create the LDF and set out the future vision for Tiptree, but this time the TVNPWP has negotiated with Colchester Borough Council to take full control of its future growth. The TVNPWP has the power to decide where development goes, what types of houses are required, what density and what new facilities are needed over the next twenty years. The TV NPWP can ask for infrastructure improvements and create a vision and identity for Tiptree that "we" the local residents want.

These improvements will be paid for out of levies on every new property that is built by the developer - approximately £4,500 for every three bedroom home. CBC is required to build around 18,000 new homes in the Borough by ... and Tiptree must take its fair share. This will equate to about 600-650 new homes over and above those that have already been given planning permission such as at Grange Road so that will equate to about 1000 new homes in Tiptree by The levy could generate up to £2.7 million, and Tiptree could be entitled to about 65% which will be about £1.75 million. If Tiptree does not have any plans and policies for using this money based on data from the local community then the developer is not obligated to pay so it is important to find out what residents need and want - improvements to medical facilities, amenity land, wild life reserves, new roads and junction improvements, recreation and sports centre improvements. The list is endless. But what do *you* want?

The TVNPWP normally meets twice a month for two hours on Wednesday evenings at 6.30pm in the Community Centre. We are regularly joined by an officer from CBC planning team and an adviser from Rural Community Council of Essex (RCCE). At the moment we are at a busy stage and are meeting more frequently to ensure that the questionnaire is as clear and comprehensive as possible. Any one is welcome to come along, either to become part of the TVNPWP, or to listen or to ask questions.

There is no doubt that building more houses in Tiptree will have a significant impact on our Village so we need to make sure that our views are taken into account. **When the questionnaire is delivered through your letter box please complete it and return it.**

If you have any questions please either come to a meeting or e-mail us at
NPtiptree@btconnect.com.

circulation first topped five million a day. I doubt we will see that number again for a printed title.

D Hamilton

Tolleshunt Knights

Planning the neighbourhood

The Tiptree village neighbourhood planning working party (TVNPWP), which is made up from parish councillors, local residents and business owners, has been together for two years. We have held two exhibitions and received many comments and ideas from local residents. We now intend to send a questionnaire to every household in the village. The responses, together with the opinions already expressed by residents, will be analysed and used to create the policies that will form Tiptree's neighbourhood plan and shape the future of the village over the next 20 years.

Once agreed, the neighbourhood plan will become a statutory part of the Colchester borough council local development framework. This is the document that all planning applications must follow before any future development can take place. It sets out parking standards, housing densities,

styles of dwelling and affordable housing allocations for local people.

The TVNPWP has the power to decide where development goes, what density and type of housing is required and what new facilities will be needed over the next twenty years. It can ask for infrastructure improvements and create an identity for Tiptree that local residents want.

These improvements will be paid for from levies on every new property that is built (approximately £4,500 for each three-bedroom home).

The borough council is required to build approximately 18,000 new homes in the borough over the next few years and Tiptree must take its fair share. This will equate to between 600 and 650 dwellings in addition to those that have already been granted planning permission, so the total will rise to about 1,000. The levy could generate up to £2.7 million, of which Tiptree could be entitled to 65 per cent, or £1.75 million.

If the village does not produce any plans for using this money based on data from the local community the developers will not be obligated to pay it, so it is important to discover what residents need and want. The list could include improvements to medical services, amenity land, wildlife reserves, highways or recreation and sports facilities.

The TVNPWP normally meets twice a month for two hours at 6.30pm on

Wednesday evenings in the community centre. We are regularly joined by an officer from the borough council planning team and an adviser from the Rural Community Council of Essex. All residents are welcome to attend, either to join the TVNPWP or simply to listen and ask questions.

There is no doubt that building more houses in Tiptree will have a significant impact on the village, so we need to make sure that all views are taken into account.

For further information, either come to a meeting or email NPtiptree@btconnect.com.

Tiptree village neighbourhood planning working party

Tiptree Village Neighbourhood Plan

Update June 2016

The Tiptree Village Neighbourhood Plan Working Party (TVNPPWP), have nearly completed the preparation of the Questionnaire to be sent out to all households in the village. This Questionnaire is based on points raised by residents at the two exhibitions that have been held in the village over the last eighteen months.

We urge all residents to complete and return the Questionnaire in order that the TVNPPWP can then take into account the views expressed by the community when creating a Tiptree Neighbourhood Plan that is right for Tiptree.

The questionnaire may take up to one hour to complete but if you wish to complete only parts of it please do so. There will also be the option to complete the form on line and the opportunity for the younger residents of the village to participate in their own on line questionnaire

We are also working with the RCCE (Rural Community Council of Essex) at present to produce a separate Housing Needs Survey which will provide evidence for the type of housing the village needs. Details to follow

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You can now register FREE by visiting

www.lookmagazine.co.uk

Once you are a member you can enter your items for sale and events easily, your first area is free and additional areas incur a small fee.

TIPTREE NEIGHBOURHOOD PLAN – JULY 2016

Although we do not as yet have confirmed delivery dates for the dispatch of the Questionnaire to both the residents and businesses in the village, the Tiptree Village Neighbourhood Plan Working Party (TVNPPWP) hope it will be delivered within a matter of weeks.

We would appreciate it if any businesses feel they are able to assist us by having a collection box on their premises for completed Questionnaires to be returned. If you are able to help, please contact the Neighbourhood Plan Secretary at the Parish Council office at NPIptree@btconnect.com or on 01621 817030.

TIPTREE VILLAGE NEIGHBOURHOOD PLAN WORK

August Update

The Tiptree Village Neighbourhood Plan Group has now the Questionnaire to be sent out to both residents and owners. It will now go before the Parish Council for approval and subject to approval, it will then go for printing and delivered by hand to all addresses in Tiptree. There will be approx. 6 weeks for completed Questionnaires to be delivered. There will be boxes for the return of the Questionnaire Council located in a number of businesses around the village will also be an opportunity to complete questionnaire Young Persons Questionnaire will also be available to on line only.

Look out for our article next month when we hope to details of delivery dates.



TIPTREE NEIGHBOURHOOD PLAN

THE WAIT IS FINALLY OVER

The Tiptree Neighbourhood Plan Questionnaire was placed before the Parish Council at the meeting of the Full Council on 8th August 2016. This was unanimously approved by the Council and is now in the process of being printed.

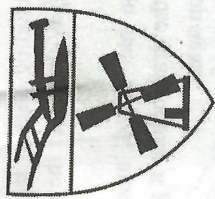
Delivery of the Questionnaire will commence on 12th September 2016, when every house and business will receive a copy with a unique identity number for that particular property.

Please complete as much as you are can of the Questionnaire. Remember, you can win a shopping voucher to the value of £50 for the printed Questionnaire or £100 for the online Questionnaire.

If you have not received your Questionnaire by 30th September 2016 please contact the Parish Office on NPtiptree@btconnect.com or 01621 817030

The paper version of the completed Questionnaires can be returned either to the Parish Council Office, or put in the collection boxes located at Robert Houldings, Staines and Bright, The Cheap Shop, Tesco's, tofs (originally the Factory Shop), and Wilkins Tea Room, Thurstable School and John Alexander Estate Agents.

Please return Questionnaires by 23rd October 2016



Tiptree Neighbourhood Plan

The Future of Tiptree is in Your Hands

Tiptree Village designed by local people

During September, a questionnaire will be delivered to every household. It's your chance to influence the future look and feel of our village.

- ❖ Just fill in the questionnaire and you could win up to a £100 voucher.
- ❖ Completed questionnaires may be returned to the Parish Office or a number of local venues.
- ❖ The questionnaire is available online at: www.essexinfo.net/tiptreenp, together with the online-only version for young people.
- ❖ If you have not received your questionnaire by 30th September 2016 please contact the Parish Office on either NPTiptree@btconnect.com or 01621 817030



Please submit your
questionnaire by 23rd October
2016

Aug 16

from the Neighbourhood Plan Working Party

Tiptree Neighbourhood Plan

The Wait Is Finally Over

The Tiptree Neighbourhood Plan Questionnaire was placed before the Parish Council at the meeting of the Full Council on 8th August 2016. This was unanimously approved by the Council and is now in the process of being printed.

Delivery of the Questionnaire will commence on 12th September 2016, when every house and business will receive a copy with a unique identity number for that particular property.

Please complete as much as you are able to of the Questionnaire. Remember, you can win a shopping voucher to the value of £50 for the printed Questionnaire or £100 for the online Questionnaire.

If you have not received your Questionnaire by 30th September 2016 please contact the Parish Office on NPTiptree@btconnect.com or 01621 817030

The paper version of the completed Questionnaires can be returned either to the Parish Council Office, or put in the collection boxes located at Robert Houldings, Staines and Bright, The Cheap Shop, Tesco's, tofs (originally the Factory Shop), and Wilkins Tea Room, Hurstable School and John Alexander Estate Agents.

Please return Questionnaires by 23rd October 2016

TIPTREE NEIGHBOURHOOD PLAN

Have you completed your questionnaire?

The Future of Tiptree is in your Hands

By now you should have received the Tiptree Neighbourhood Plan Questionnaire. The Working Party would like to thank you who have completed and returned the Questionnaire so far. If you haven't completed yet, don't worry there is still time for you to complete this and return to one of the designated collection points.

Please complete as much as you are able to of the Questionnaire. Remember, you can win a shopping voucher to the value of £50 for the printed Questionnaire or £100 for the online Questionnaire.

If you have not received your Questionnaire or would like additional copies please contact the Parish Office on NPTiptree@btconnect.com or 01621 817030

Please return Questionnaires by 23rd October 2016

TIPTREE NEIGHBOURHOOD PLAN WORKING GROUP

Following the wonderful response we have had from the village to our Questionnaire, we have now begun to process and analyse the suggestions and comments prior to preparing policies to be put forward in the draft plan to go to Colchester Borough Council.

We are looking for volunteers who have some time to spare, to come and join us on Wednesday evenings at the Community Centre from 6.30 pm to 8.30 pm to help us get everything recorded (if you have a laptop or tablet it would be helpful) when one person will dictate the information whilst the other types it in. You may have a relative or a friend who would like to come along with you.

Weekly meetings will commence in January, the first one being on Wednesday 4th January, and then on 11th and 18th January, followed by every Wednesday in February. Further dates in March will be fixed if necessary.

We shall be most grateful for any assistance that members of the community are able to give.

If you are able to assist us please contact the Parish Office on 01621 817030, or e-mail tiptree.parish@btconnect.com .

TIPTREE NEIGHBOURHOOD PLAN

March Update

We are extremely grateful to all those who have come along to the Community Centre to help with the recording of the data from the Neighbourhood Plan Questionnaire. We are progressing well with this, and the more people who can come along and help will enable us to assimilate the responses faster, and prepare proposals to be put forward in a draft plan to go to Colchester Borough Council, and then eventually voted on in a village Referendum. If you would like to join us in March on a Wednesday evening between 6.30 to 8.30pm, with or without a laptop, please contact the Parish Office for the dates.

Over 600 people indicated to us on their form that they wished to be kept updated on the progress of the Neighbourhood Plan and have now been added to our distribution list and will now receive regular updates. Unfortunately we still have a number with whom we have been unable to make contact as e-mails have either bounced back, or we have not been able to decipher them. If you have asked to be kept updated but not had confirmation that you are on the distribution list please email NPtiptree@btconnect.com or call the Parish Office on 01621 817030.

If you haven't got an email address and have been asked to be kept updated, or you have previously had a paper version delivered to your home, we now do not have the manpower/resources to do this and ask that you call into the Parish Office after the 25th of each month to collect a paper copy.



Look

M a g a z i n e



Tiptree Village Neighbourhood Plan

The Future of Tiptree is in Your Hands

Volunteers Required

A very big thank you to everyone who completed the questionnaire, as well as all the individuals and businesses that supported us with the promotion.

We anticipated that only about 6% of the questionnaires would be completed and returned to us, but are delighted to report that over 1200 responses have been received, approximately 750 of them in the paper version and over 450 online responses. This means that over 28% of the village participated

We have now become victims of our own success, having had a fantastic response to the questionnaire which was sent out to all residents and businesses in Tiptree

We now need volunteers to help us process the suggestions and comments ready to be analysed, so that the information can be evaluated prior to preparing policies to be put forward in a draft plan, so that Colchester Borough Council will know what the residents of our village want for their village in the future.

We are now looking for additional people who have some time to spare, to either dictate or input the data onto a website (if you have your own laptop/tablet this will help speed up the process). We are meeting at the Tiptree Community Centre on the 4th, 11th, 18th January 2017 followed by every Wednesday in February at the Community Centre from 6.30pm to 8.30pm. It would be very much appreciated if you are able to assist with this task. Please email NPtiptree@btconnect.com (<mailto:NPtiptree@btconnect.com>) or telephone the Parish Council Office 01621 817030 if you think that you can possibly help us.

2017



ing hours

Call for sites

Do you know of any land you think may be suitable for development?

Tiptree Parish Council is issuing a call for sites which is an opportunity for individuals and organisations to suggest sites which could be allocated for development.

Suggestions received will be considered alongside sites already put forward to Colchester Borough Council and will be used to inform the development of the new Neighbourhood Plan.

The call for sites exercise will not in itself determine whether or not a site should be allocated for development.

At this time we are considering sites which could accommodate development for housing,

however we are also interested to receive details of sites that may be appropriate for other types of development.

The size threshold for housing site submissions is a minimum area of 0.25 hectares, or an area which can accommodate at least five dwellings.

If you have already submitted details of a site to Colchester Borough Council under their call for sites process then we already have those details and there is no need to submit the site again.

If you have a site in mind, or if you are aware of a site that you think could be developed, please contact the Neighbourhood Plan clerk at the Parish Council office on NPtiptree@btconnect.com to request a site information form to complete.

A separate form should be completed for each site and you must also provide a site plan, clearly identifying the boundary of the land being put forward, at a scale of no less than 1:2500, together with a map identifying the location of the site.

Once you have completed the form it should be submitted, along with the site plan and location plan to NPtiptree@btconnect.com or Tiptree Parish Council, Mynott Court Church Road, Tiptree CO5 0UP.

Please ensure submissions reach us before July 12, 2017.

Tiptree Parish Council is in the process of developing a new Neighbourhood Plan.

The information gathered from the call for sites, along with details of sites already submitted to Colchester Borough Council, will be used to help inform the generation of options for the new Neighbourhood Plan which will be issued for further consultation as the plan develops.

Please note that submission of a site does not mean the site will be allocated for development in the Neighbourhood Plan.

The call for sites is simply a way of helping to establish what sites could potentially be made available for development in the future, for the Parish Council to consider in the process of developing the new Neighbourhood Plan.

If you have any questions or would like further information, please email the Neighbourhood Plan clerk or call 01621 817030

TIPTREE Village NEIGHBOURHOOD PLAN

We are now in the process of evaluating the information given by residents who completed the Tiptree Village Questionnaire. This is of course a very time consuming job, but once the analysis is completed, we will then be able to start putting together policies to form a draft Neighbourhood Plan.

Working with the Rural Community Council of Essex (RCCE) we will be sending out a second survey this month to gather further evidence of housing needs of local people now and in the future. Tiptree Parish Council/Neighbourhood Plan Working Group will be provided with a summary report and will not see the completed forms nor be made aware of any personal data. If you do not receive your copy by the end of June please contact the Parish Office.

Once completed it must be returned by 22nd July 2017 either online at the address on the form or in the reply paid envelope to the RCCE.

Please note that we are unable to accept surveys in the Parish Office.



Look

Magazine



Tiptree Village Neighbourhood Plan

Call for Sites

(/tiptreenp/assets/documents/call-for-sites)

Do you know of any land that you think may
be suitable for development

If so please complete the site information
form

Call for sites Form (/tiptreenp/assets/documents/call-for-sites-form)

RCCE HOUSING NEEDS SURVEY

This survey will look at determining the housing needs of Tiptree's residents. The Housing Needs Survey has now been circulated to all households in Tiptree. It is important that as many residents as possible complete this survey to ascertain the future needs of housing for the next generation of residents.

If you havent received your copy please contact us or complete online by the 22nd July 2017

<https://www.surveymonkey.co.uk/r/TiptreeHN>
(<https://www.surveymonkey.co.uk/r/TiptreeHN>)

The Future of Tiptree is in Your Hands

A very big thank you to everyone who completed the questionnaire, all the individuals and businesses that supported us with the promotion and everyone who helped with the data processing.

We anticipated that only about 6% of the questionnaires would be completed and returned to us, but are delighted to report that over 1200 responses have been recieved, approximately 750 of them in the paper version and over 450 online responses. This means that over 28% of the village participated.



TIPTREE VILLAGE NEIGHBOURHOOD PLAN

TWO VERY IMPORTANT DATES IN JULY

12TH JULY 2017 CLOSING DATE FOR SUBMISSION OF CALL FOR SITES FORMS

If you have not yet submitted any land you may have under CBC Calls for sites and still wish to do so, you only have until **12th July 2017** to submit your form.

Forms can be obtained from the Parish Office or www.essexinfo.net/tiptreenp/

If you have submitted under TPC Call for sites and not yet had an acknowledgement of your submission please contact us on 01621 817030 or NPtiptree@btconnect.com to check that we have received your submission.

22ND JULY 2017 CLOSING DATE FOR SUBMISSION OF RCCE HOUSING NEEDS SURVEY

By now you should have received the RCCE Housing Needs Survey through your letterbox. If you have already completed this, thank you for taking the time to complete this important survey.

If you have not yet completed the Survey please note the closing date of **22nd July 2017**. If you have not received this document please contact the Parish Office at NPtiptree@btconnect.com or telephone 01621 817030 or complete the online form at: www.surveymonkey.co.uk/r/TiptreeHN

<https://www.surveymonkey.co.uk/r/TiptreeHN>
(<https://www.surveymonkey.co.uk/r/TiptreeHN>)

The Future of Tiptree is in Your Hands

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We anticipated that only about 6% of the questionnaires would be completed and returned to us, but are delighted to report that over 1200 responses have been recieved, approximately 750 of them in the paper version and over 450 online responses. This means that over 28% of the village participated.

We were the victims of our own success, having had a fantastic response to the questionnaire which was sent out to all residents and businesses in Tiptree. Fieldwork Assistance will now be analysing the responses and hope to be able to share the analysis with you soon.

If you have any comments please do not hesitate to write to us or attend one of our Working Party Meetings which are normally the 1st and 3rd Wednesday of the month.
Meetings suspended until further notice due to the above task.



TIPTREE NEIGHBOURHOOD PLAN – August Update

A very big thank you to everyone who completed the RCCE Housing Needs Survey, John Alexander Estate Agents for supplying advertising boards, residents and businesses who displayed boards on their premises and the businesses or organisations who displayed our posters.

At the time of going to press, the RCCE confirmed that they have received a total of over 700 responses. We will report the final figures next month.

The Working Party are now busy analysing the Tiptree Neighbourhood Plan Questionnaire and are looking for additional help with this. The Group will be meeting most Wednesdays in July and August at 6.30pm at the Tiptree Community centre, so if you would like to get involved please contact us on NPTiptree@btconnect.com or contact the Parish Office on 01621 817030

If you are not on our database for regular updates and wish to be added to the list please contact us as above.



ask for a meeting with representatives of Passenger Transport to point out, among other issues, that a parish survey shows serious discrepancies with ticketing on evening services and consequently with numbers of passengers using those services.

945 questionnaires were completed (23 per cent), and the information is now in the process of being analysed. We will have the details in due course.

We continue to meet weekly on Wednesday evenings in the Community Centre from 6.30pm to 8.30pm, data analysing the responses.

We very much need additional help with this project, so if you would like to join us and become involved in the Tip-tree Neighbourhood Plan, please contact the Parish Office on 01621 817030, or email us at NPTiptree@btconnect.com

If you would like to receive regular updates and wish to be added to our database, please contact us using the information given above.

Neighbourhood Plan

Update Sept 2017

We are extremely grateful to our Borough Councillors, John Elliott, Derek Loveland and Barbara Wood, for their financial contribution which has enabled us to fund the production of the Rural Community Council of Essex Housing Needs Survey in Tip-tree.

TIPTREE VILLAGE NEIGHBOURHOOD PLAN

Our grateful thanks to all those who have given up their Wednesday evenings over the past few months to help us data analyse the responses to the village questionnaire.

This has now been completed and we are now in the process of giving presentations of the analysis. We can then begin formulating our policies based on the information given by residents views in the questionnaire.

Why not come along and join us at the Community Centre on Wednesday evenings 6.30pm to 8.30pm and help us with this very important work which will define what we would like to see for the future of Tiptree over the next few years.

For further information contact the Parish Office on 01621 817030 or e-mail NPtiptree@btconnect.com

Tiptree Village Neighbourhood Plan

From the Neighbourhood Plan Working Party

Our grateful thanks to all those who have given up their Wednesday evenings over the past few months to help us data analyse the responses to the village questionnaire.

This has now been completed and we are now in the process of giving presentations of the analysis. We can then begin formulating our policies based on the information given by residents views in the questionnaire. Why not come along and join us at the Community Centre on Wednesday evenings 6.30pm to 8.30pm and help us with this very important work which will define what we would like to see for the future of Tiptree over the next few years. For further information contact the Parish Office on 01621 817030 or e-mail NPtiptree@btconnect.com

Only a Neighbourhood Plan can protect village's future

OVER the past two years, Tiptree Neighbourhood Plan working party has been consulting with residents by holding open events, producing and analysing a village questionnaire and initiating a confidential housing survey.

The response to the questionnaire was far greater than expected, which was very pleasing (Colchester responses were about 5 per cent of households, whereas Tiptree received more than 28 per cent), but the additional work required to analyse these all important answers and comments has caused a delay in beginning the draft plan.

In order to help move the Neighbourhood Plan process forward, a dedicated team of up to 20 volunteers has met every Wednesday evening at the Community Centre and devoted their time to analysing the questionnaire data.

From the initial responses, it is clear residents wish Tiptree to retain its rural character and identity as a "village".

It is also clear residents want



STEVE Bays, chairman of Tiptree Parish Council, explains why Neighbourhood Plans are so important to our communities

Tiptree". Government targets and the fact Tiptree is a "Rural District Centre" will not allow this.

Tiptree Parish Council agreed housing numbers of 600 new dwellings up to 2031 with Colchester Council based on the pro rata percentage housing needs in Colchester Borough.

These housing numbers do not include the Grange Road,



We all want access to these areas and for them to be properly protected.

Many people also wanted Tiptree to remain bordered by countryside and fields and not to sprawl into nearby areas like Messing, Inworth or Tolleshunt Knights.

Road and infrastructure improvements, traffic speed and congestion, parking and lack of pavements were big issues for many.

Our Neighbourhood Plan must look at the impact of any development on existing infrastructure as well as the impact on Tiptree of development in neighbouring areas such as Heybridge.

The parish council put out a "call for sites" which has significantly increased the number of possible sites for development in Tiptree.

Each site is being individually assessed against strict objective criteria based on Colchester Council guidelines.

The findings will then be discussed and a preferred sites selected for suitability to deliver the best housing and

improvements to infrastructure and an increase in facilities and amenities, while preserving the countryside, open space and wildlife habitats within and surrounding the village.

This is a very difficult balance to achieve and one which the Neighbourhood Plan working party will now be trying to address.

Lack of vision and investment in Tiptree by Colchester Council for many years has allowed ill conceived and badly planned development to take place.

There were no forward thinking plans or policies in place to protect Tiptree village's character.

Only a Neighbourhood Plan for Tiptree can offer this protection.

Sadly a Neighbourhood Plan cannot, as some of you stated in the questionnaire, say "no more development anywhere in

Chapel Road or Factory Hill, as these developments form part of the previous Local plan up to 2018.

What was also agreed was Tiptree would produce a Neighbourhood Plan.

A Neighbourhood Plan can decide where and when development will take place, influence the style of development, protect open space, identify much needed improvements to infrastructure, amenities and facilities.

Once passed, it becomes a legal part of Colchester Council's Local Plan, which must be taken into account by all prospective developers.

Without the protection of a Neighbourhood Plan driven and agreed by the people of Tiptree, the past will repeat itself.

Tiptree will be open to developers offering poor

■ Sign of the times - Tiptree's village sign

designs, high density housing, lack of parking and amenity space, and loss of open space, countryside and wildlife habitats.

The parish council and Neighbourhood Plan working party are working hard to achieve a plan until 2031 and to leave a long-term vision until 2050.

We are dedicated and passionate people who live the village and do not wish it to be spoiled but we also realise additional housing needs to be provided.

The lack of affordable housing in Tiptree as well as suitable housing to downsize to was identified by you in the questionnaire.

In order to afford a home, either rented or as a first time

buyer, many of our village youngsters have to move away from their families.

Average earnings in Colchester are about £28,000 which allows borrowing of around £116,000, but there are many people in Tiptree who earn less than the average so providing the right policy to make sure affordable houses are built in the village is very important.

Additionally, elderly residents wanting to downsize have to move away from lifelong friends and an area they love in order to be able to live in a property that meets their needs.

Tiptree is blessed with many beautiful areas: Pods Wood, Park Lane, Warriors Rest, The Heath, the disused gravel pits to name just a few.

infrastructure needs, together with open space and amenities. The Neighbourhood Plan working party will produce a plan which will be submitted to the parish council for approval.

It will then be up to Tiptree residents to approve the plan by way of a vote.

If the vote is "yes", the policies contained in Tiptree Neighbourhood Plan will be legally binding and imposed on developers by Colchester Council's planning department.

Any development not meeting these policies will be defended by the Secretary of State, so this will be a very powerful document.

If however the vote is "no", Tiptree will have to adopt Colchester planning policies.

"No" will not mean no more houses. "No" will mean less say for the residents of Tiptree about future development.

It is very important for residents to support the work of the Neighbourhood Working Party by joining us and offering to help, attending discussions on Wednesdays at 6.30pm at the Community Centre or, if you have any questions, by writing to me via the parish council office.

I would like to acknowledge the tireless work of the parish councillors and volunteers that make up the steering group and Neighbourhood Plan working party who have dedicated their time, expertise and skills to make sure Tiptree

CHRISTMAS TREES

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All sizes from 2ft to 25ft
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Holly, Wreaths & Mistletoe
Trees for all, Small & Tall

61 Straight Road, Boxford

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Tiptree Village Neighbourhood Plan

From Steve Bays, Chairman Tiptree PC & Neighbourhood Plan Working Party

The response to last year's questionnaire was, very pleasing, far greater than was anticipated (5 per cent responded to theirs in Colchester, 28 per cent in Tiptree!). This resulted in much time spent by a dedicated team of volunteers in analysing and collating the answers and comments submitted by residents. It is clear that residents wish Tiptree to retain its rural character and identity, albeit with improvements to its infrastructure and amenities.

A work party has been, and is continuing, to meet to produce a Neighbourhood Plan which can decide where and when development can take place, and influence styles, infrastructure and amenities. Once finalised and approved by the parish council, residents will be invited to approve the plan by means of a vote. If the vote is a 'yes', the policies contained therein will be legally binding and will be imposed on developers by Colchester BC planning department. Should the vote result in a 'no', Tiptree will have to adopt Colchester BC's planning policies which are not based on Tiptree's needs and wants. And it would not mean no more houses; it would mean less say about future development for the residents of Tiptree.


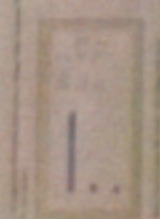
It should be noted that the building of 600 new dwellings in Tiptree up to 2031 has been agreed, this being based on the pro rata percentage of housing needs in Colchester BC to meet government targets; these are in addition to those already scheduled in the previous Local Plan up to 2018.

Anyone interested in joining the working party, which meets on Wednesday evenings at 6.30pm in the community centre, will be welcome.

Tiptree Parish Council


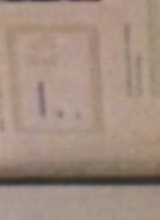
VILLAGE IDENTITY - COMMUNITY 2

Widdow's Farm, Widdow's Farm, Widdow's Farm



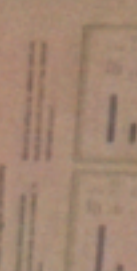

VILLAGE IDENTITY - COMMUNITY 3

Widdow's Farm, Widdow's Farm, Widdow's Farm



VILLAGE IDENTITY - COMMUNITY 4

Widdow's Farm, Widdow's Farm, Widdow's Farm



TIPTREE NEIGHBOURHOOD PLAN

About the Neighbourhood Plan

We would like to thank the Tiptree Parish Council for their support in the development of this plan. The plan is a result of the work of the Tiptree Neighbourhood Plan Steering Group, which has been working with the community to develop a plan that reflects the needs and aspirations of the village.

TIPTREE NEIGHBOURHOOD PLAN

What is a Neighbourhood Plan?

A Neighbourhood Plan is a document that sets out the vision and objectives for the future of a village or neighbourhood. It is a legal document that can be used to influence the decisions of the local planning authority. The plan is developed by a community-led group, such as the Tiptree Neighbourhood Plan Steering Group, and is subject to a referendum.

TIPTREE NEIGHBOURHOOD PLAN

The Neighbourhood Plan Steering Group

The steering group has been working with the community to develop a plan that reflects the needs and aspirations of the village. The plan is a result of the work of the steering group, which has been working with the community to develop a plan that reflects the needs and aspirations of the village.

TIPTREE NEIGHBOURHOOD PLAN

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Tiptree Village Neighbourhood Plan

Stop Press - Questionnaire Results **Feedback Exhibition**

Everyone welcome

**Saturday 3rd February 2018 10am -3pm and Wednesday
7th February 2018 5 - 7pm**

We are holding an exhibition to coincide with the publication of the village questionnaire results and provide information on the Neighbourhood Plan Process.

On the Saturday we will also have a representative from the RCCE attending who will be able to answer any questions on the Housing Needs Survey that was carried out in the summer of 2017

We cannot stop development in Tiptree but we can take control to ensure that our village remains a great place to live.

We need your support!

Free Refreshments

Tiptree Community Centre

Saturday 3rd February 2018 10am - 3pm

Wednesday 7th February 2018 5pm - 7pm

Stop Press - Questionnaire Results

We will be holding an exhibition in February 2018 to publicise the results (dates to be confirmed - watch this space). John Alexander have offered to publicise this event for us. If you are able to assist with having an estate agent board in your garden or premises please contact us at NPTiptree@btconnect.com (<mailto:NPTiptree@btconnect.com>) or telephone 01621 817030 with your address including postcode

Latest News from Chairman 2017 here

(/tiptreenp/assets/documents/press-release-from-chairman-no)

Housing needs Survey

A very big thank you to everyone who completed the recent RCCE Housing Needs Survey, John Alexander Estate Agents for supplying advertising boards, residents

and businesses who displayed boards on their premises and the businesses or organisations who displayed our posters.

We have received 945 responses and are now awaiting analysis of these response from the RCCE

The Future of Tiptree is in Your Hands

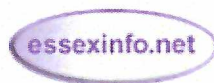
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We were the victims of our own success, having had a fantastic response to the questionnaire which was sent out to all residents and businesses in Tiptree. Fieldwork Assistance will now be analysing the responses and hope to be able to share the analysis with you soon.

If you have any comments please do not hesitate to write to us or attend one of our Working Party Meetings which are normally the 1st and 3rd Wednesday of the month. Meetings suspended until further notice due to the above task. Should you wish to assist with the above task the group will be meeting most wednesdays in July and Aug 2017 at 6.30pm in the Community centre so if you would like to get involved please contact us on
NPtiptree@btconnect.com
(mailto:NPtiptree@btconnect.com) or contact us on
01621 817030

If you are not on our database for regular updates and wish to be added to the list please contact us as above



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Tiptree *Village*®

Neighbourhood Plan

Questionnaire Results Feedback

Exhibition at the Community Centre

Saturday 3rd February - 10.00 until 15.00

Wednesday 7th February - 17.00 until 19.00

WE NEED YOUR SUPPORT AND OPINIONS



Parking →
Store Entrance →

FAMILY
CHARITY
SHOP

CAKTON CLOSE

Tiptree Village
Neighbourhood Plan
Special Community Benefit Fundraising
Exhibitions at the Community Centre
Saturday 2nd February - 10.00 until 15.00
Wednesday 7th February - 10.00 until 15.00
We need your support and presence



Development Boards • Canvas Boards • Signs & Graphics • Display Systems • Stationery • Full coloured Boards • Shaped Boards



PROOF APPROVAL

Fax back to us on 01279 467888

Proof No: **Est9105**

How Slips will look on boards



Single Sided Slips



Clients Name: John Alexander

Contact Name: Sam

Proof Prepared By: Colin Heard

Proof Revision No: 1

Our Reference:

Date: 02/01/2018

PLEASE READ THE FOLLOWING POINTS CAREFULLY BEFORE SIGNING THE DECLARATION ON THIS PROOF FORM.

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Tiptree Village Neighbourhood Plan

From the Neighbourhood Plan Working Party

Over 300 people attended the Questionnaire Feedback Exhibition held on 2nd and 7th of February, when residents were able to view the results of the Questionnaire. Most visitors spent a considerable amount of time reading and discussing with members of the Working Group the comments made by the residents, and many completed a feedback form, the results of which will be published in due course.

Over the past few months a dedicated team of volunteers have worked extremely hard analysing and collating all the information ready for the exhibition. A huge thank you to them all, who for the past few months have given up their time so freely.

Our grateful thanks also to all the businesses and residents who allowed advertising boards so generously donated by John Alexander Estate Agents, the shops who advertised our posters and to Tiptree Life Magazine for the free advertising of the event.

Neighbourhood Plan

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Tiptree Village NEIGHBOURHOOD PLAN

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DRAFT NEIGHBOURHOOD PLAN ON ITS WAY

Over the past 4 years the Tiptree Neighbourhood Plan Working Party (TNPWP) has held three consultation exhibitions; produced and circulated a village questionnaire to every home and business in Tiptree as well as a youth and schools questionnaire; analysed the results of 1119 completed questionnaires; and formulated a vision statement and objectives from the resulting analysis. At an exhibition in February 2018 the vision statement and each objective obtained from 67% to 95% agreement.

Currently, policies on these agreed objectives are being written leading to the publication of a draft Tiptree Neighbourhood Plan in the near future. As soon as it is ready, a leaflet will be circulated to every Tiptree home and business outlining the draft plan and explaining the draft plan consultation process.

Your involvement in this process is vital. The draft plan will set out the development framework for Tiptree until 2033. Once agreed by Tiptree residents, Colchester Borough Council and the local plan inspector; it will become a legal planning document.

TIPTREE NEIGHBOURHOOD PLAN: WORKING TO ENSURE THAT TIPTREE RESIDENTS DETERMINE THE FUTURE OF TIPTREE.

Meetings of the TNP working group are generally held on the 1st and 3rd Wednesday of each month at The Tiptree Community Centre, for more details please see the website: www.essexinfo.net/tiptreenp or contact the parish council office on 01621 817030 or NPtiptree@btconnect.com.

If you are not already on our database and wish to be kept informed of the progress of the plan please contact the Parish Office 01621 817030 or NPtiptree@btconnect.com with your contact details.

Cllr Diana Webb
Chairman of Tiptree Neighbourhood Plan Working Party



Tiptree Village
Neighbourhood Plan
Exhibition to launch Neighbourhood Plan for
Public Consultation at the Community Centre
Saturday 8th June 2019, 10am to 3pm
Wednesdays 12th June & 10th July 2019, 5pm to 8pm
WE NEED YOUR SUPPORT AND OPINIONS

HELLO
We're open
Monday to Saturday
8am to 10pm
High Wycombe

Tiptree

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Tiptree Neighbourhood Plan Draft Consultation

The statutory consultation on the Tiptree Neighbourhood Draft Plan of June 2019 starts on the 8th of June and ends on the 21st July. The consultation relates firstly to the policies in the draft Neighbourhood Plan and then more general aspects of the It will be easier for you to respond if you have read the draft plan first and in particular have studied the policies before you start using the online consultation.

We would really like you to give us your opinion both positive and negative on all the policies. Whilst we encourage comments, we appreciate that we all lead busy lives, so please comment on those policies where you have something you would like to say. We expect this response form to take 30-60 minutes to complete. Please aim to complete it in one session.

You may find the response form useful to note your thoughts or draft your response, before you enter it online. It will help the Neighbourhood Plan Working Group and reduce the time to publish the results if you would be so kind as to enter your response online.

Tiptree Village

Neighbourhood Plan Consultation Exhibition

An exhibition to coincide with the publication of the
draft Neighbourhood Plan and the launch of the
six week public consultation

Free Refreshments

This is your opportunity to comment on the draft
plan before it proceeds to Examination, Referendum
and Adoption

Tiptree Community Centre

Saturday 8th June 2019, 10am to 3pm

Wednesday 12th June & 10th July 5pm to 8pm

The draft Neighbourhood Plan will be on display at the exhibition and also online
at the Tiptree Neighbourhood Plan (2019) website (see below) from Saturday 8th
June 2019. Alternatively, paper copies may be obtained from the Parish Council
office, the library or school.

The Consultation period runs until the 21st July 2019. Online responses may be
made at www.tiptreevillage.co.uk/nextdoor or response forms will be available at the
Parish Council office, the library, school or on the TNP website.
For more information contact Tiptree Parish Council, 01213 817938

Next door
site

ECS Jan 31/19

18 NEWS

Chance to view village plans

RESIDENTS will be able to have a look at a neighbourhood plan mapping out their village's future next month.

Tiptree Parish Council is hosting the Tiptree village neighbourhood plan consultation exhibition for residents.

A spokesman said: "This is an exhibition to coincide with the publication of the draft Neighbourhood Plan and the launch of the six-week public consultation.

"This is your opportunity to comment on the draft plan before it proceeds to examination, referendum and adoption.

"Your views are important."

The exhibition will be held at Tiptree Community Centre, in Caxton Close, on February 16 from 10am to 3pm and February 27 from 5pm to 7pm.

For more details, call Tiptree Parish Council on 01621 817030.

Tiptree Neighbourhood Plan May 2019

We are pleased to announce that the Tiptree Neighbourhood Plan will be going to public consultation for six weeks commencing Saturday 8th June 2019. The consultation will be launched with an exhibition from 10am to 3pm in Tiptree Community Centre where the Neighbourhood Plan will be available for inspection. From that date the Plan will also be available to download on the Tiptree Parish Council/Neighbourhood Plan website and paper copies will be available to read in the library. For those who do not have internet access a paper copy may be obtained from the Parish Council office, the library or Staines during opening hours. This announcement follows the unavoidable postponement in the run up to Parish and Borough Council elections of 2nd May.

The draft Neighbourhood Plan has been derived from the wishes expressed by the majority of respondents to the autumn 2016 Community Questionnaire. It is founded upon the vision and objectives that were promoted at the Questionnaire results feedback exhibition in February 2018.

It is vitally important that the community of Tiptree is protected by a Neighbourhood Plan. Without it we will be vulnerable to speculative planning applications that the Colchester Planning Office would be unable to prevent. It would result in a 'free for all' as far as developers were concerned. The Council would have no control over where development occurred, Tiptree would get few community gains and we would quite likely end up with far more than 600 homes.

We believe that the Neighbourhood Plan that will be presented forward for consultation is a good deal for the village because it is informed by public opinion and has been shown to be deliverable. When the Consultation period begins there will be a six week period where further public comment is invited. The plan may then be modified as appropriate before it is submitted for inspection. After that there will be a public referendum in the village before the plan is adopted. Once adopted the Neighbourhood Plan will shape future development in Tiptree for the next 15 years and most importantly, will protect us from other speculative developments like the recent attempt to build behind Barbrook Lane.

If you have not already asked to be kept informed of Neighbourhood Plan developments but would like to be added to the contact list, please contact the Parish Council office with your details on 01621 817030 or at nptiptree@btconnect.com

Plan sets out development of homes until 2034



■ Plan - Priti Patel MP attends the consultation on the Tiptree neighbourhood plan

Villagers are urged to have their say on masterplan

VILLAGERS are being asked to have their say on a plan which could influence the future of hundreds of new homes in a popular village.

A six-week consultation on Tiptree Parish Council's Neighbourhood Plan has begun.

The plan will shape future development in the area for the next 15 years and aims to protect the community from speculative developments.

If it gets the green light, it will be used by Colchester Council to influence future planning applications.

As part of the neighbourhood plan, Tiptree Parish Council has outlined where 600 homes could be built by 2034.

It includes space for 120 homes in Tower End and 400 homes between two sites at Highland Nursery and Elm Park.

The locations were identified after two calls for sites by Colchester Council in 2014.

By REBECCA GREED

rebecca.greed@tptree.co.uk

and the parish council in 2017. The draft plan said: "The sites that are being promoted here are considered to have the capacity to deliver the required 600 homes for Tiptree."

"The total number of houses allocated to this plan is sufficient to ensure the viability of the planning plans required of developers and to enable the Elm Farm development to connect with Colchester Road across an additional piece of land at The Maypole corner."

With MP Priti Patel, whose constituency includes

Tiptree, has urged villagers to make sure they have their say.

Ms Patel said: "I would strongly encourage residents and businesses in Tiptree to engage in this process, take part in the consultation and help shape decision-making."

"Communities throughout this part of Essex face the terrible situation where speculative developers are proposing huge developments in inappropriate places and trying to force their plans through."

"This is putting pressure on our infrastructure and public services."

"Neighbourhood plans can offer some protection by giving local communities the chance to shape and steer development in their area."

Paper copies of the plan can be found at the parish council offices, library and the Sainsbury and Brights shop in Church Road.

For more details, email updates@tiptreepc.co.uk or call 01863 811700.

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more than 1,600 sessions for within the community."

facing homelessness, debt, came to an end in March.

Villagers urged to have their say on Neighbourhood Plan

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If it gets the green light, it will be used by Colchester

Council to influence future planning applications.

As part of the neighbourhood plan, Tiptree Parish Council has outlined where 600 homes could be built by 2034.

It includes space for 175

homes in Tower End and 450 homes between two sites at Highland Nursery and Elms Farm.

Witham MP Priti Patel, whose constituency includes Tiptree, has urged villagers to make sure they have their

say. Paper copies of the plan can be found at the parish council offices, library and the Staines and Brights shop in Church Road.

For more details, email nptiptree@btconnect.com or call 01621 817030.

Constituency and Council



Constituency Voice

Priti Patel MP

TRIBUNE

This month, I was pleased to visit the Tiptree Neighbourhood Plan consultation exhibition. The exhibition showcased important proposals for the community in Tiptree to take more control over planning and development issues in the village. With Colchester Council failing to plan for development in this area, the Neighbourhood Plan presents an opportunity to give residents a real say.

With speculative developers already seeking permission for large developments, a Neighbourhood Plan gives some protection to local communities while also ensuring key infrastructure and new public services can be planned to support new develop-

ment. I am very clear that when it comes to development, with every new home that is built in Tiptree, all new money from these developments must go straight back into the local community and not into the coffers of the council.

The consultation runs for six months and I would encourage residents and businesses to review the proposals and respond to the consultation to help shape the future of Tiptree.

www.braintreeandwitham

MP says 'engage with village plan'

THE MP for Witham heard from residents about a proposed neighbourhood plan.

Priti Patel paid a visit to the Tiptree Community Centre for the beginning of the village's housing plan consultation.

The MP viewed the plans and discussed them with residents alongside Tiptree councillor Barbara Wood.

Ms Patel said: "I was delighted to see the exhibition and view the proposals for Tiptree at the start of the consultation process.

"Communities should be empowered in the planning process and neighbourhood plans provide an opportunity for them to do so.

"I would strongly encourage residents and businesses in Tiptree to engage in this process, take part in the consultation and help shape decision making.

"Local communities face the terrible situation where speculative developers are proposing huge developments in inappropriate places and trying to force their plans through. Neighbourhood plans can offer some protections by giving communities the chance to shape development."

BRAINTREE &
WITHAM TIMES

Villagers urged to have their say

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Copies of the plan can be found at the parish council offices, library and the Staines and Brights shop in Church Road.

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ESSEX COUNTY STAND



Neighbourhood Plan

Have you responded yet?

Please visit the Tiptree
Neighbourhood Plan

website: www.essexinfo.net/tiptreenp

The Neighbourhood Plan is available to download and there are full details of how you may respond. Alternatively, paper copies are available at the Parish Council Office, the Library or Staines.

This is your opportunity to comment on the draft plan before it proceeds to Examination, Referendum and Adoption

Final Consultation Exhibition

Tiptree Community Centre

Wednesday 10th July 2019 5pm – 8pm

For more information contact
Tiptree Parish Council, 01621 817030



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Neighbourhood Plan

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Tiptree Village®

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six week public consultation

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We need your support!

Tiptree Community Centre

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For more information contact Tiptree Parish Council,
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Tiptree Neighbourhood Plan Press Release October 2019

Tiptree Neighbourhood Plan went to public consultation in June and July this year. Two well-attended public exhibitions in Tiptree Community Centre launched the consultation and there was a third exhibition towards the end of the consultation period. Tiptree Neighbourhood Plan Steering Group would like to thank all the volunteers who contributed to the success of the exhibitions whether through the distribution of publicity leaflets, producing posters and materials for exhibition, talking to visitors who attended or serving the refreshments. The Steering Group is also grateful to the Library and Staines & Bright for collecting response forms over the consultation period, to shops and businesses who displayed posters or banners and to *Look* and *Life* magazines for their free advertising. Thanks also to every member of the public who took the time to attend the exhibitions or read the draft Neighbourhood Plan and who responded to the consultation. The involvement of members of the community is a vital component of Neighbourhood Planning and your contributions will help produce a community plan that will protect Tiptree from piece-meal development in the future.

Tiptree Neighbourhood Plan Working Group is now busily engaged with the collation and analysis of consultation responses. Initial indications are that we have a very high level of support for the draft plan. Even so, every comment needs to be considered and evaluated. Any necessary adjustments to the plan will be made before the plan is submitted to Colchester Borough Council later this year for examination. All being well there will be a final community referendum next spring following which Tiptree Neighbourhood Plan will become a legally adopted component of the Colchester Local Plan – shaping development in Tiptree for the next 15 years.

For further information please see the website: www.essexinfo.net/tiptreenp or contact the parish council office on 01621 817030 or NPtiptree@btconnect.com .

Tiptree Neighbourhood Plan Update (Feb 2020)

All being well the Tiptree Neighbourhood Plan is moving towards the point where the final version of the plan can be submitted to Colchester Borough Council hopefully in the spring. At that point the role of the community and Tiptree Parish Council is largely over.

At this time a team of volunteers are busy processing the responses to the consultation that took place last summer. All comments have to be carefully considered and the Neighbourhood Plan modified wherever that is felt appropriate. Alongside the final version of the Neighbourhood Plan other volunteers are working on the Consultation Document which charts the consultation exercises we have undertaken to produce the plan. In addition we are receiving professional help to produce the Strategic Environmental Assessment, the Habitat Regulation Assessment and the Basic Conditions Statement. All these documents need to be submitted together to Colchester Borough Council once the revised plan has been agreed and adopted by Tiptree Parish Council.

After that, if Colchester Borough Council (CBC) approve of the Neighbourhood Plan, there will be a further 6 week consultation prior to examination. This consultation will be run and managed by CBC and all responses will be submitted with the plan to the examiner. Assuming the examiner agrees to our plan there will be a referendum in Tiptree and if over 50% of those voting agree it will be adopted as part of the new Colchester Local Plan to shape development in Tiptree for the next 15 years and thereby protect Tiptree from further speculative development.

During 2020 Working Group meetings will be scheduled for the first and third Wednesdays at 6.30pm in the meeting room commencing on Wednesday 15th January. Meetings will continue until the Neighbourhood Plan is complete and agreed prior to submission to CBC.

If you require any further information about the Tiptree Neighbourhood Plan please contact the Parish Council Office or email: NPtiptree@btconnect.com