



Colchester Preferred Options Local Plan - Regulation 18 Representation

Policy PP19: Land North of Oak Road, Tiptree

The allocation of land north of Oak Road, Tiptree for residential-led development is supported. The site represents a logical and sustainable extension to the settlement, capable of delivering a significant quantum of housing alongside strategic green infrastructure, biodiversity enhancements and landscape mitigation, including the proposed Tiptree Country Park.

However, a number of refinements are required to ensure the policy is justified, proportionate and effective, and to avoid unnecessary constraints on delivery. Targeted amendments would improve certainty, viability and deliverability without diluting the Council's objectives.

- Tiptree Country Park – following refinement of the proposals, the country park would amount to an area of approx. 25ha.
- Criterion (e) – Mobility Hub - The requirement to “consider the inclusion of a mobility hub” lacks a clear evidence base, is not referenced elsewhere in the Plan or IDP, and appears unrelated to the scale, location or accessibility of the allocation. Its inclusion introduces uncertainty without justification and should be deleted.
- Criterion (j) – Boundary Screening - It is requested that criterion (j) be removed or softened. The delivery of a country park (criterion i) will already provide substantial landscape buffering and screening. A further standalone requirement for boundary hedgerows and woodland risks duplication and inflexibility and should instead be addressed through detailed design and landscape strategies.
- Criterion (l) – Minerals and Waste Liaison - Criterion (l) should be deleted. The site is not identified on the Essex Minerals Local Plan Proposals Map, and there is no evidence of safeguarded mineral resources affecting the allocation. This requirement is therefore unnecessary.
- Criterion (n) – Health / Community Building - Refinement is required to reflect the Infrastructure Delivery Plan (IDP). The IDP identifies potential expansion and remodelling of the existing Tiptree Medical Practice, rather than delivery of a new health/community building on-site. The policy should be amended to align with the IDP and allow flexibility in how health infrastructure needs are met. Furthermore, a community building has already been approved with the neighbouring Elm Farm application. There is also no identified requirement in the IDP for any on-site education provision, and instead suggests expansion of existing facilities.

- Masterplanning Requirement - Support is given to a comprehensive, coordinated approach to development. However, the requirement for a full masterplan to be agreed prior to submission of any planning application is considered overly onerous. It would be more appropriate for masterplanning detail, design codes and parameter plans to be secured following outline approval through planning conditions, consistent with established development management practice.