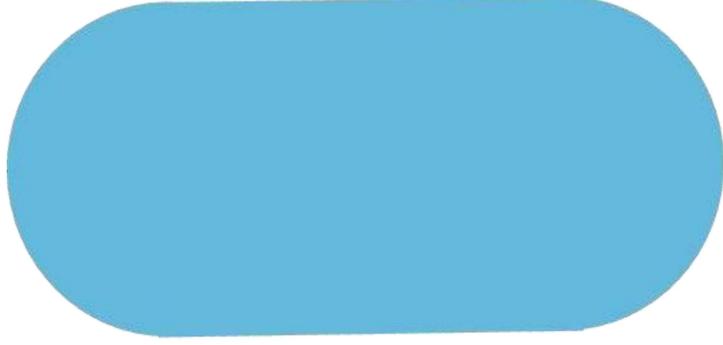
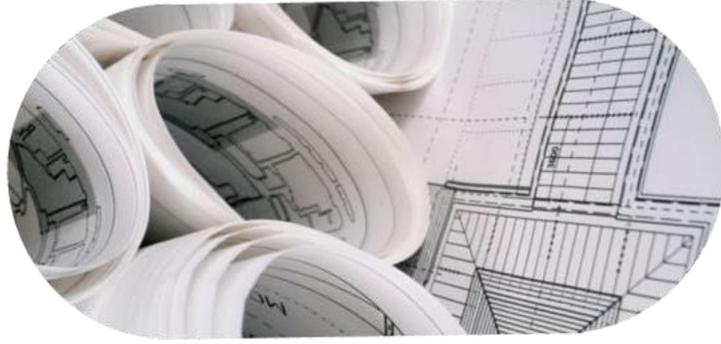




Part of Shakespeare Martineau

Colchester City Council
Regulation 18 Representations
Prepared on behalf of Gleeson Land

January 2026



Contents

1. Introduction.....	1
2. Draft Local Plan	2
Housing Needs and Requirements	2
Plan Period	3
Spatial Strategy.....	4
3. Tiptree and Land at Brook Hall Farm.....	6

Appendix A - Land at Brook Hall Farm Vision Document

1. Introduction

1.1. These Representations are made on behalf of our clients, Gleeson Land (the Promoters), in response to Colchester City Council's (the Council) Regulation 18 consultation on its emerging Local Plan.

1.2. Gleeson have land interests in the Council area at Land at Brook Hall Farm, Tiptree (the Site). This comprises land owned by Wilkin & Sons who are a significant local employer, through its fruit growing and manufacturing operations, and part of the local community in Tiptree. Gleeson Land, a specialist land promotion business, have partnered with Wilkin & Sons to help realise the landowner's vision for the Site.

1.3. The Site has, to date, only partly been considered by the Council through its evidence base (Site ID 10534 - Land east of Factory Hill and south of Birch Wood, Tiptree). It has not been identified as a potential Local Plan allocation at this time. Further detail on the Site, including a Vision Document (**Appendix A**) is submitted as part of these representations.

1.4. Notwithstanding specific land interests, this response has been prepared in objective terms, in response to the content of the consultation and supporting Evidence Base and in accordance with legal, procedural and soundness requirements of legislation and the National Planning Policy Framework.

1.5. The most recent version of the National Planning Policy Framework was published December 2024 (NPPF 2024). The Plan would be Examined under the provisions of this version of the Framework including the tests of soundness set out at paragraph 36 of the Framework.

1.6. As set out in these Representations, whilst we are supportive of the approach to direct growth to the sustainable locations, we consider more could be achieved in the most sustainable locations i.e. Tiptree.

1.7. Ahead of Regulation 19 consultation the Council should consider whether there are additional suitable sites in such locations, which align with the wider ambitions of the Plan. We consider the Site, at Brook Hall Farm, is such a location and should be considered for allocation.

2. Draft Local Plan

Housing Needs and Requirements

- 2.1. Paragraph 62 of the NPPF states that to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method. This further identifies that in addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.
- 2.2. The Council correctly identify the starting point for calculating minimum housing needs is the Standard Method (2024). This requires across the Plan period 2025 - 2041, the delivery of 20,800 homes, as a minimum.
- 2.3. Paragraph 69 of the NPPF is clear the housing requirement may be higher than minimum housing needs. This includes consideration for:
 - any needs that cannot be met within neighbouring areas;
 - reflects growth ambitions linked to economic development; or
 - reflects growth ambitions linked to infrastructure investment.
- 2.4. Further, Planning Practice Guidance highlights it may also be appropriate to increase the housing requirement to help deliver an increased quantum of affordable homes (Housing and Economic Needs Assessment section, Paragraph: 024 Reference ID: 2a-024-20190220).
- 2.5. The Council has confirmed within its Housing Topic Paper (November 2025) it has undertaken ongoing engagement with neighbouring authorities through Plan preparation and there have been no requests for the Council to accommodate unmet needs.
- 2.6. Further, as detailed in the Sustainable Appraisal Report (SA, February 2025) there is no evidence to suggest there is a need for growth to go beyond the minimum housing needs requirement based on economic growth aspirations or infrastructure ambitions.
- 2.7. However, the Local Housing Needs Assessment (LNA, September 2024) highlights, based on the previous Standard Method, there is a considerable affordable housing

needs of 877 affordable homes per annum. This affordable need is now likely greater reflecting the increase in minimum housing needs. The LNA concludes that affordable housing delivery should be maximised where opportunities arise.

2.8. We support the acknowledgment that the Standard Method is a starting point for considering the housing requirement, this is justified and consistent with the NPPF. We also support the Council's position (as set out in the SA, on the basis of affordable housing need and economic aspirations) there are no exceptional circumstances which justify a lower housing need.

2.9. However, mindful of the acknowledged affordable housing need we consider a housing requirement set above the minimum housing needs figure should be explored. This is not considered in the SA with it instead concluding "that in the absence of the wider evidence justifying a lower, or higher level of growth, variation of the Standard Method requirement is not justified".

2.10. Further work should be completed by the Council to ascertain whether an increase in the housing requirement is achievable.

Plan Period

2.11. Para 22 of the NPPF is clear that strategic policies should look ahead over a minimum 15-year period from adoption. Where larger scale developments such as new settlements or significant extensions to existing villages and towns form part of the strategy for the area, policies should be set within a vision that looks further ahead (at least 30 years), to take into account the likely timescale for delivery.

2.12. The new Local Plan proposes a Plan period from April 2025 to March 2041, i.e. 16-years with the final monitoring year being 2040/41. This would require the Plan to be adopted before end of March 2027.

2.13. The Council's Local Development Scheme indicates submission to the Secretary of State before the end of 2026. Based on our experience elsewhere, and noting the number of the Local Plans which are expected to be submitted around this time (due to the cut off under the current Local Plan system), it would not be realistic to expect Examination to commence until mid-2027 and adoption until a year later at the earliest.

- 2.14. The Plan period is likely to need to be extended by 2 years to ensure the required 15-year period post adoption is achieved.
- 2.15. This may necessitate further sites to be identified to address the increased in the housing requirement over the Plan period.

Spatial Strategy

- 2.16. The Plan identifies a proposed spatial strategy indicating this provides the framework for how the housing and employment needs will be met through allocations and growth will be allocated in accordance with the spatial strategy and settlement hierarchy.
- 2.17. The Council's chosen hierarchy directs growth first to the urban area of Colchester, as the most sustainable location in the Plan area. Following this, it prioritises the growth and opportunity areas above the existing larger settlements.
- 2.18. Whilst we consider this approach could be justified, including focusing strategic scale growth to areas with the greatest potential, there needs to be robust evidence which supports the Council's delivery assumptions. Further, this needs to demonstrate these strategic sites can be viably delivered alongside any necessary transport and other infrastructure improvements.
- 2.19. The Plan should include a housing trajectory which identifies when these sites (and others) are expected to deliver homes, ensuring housing needs are achieved across the Plan period including in the short (next 5-years) and medium (5 – 10 years) periods.
- 2.20. After the growth areas the Spatial Strategy indicates that growth will be directed to the most sustainable and accessible location close to transport corridors and existing centres, followed by an "appropriate level" of growth allocated within the large, medium and some small settlements.
- 2.21. There is a lack of clarity as to how housing has been distributed between the large and medium settlements, including how the presence (or absence) of services and facilities have influenced this and proximity to transport corridors. Further, while specifically referenced, there is no clarity on what comprises the 'transport corridors' within the Plan.

- 2.22. Whilst we are supportive of the approach to direct growth to the sustainable locations, we consider more could be achieved in the most sustainable locations i.e. Tiptree, where there is less reliance on private vehicle usage.
- 2.23. Tiptree is classified as a 'Large Settlement' in the settlement hierarchy, alongside West Mersea and Wivenhoe. This is a new settlement category which recognises these locations are more sustainable than other, smaller, settlements. We welcome this recognition and believe it is fully justified.
- 2.24. As set out in the following section, and detailed in the Council's Settlement Evidence Base documents, Tiptree is well placed to continue to grow to serve the needs of the District. The settlement is larger than the other large settlements and less constrained in terms of growth (especially when compared to West Mersea). It has greater existing provision of services and facilities and employment opportunities. We consider justification exists for setting it apart from the other large settlements through its own tier in the settlement hierarchy, below Colchester Urban Area.
- 2.25. As draft, we feel the Plan does not strike the right balance between supporting growth of Tiptree and the growth of less sustainable settlements.
- 2.26. As the Council progresses towards Regulation 19 it should review the Spatial Strategy and the allocation of sites to achieve this. This includes consideration for additional suitable sites in Tiptree which align with the overarching approach of the Plan. For the reasons set out in Section 3, the Site at Brook Hall Farm aligns with the Spatial Strategy and would deliver meaningful benefits and therefore should be considered for allocation.

3. Tiptree and Land at Brook Hall Farm

Tiptree

- 3.1. Outside of Colchester itself, Tiptree is the largest settlement in the district. It has a vast range of amenities, facilities and services which include schools, healthcare provision, supermarkets, local retail, leisure facilities and community services. This provision exceeds that of other large, medium and small settlements.
- 3.2. The village supports a notable employment base, which includes the Wilkin & Sons jam factory and associated functions. Thus, reducing the reliance on out-commuting compared to many other locations across the district.
- 3.3. Further, the village has regular bus provision (1 service an hour) which provides services to and from nearby locations including smaller settlements and Colchester itself.
- 3.4. The Settlement Evidence Stage 1 (November 2024) recognises the village's sustainability credentials with a “good range of service and facilities”, major employment opportunities and opportunities for growth to enhance local infrastructure (potentially to include improved active travel routes).
- 3.5. The Local Plan identifies Tiptree as a Large Settlement, only under Colchester Urban Area and the Growth and Opportunity Areas in the hierarchy.
- 3.6. The Tiptree Neighbourhood Plan (May 2023) highlights the history of the village, which grew from the 1800s onwards including notably as a result of the Wilkin & Sons jam-making operations which started business in 1885. The Neighbourhood Plan recognises the evolution of the village over the past circa. 100 years has partly been influenced by these operations including the (now closed) railway branch line and surrounding infrastructure.
- 3.7. The Neighbourhood Plan recognises the village, despite its size, retains a village feel and character and sets out a vision that in 2033 the village would retain this alongside “strengthening the supportive community at the heart of Tiptree through sympathetic development whilst at the same time developing a thriving rural centre with a

sustainable economy and a robust infrastructure to meet the needs of the community”.

- 3.8. In order to achieve this and the wider objectives of the Neighbourhood Plan, and requirements of the adopted Colchester Local Plan, the Neighbourhood Plan allocates land to the north of the village for homes and to achieve the aspiration for a northern link road which connects Colchester Road (B1022) with Grange Road.
- 3.9. Only part of the link road could be secured through the Neighbourhood Plan, with the remaining part, sitting outside the Neighbourhood Plan area, now being proposed for allocation through the Local Plan (Land North of Oak Road, policy reference PP19).
- 3.10. We support the Council and Neighbourhood Plan aspirations for delivery of the northern link road. However, we do not consider this, or the Neighbourhood Plan (which was prepared on the basis of now out-of-date housing needs and requirements), prevents further growth coming forward in other suitable locations around the village.
- 3.11. We consider further growth should be directed to Tiptree reflecting its credentials as a highly sustainable location. There are no known overriding constraints to this being achieved.

Land at Brook Hall Farm

- 3.12. The Site at Land at Brook Hall Farm comprises two distinct areas to the east and west of the B1023. To the east, the site is comprised of partitioned agricultural fields with no existing buildings. To the west, the site is comprised of a large pond, disused hardstanding areas and vegetation.
- 3.13. The western section of the Site adjoins the Wilkin & Sons complex which includes the Tiptree Jam Museum, this is an integral part of the local community. This part of the Site is located within the settlement boundary of Tiptree and benefits from an employment allocation as part of the Adopted Local Plan, under policy SS14. This is further identified within the Tiptree Neighbourhood Plan which designates this part of the site as an ‘Employment zone’. This allocation is proposed to be carried forward as a Preferred Options Employment Allocation. This is supported.

3.14. The eastern section of the Site is bounded to the southeast by Layer Brook and boundary vegetation, with the northeastern boundary similarly bounded by an area of woodland (Park Lane Amenity Land) and a Public Right of Way. To the west, southwest, the site is bounded by Factory Road which gives direct access to Tiptree Village Centre.

3.15. The eastern section of the Site is not an identified allocated site within the Colchester Local Plan (2022). It sits outside the existing settlement boundary.

3.16. Part of the Site has been subject to a previous call for sites submission as part of the earlier Regulation 18 consultation, however, this submission only covered the northwestern portion of this site (equating to 19.9ha) and for residential use only (Site ID 10534 - Land east of Factory Hill and south of Birch Wood, Tiptree). The Council's SLAA Site Assessment Report (February 2025) identified this as generally being unconstrained with a single 'red' rating due to it being greenfield land. It was identified to be close adjacent to / close to the existing settlement boundary.

3.17. The Summary of Sites Evidence (October 2025) identified this part of the site concluded:

Development of the site would harm the character of the edge of the settlement and reduce the gap between Tiptree and Tolleshunt Knights. The Tiptree Neighbourhood Plan was made in May 2023. The Spatial Strategy clearly sets out the aspiration for growth to be to the north of Tiptree to alleviate existing traffic issues in the centre of the settlement and the delivery of a northern link road, to connect Colchester Road with Grange Road. This site does not contribute to delivering this strategy

3.18. The SA scores this part of the Site relatively well, as show below. Including positive scores for Housing (SA1), Transport (SA4), Community Health and Wellbeing (SA5) and Services and Facilities (SA6). As shown below, it scores most more positively than Land North Oak Road which is identified for allocation under Policy PP19.

Site ID	Site Name	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14
10534	Land East of Factory Hill	++	--	-	+	+	+	-?	-	-?	N/A	0	N/A	-	-
10657	Land North Oak Road	++	--	-	-	+	+	-?	--	-?	N/A	0	N/A	-	-

- 3.19. We now submit the Site, as a whole, to be considered through this process as a suitable, available and deliverable location for mixed-use development which could have meaningful benefits for the local community. With this being submitted by Gleeson, an experienced land promoter, on behalf of Wilkin & Sons, an important local employer and part of the Tiptree community.
- 3.20. The attached Vision Document (**Appendix A**) summarises the emerging proposals for the Site with the ambition being to deliver a high-quality development which delivers positive growth for Tiptree. This includes:
- Delivery of approximately 500 new residential dwellings;
 - Provision of affordable homes at a policy compliant level (30%);
 - Provision of a community hub, including a community facility and convenience store space;
 - Delivery of circa. 2ha of employment land;
 - Land for new primary school with integrated preschool and sports facilities;
 - Significant provision (circa. 25ha) of green space
 - Creation of approximately 790 FTE operational jobs (direct and indirect)
 - Retention and enhancement of existing boundary vegetation and trees;
 - Connection of the site to the existing Public Rights of Way to provide access towards the facilities and services of the village.
- 3.21. Vehicular access into the site is readily achievable from Factory Hill (B1023) to both portions of it via new access points. Pedestrian and cycle links would utilise existing routes, including right of way (for pedestrians) and the footway / road network. There are safe and direct links between the site and existing facilities and amenities of the village, including bus services.
- 3.22. The emerging vision for the Site will continue to evolve as we engage with the Council, Parish Council, local community and other stakeholders.
- 3.23. As set out in the Vision Document, work to date including consideration of opportunities and constraints has informed the concept vision. This has also had consideration for the Council's previous concerns relation to part of the Site regarding character and coalescence.

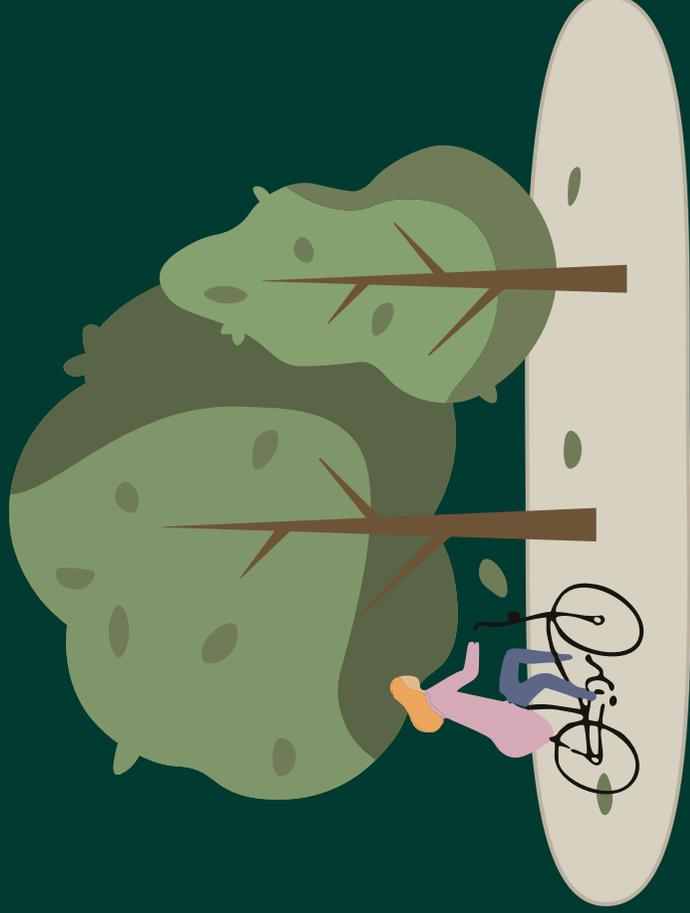
- 3.24. It is our view the Site holds potential to accommodate a sensitively designed development which addresses the constraints of the Site and preserves the separation of Tiptree and Tolleshunt Knights.
- 3.25. This includes siting built development to the north of the Site ensuring a well-defined landscaped buffer remains to the south, including enhancements of existing boundary vegetation, new green spaces and additional landscaping. The proposals will maintain a 'green gap' forming a verdant new settlement edge to Tiptree.
- 3.26. There are no other notable concerns raised to the principle of development of the Site at this time. We consider it provides a positive opportunity to further meet housing needs, as well as delivering a range of other benefits for the existing and future community, in a sustainable location. We consider if assessed through the Council's site selection process (including SA), the Site and emerging proposals would score positively, even more so than the part of the Site previously assessed.
- 3.27. The Council's aspirations, in line with the adopted Neighbourhood Plan, are to ensure the delivery of the northern link road through allocation of Land North Oak Road. We support this and agree the achievement of the link road will have benefits for the local community. However, we do not consider this is a justifiable reason for preventing further growth in suitable locations around the village.
- 3.28. Tiptree is a sustainable settlement. It sits high in the Council's settlement hierarchy only beneath the Colchester Urban Area in size. As noted previously, we do not consider the Council Spatial Strategy has found the right balance between supporting growth in the most sustainable locations and growth of medium and small settlements.
- 3.29. Further, as set out in our representations there may be a need for further homes to be identified as part of this Plan making process.
- 3.30. The Site offers a unique opportunity for a scheme which delivers an array of benefits beyond just housing, in a sustainable location, led by an experience land promoter and a significant employer who is a key part of the local community.

Appendix A

Land at Brook Hall Farm Vision Document

VISION DOCUMENT

OCTOBER 2025



LAND AT
**BROOK HALL FARM,
TIPTREE**

gleeson^{land}

Concept for Land at Brook Hall Farm

500 homes

A mix of market-rate and affordable homes to meet local needs.



Community Hub

Including community facility and convenience store space.



Primary School

Land for new primary school with integrated preschool and sports facilities.



25ha Green Space

25ha publicly accessible open space including youth play space, community orchard and woodlands, sensory garden and meeting spaces.



790 FTE Jobs

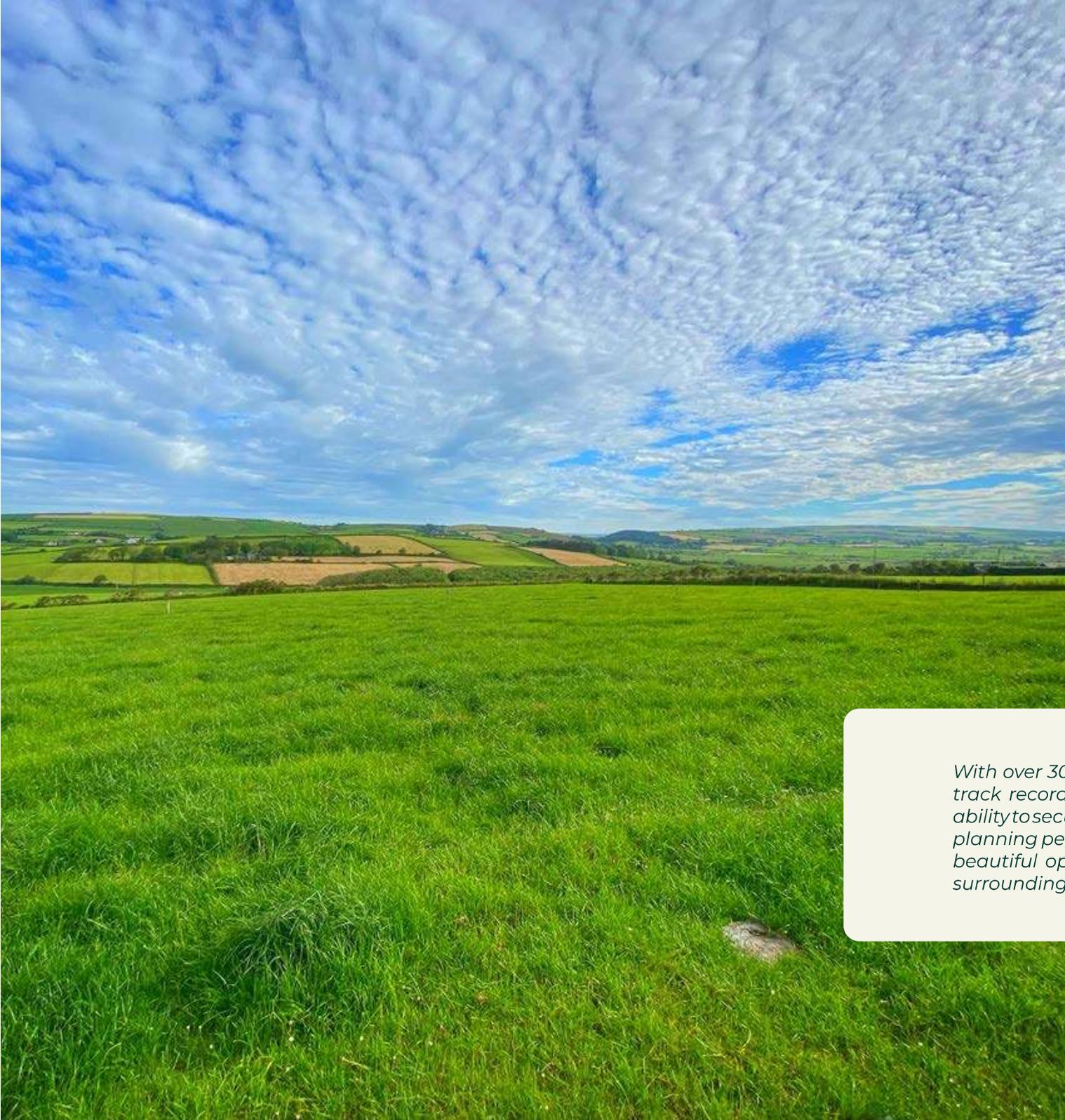
during the operational phase including around 550 direct and 260 indirect and induced job.



2ha Employment Land

Providing space for potential future Jam Factory expansion and/ or workshop space for local businesses.





Contents

About Gleeson Land	x
Wilkin and Sons	x
Understanding Tiptree	x
Understanding Land at Brook Hall Farm	x
Our Concept Vision	x

With over 30 years of experience and a proven track record, Gleeson Land has an unrivalled ability to secure deliverable and implementable planning permissions for new homes set within beautiful open space which is sensitive to its surroundings and constraints.

About Gleeson Land

We are a specialist land promotion business established in the 1990s. Gleeson Land forms part of MJ Gleeson plc, which has been creating much needed new homes for local people for almost 120 years. As part of the plc, we have the strength to invest for the long term, finding the right solutions to unlock even the most complex of sites.

Gleeson Land has an active portfolio of over 75 sites and a strong track record in obtaining implementable and deliverable planning approvals that keep a strong focus on the existing and future residents.

Over the past 5-years we have obtained planning approval for around 6,700 dwellings. Over this period, the median time taken from validation to first house sales has been 3.1 years. A timeframe lower than the national median of 5.2 years for comparable sized sites.

On every site our ambition is to secure planning permission to create a place people feel proud to call their home. We achieve this through proposals that enhance and compliment the local community.

The People

We take the time to meet local people to understand what they care about. We can then ensure that our plans offer something for everyone.

The Spaces

We promote spaces that bring people together: delivering community buildings, places to play, and places for nature to thrive.

Homes for All

We promote schemes that will meet the needs of the local people at all stages of their lives, complimenting and enhancing the ability for people to settle in an area.



Over the past five years...



Permission for over 6,700 new homes



3.1 years median approval to first house sales



Permission for around 2,300 affordable homes

About Wilkin and Sons

The Land at Brook Hall Farm is owned by Wilkin & Sons Ltd. Established in 1885, Wilkin & Sons are a proudly employee controlled business.

Wilkin & Sons are proud of their Tiptree roots and are committed to the continuance of their leading role of bringing positive outcomes to the village.

Wilkin & Sons is the largest employer in Tiptree and is in the top 20 largest employers in Colchester. The company provides around 450 full time equivalent (FTE) direct jobs associated with fruit growing and manufacturing, tea rooms, bakery, pudding factory and a museum, while also supporting a wide variety of local indirect and supply chain jobs.



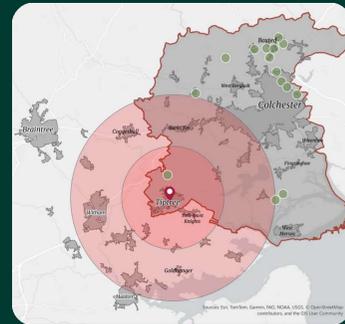
One of Colchester's

Top 20 Employers

450 FTE Jobs

60% of employees have a less than 5-mile commute, with 80% having a less than 10-mile commute.

25% of employees walk to work, increasing to 30% when considering those that cycle to work.



Part of Tiptree's Community

Wilkin & Sons has always been an integral part of the local community and takes its social responsibilities seriously.

The company supports local sports and arts organisations and initiatives to improve the environment.

Wilkin & Sons has an ongoing involvement with the Tiptree Community Hub and a relationship with FareShare, where 80,000 meals have been contributed to fighting hunger in the UK.

The annual Tiptree Strawberry Race raises funds for various charities charity, including those with local roots.



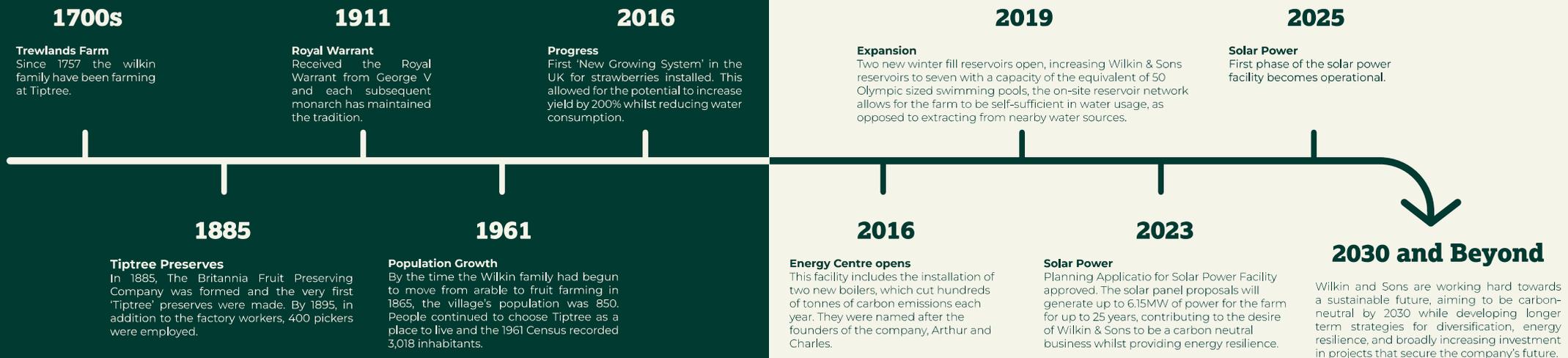
Investment and Innovation

The need for innovation and sustainability is central to Wilkin & Sons activities.

In response to the ever changing economic and climate change factors that impact a largely agriculturally based business it is necessary to continually reinvest in business wide modernisation, adaptation and resilience initiatives.

Since 2016 Wilkins & Sons have reinvested in numerous projects including:

- The introduction of the first New Growing System (NGS) in the UK for strawberries. The NGS offers a sustainable controlled environment for the fruit.
- A new energy centre at the factory.
- Construction of two winter fill reservoirs.
- A solar power generation facility on land to the south west of the factory.



Understanding Tiptree

Neighbourhood Planning Context

The Tiptree Neighbourhood Plan was 'made' in May 2023 and covers the 2022 to 2033 period. The Neighbourhood Plan was prepared within the context of the adopted Local Plan and allocated land along the northern edge of the village (the Highland Nursery and Elms Farm sites) to deliver a minimum of 400 dwellings.

The allocations to the north seek to facilitate the first phase of a northern link road connecting Colchester Road (B1022) with Grange Road. The second phase of the link road requires land outside of the Neighbourhood Plan area. This being land associated with an emerging Local Plan allocation for 600 dwellings (Land to the North of Oak Road).

Tiptree is largely unconstrained in respect of significant national or local planning policy planning designations. However, growth options around the village are relatively limited due to a variety of neighbourhood level factors including:

North

The proposed new Country Park to the north of the existing and proposed housing allocations will provide a strongly defined boundary to the north of the town.

Thurstable School and Warriors Rest limits potential future growth to the northeast

East

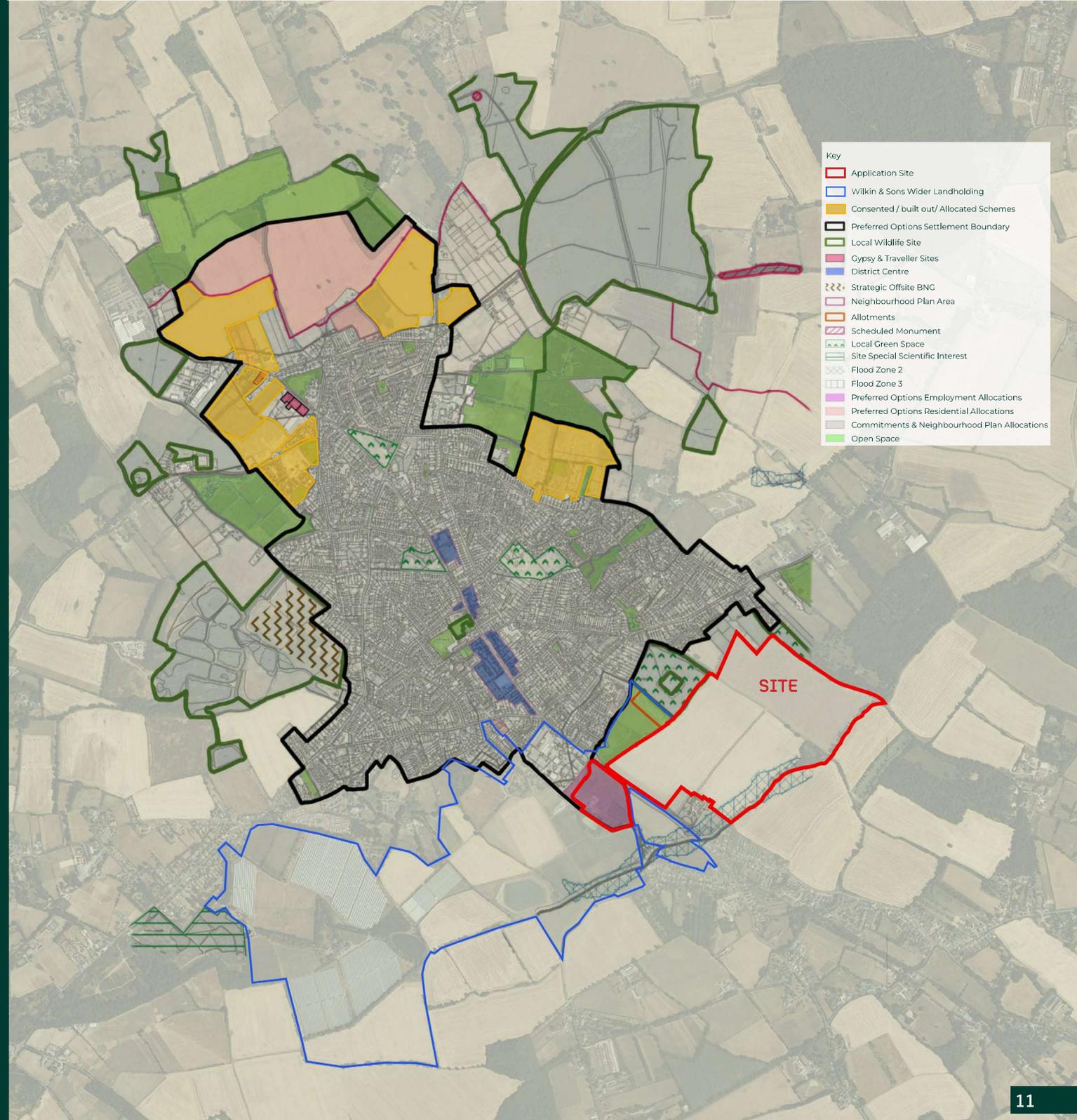
Local Wildlife Sites, Ancient Woodland, Tiptree Sewage Treatment Works and associated cordon sanitaire, and the highways access options to the east of Tiptree limits future growth options.

South and South East

Wilkin & Sons own the land to the south of Tiptree. Whilst the majority of this is proposed to continue forming an integral part of the business, the land at Brook Hall Farm is seen as surplus to the core functions. The presence of Layer Brook provides a definitive southern boundary to the village, and the creation of a new, large parkland will ensure concerns regarding coalescence with Tolleshunt Knight can be mitigated.

West

Expansion west is limited by Brook Meadow's Local Wildlife site, the proposed BNG offsite enhancement area and Florence Park. As demonstrated by the recent refusal of a revised scheme to the west of Tiptree, coalescence with Tiptree Heath is also a strong consideration west of the village.



Understanding Tiptree

Population and Housing

The growth of Tiptree as a village can largely be traced back to the 1800's and can partly be attributed to the growth of Wilkin and Son's as a key local employer.

The 1970's saw a notable period of housing growth and Tiptree's population doubled over the decade to around 8,000. Over the proceeding 40 years Tiptree's population has typically increased at an average rate of 0.6% per annum. A rate lower than that observed across of the wider Colchester area (1% per annum).

Tiptree's population structure like many more rural settlements is becoming increasingly aged. In 2021, 19% Tiptree's population was aged 70+, a level significantly higher than the wider Colchester area (13%), Essex (15%), and England (14%). The latest ONS population projections anticipates this aging population trend will continue over the emerging Local Plan period to 2041 and beyond.

Anecdotal local concerns over high house prices and lack of suitable stock is confirmed by analysis of both Census and official housing affordability data. There appears to be a particular shortage of smaller stock for newly forming households and those wishing to downsize.

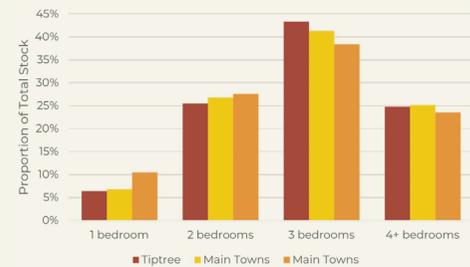
Tiptree Population: 1921 to 2021



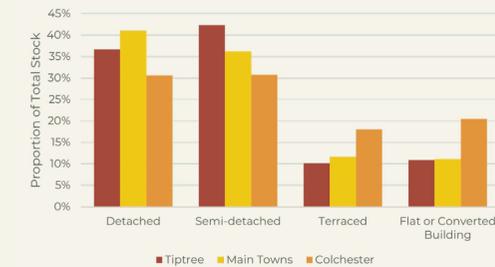
Tiptree Population Change: 1911 to 2021



House Size (Bedrooms): 2021



House Type: 2021



A Walkable Neighbourhood

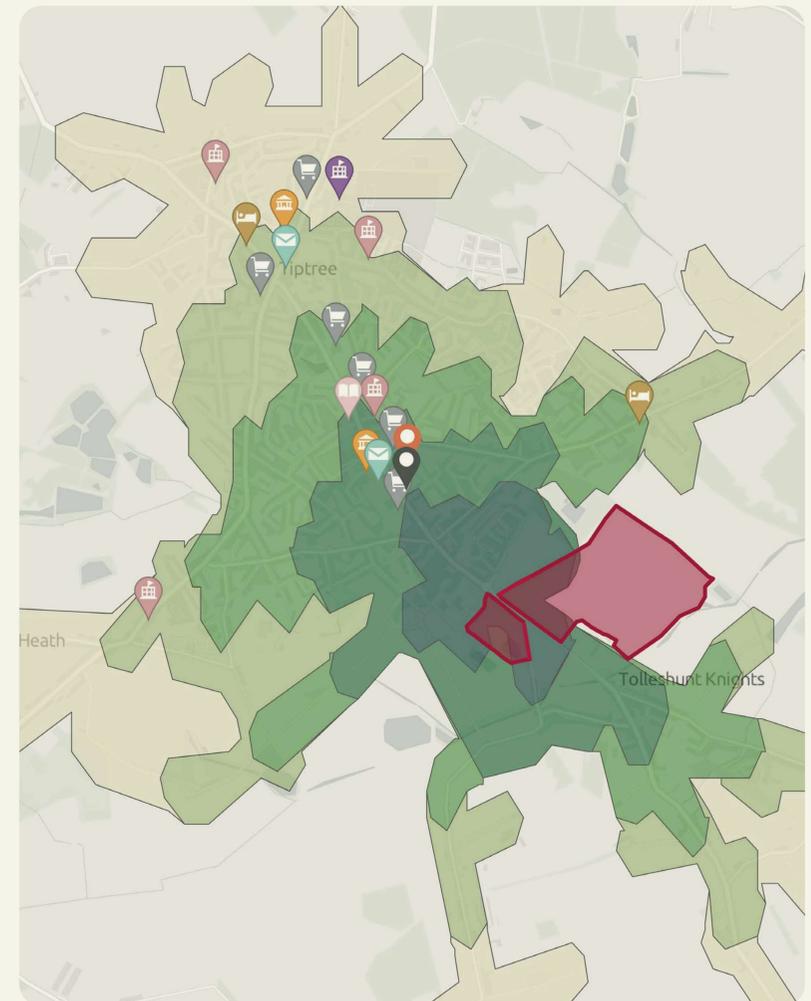
The concept of the 15- or 20-minute neighbourhood seeks to ensure that key community facilities and services are within an easy and safe walking or cycling (active travel) distance from where people live.

As below, as a defined 'District Centre' Tiptree has a broad range of key facilities and services that are within an easy and acceptable walking and cycling distance for most existing residents. There are four primary schools, a secondary school, three supermarkets, a community centre, and a health centre as well as a range of independent shops, cafes and restaurants. Existing provision is concentrated along Church Road and within the northern half of the village.

The settlement is also served by two main bus routes, the 75 between Maldon and Colchester and the 91 between Witham and Tollesbury. Although Tiptree does not have its own mainline railway station, Kelvedon station with services between London Liverpool Street and Norwich is located around 3 km to the north west.

Key

- Site
 - Retail
 - Care Facilities
 - Dentists
 - GP
 - Indoor community space
 - library
 - Post office
 - Main road
 - Minor road
 - Primary education
 - Secondary education
- Walk times
- Under 30 Minutes
 - 15 - 20 Minutes
 - 10 - 15 Minutes
 - 5 - 10 Minutes
 - Under 5 Minutes

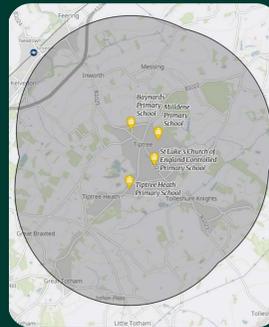


Understanding Tiptree

Education

There are four existing primary schools within Tiptree, which collectively have net capacity for 855 pupils. The latest pupil place forecast from Essex County Council, as Education Authority, indicates that the schools are expected to reach capacity within the 2026/27 academic year. However, should additional places be needed, there is some potential (but limited) capacity within the existing school accommodation.

The Thurstable School within Tiptree is a secondary school. The school has capacity for 1,275 pupils. The latest forecast indicates some limited headroom capacity over the period to 2035. Again, any unexpected short-term capacity shortfall is expected to be address within the school's existing accommodation.



Open Space and Well-being

There is a broad range of open space provision within and around Tiptree including, public parks, religious grounds, sports pitches, playing fields and children's play provision.

Although Tiptree has a range of existing open space typologies, much of Tiptree fails to meet Natural England's 'Doorstep', 'Local' and 'Neighbourhood' access to green space minimum standards. The Tiptree Neighbourhood Plan evidence base cites a specific lack of open space with space to roam.

With an aging population profile there is also a question over the extent to which existing provision meets current and future open space typology needs of the community.

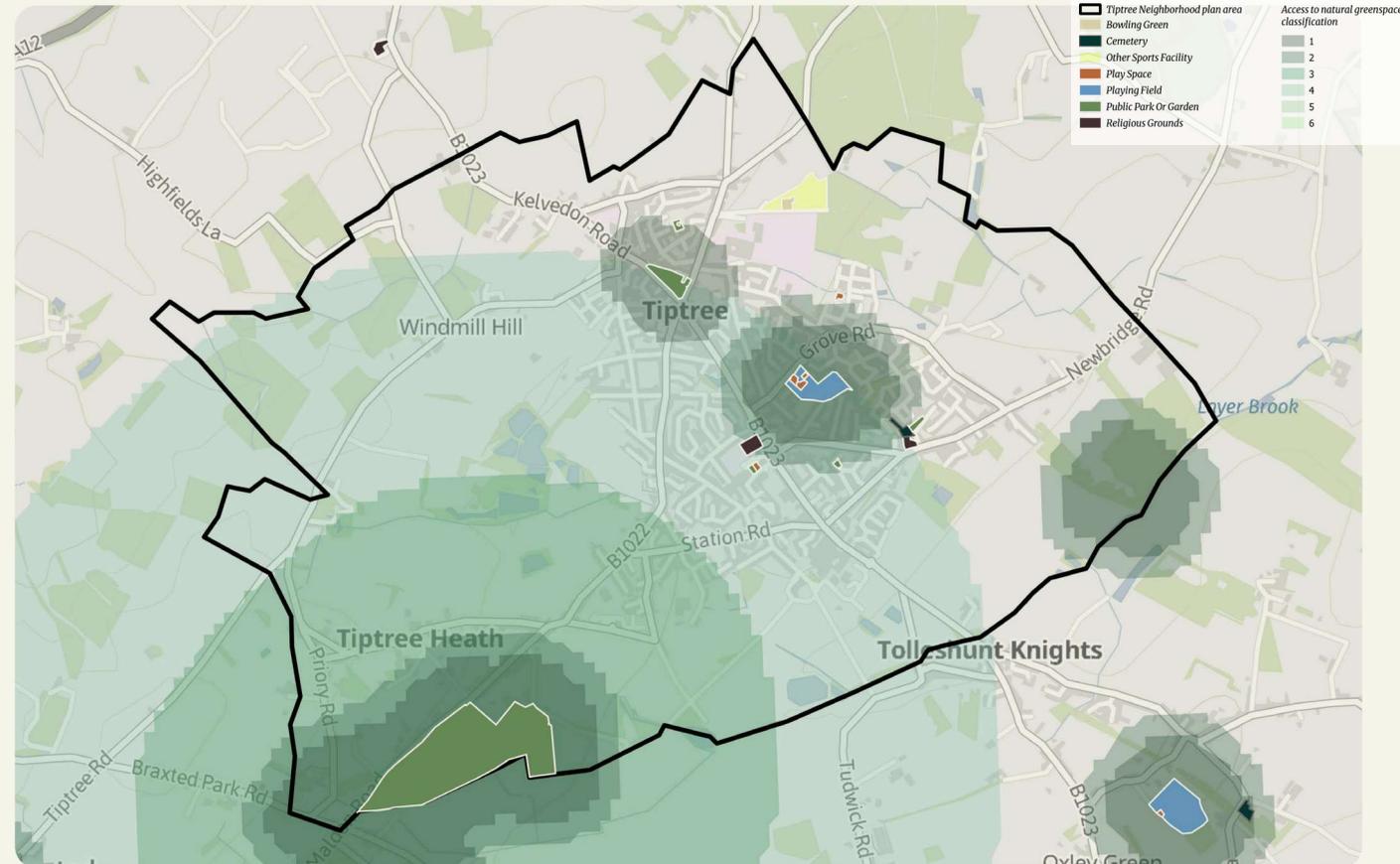


Primary Care

NHS Suffolk and North East Essex Integrated Care Board confirmed in early 2025 that the Tiptree Medical Centre was operating at over-capacity and additional capacity is needed within the medical centre's catchment area.

However, as part of the Land to the West of Colchester Road site, land for a new health and well-being hub that will support a new medical centre and community facility is proposed. Qualifying developments within the Tiptree area will provide developer contributions towards funding the new hub.

In addition to the existing medical centre, Tiptree has a dentist, pharmacy and opticians within Church Road. Although there is a waiting list for NHS treatment places, the Tiptree Dental Practice accepts new private patients.



Understanding Land at Brook Hall Farm

Constraints Plan



Ancient Woodland

Reservoir

KEY	
	Site Boundary
	Tree Preservation Order
	Fluvial Flood Zone 2/3
	Grade II Listed Building
	PROW
	Telecoms in footpath
	Possible Location for FW Rising Mains
	Roads
	Surface Water Flooding

Brook Hall Farm Access and Transport

Sustainable Travel

The site benefits from convenient and convivial pedestrian access to the facilities offered in the Town Centre, with continuous footways and street lighting. A number of facilities are within easy walking distance of the site, including Tesco (within 600m), in addition to a number of other retail offerings and primary schools.

The team are aware of the need to promote sustainable travel initiatives as part of the proposals which will require a vision-led approach to the transport aspects of the development, in line with emerging Government guidance. An effective and comprehensive set of Travel Planning initiatives will underpin the successful delivery of the scheme and will consider measures such as improved bus services, shuttle-buses or demand-responsive services to the rail station, taster vouchers for local transport and pedestrian and cycle infrastructure improvements, many of which our team have successfully implemented elsewhere in the County.



Public Transport

Bus route 91 passes the southern boundary of the site and connects Tollesbury to Witham, providing access to Witham and Kelvedon rail stations. The proposals will provide the opportunity to investigate improvements to the service including infrastructure and frequency upgrades, in addition to the possibility of diverting the service into the site. Additional bus services are accessible from within the Town Centre and provide regular connections to Colchester, Maldon and Heybridge.



Vehicular Transport

The site lies to the southeast of the Town Centre, with the adjacent highway infrastructure offering opportunities to bypass the centre of Town to access destinations such as Colchester/A12 north (via Newbridge Road) and Chelmsford/Witham/A12 south (via Braxted Park Road). Direct vehicular access can be achieved onto Factory Hill, with the exact form of junction to be determined through modelling and dialogue with the Local Highway Authority.

We are aware of the sensitivity of some local junctions, particularly within the centre of Tiptree where the double-mini roundabout at Church Road/Kelvedon Road can experience some congestion in peak periods. Notwithstanding where the site sits in relation to the centre of the town, as might be expected, a small element of development traffic from the proposed site will inevitably pass through Tiptree, during these peak periods.

The development team have undertaken detailed analysis of this junction and the potential impacts of additional traffic within the town centre, including reviewing available public highway land which may offer the potential to improve the junction's operation. The analysis has identified that, while the proposals will reduce capacity at this junction, it does so to a relatively limited degree.



Brook Hall Farm landscape

Green Gap

Overall, the site is well screened and public views of the site are only possible from localised geographic areas.

It is proposed that a 'green gap' between Tiptree and Toleshunt Knights is provided as part of the masterplan, preventing coalescence, forming a verdant new settlement edge to Tiptree, and enhancing habitat connectivity to the wider landscape.



Boundary Vegetation

Whilst ancient woodland holds and defines part of the southeastern edge of Tiptree, views from Tolleshunt Knights towards the Tiptree settlement edge and of the newly built development is relatively open, including the newly built development at Raspberry Fields and Honey Lane. As such, development of the site would not be uncharacteristic, especially if set behind open space and supplemented by green infrastructure as proposed.

The proposals will look to bolster existing boundary vegetation and incorporate a green buffer in the form of a woodland tree belt and layers of trees within the open space. This will create a treed character which in the fullness of time, will mitigate the localised visual harm, whilst also positively responding to the landscape strategy for LCA F2: Tiptree Wooded Farland.



Habitats

Valued habitats, including the ancient woodland and priority habitats that lie within and adjacent to the site will be protected and enhanced where possible.

We will review the opportunity to reinstate historic field boundaries with hedgerow planting within the areas of open space to restore a sense of time depth.



Conservation

The Site is not located within or near to a Conservation Area, nor is it located in an area of known archaeological importance. Essex Historic Environment Records return no recorded finds within the site area.



Archaeology

Colchester is a well-established area of settlement during the Iron Age and Roman periods and therefore it may be there are unknown archaeological assets within the site. Archaeological assessment will be completed in due course.



Listed Buildings

There are a number of built heritage assets in the area surrounding the site, the closest of these being the Grade II listed Brook Hall on Factory Road to the south of the Site and the Grade II listed House, now part of Wilkins & Sons Jam factory and adjacent wall, within the factory site. Neither of these appear directly related to the site. The presence of these and other heritage assets in the area will be reflected in the emerging proposals, seeking to avoid any harm to the significance of designated heritage assets through design.



Understanding Land at Brook Hall Farm

Open Space and Wellbeing

Currently, the Site offers very limited opportunity for promoting access to open space and the wider countryside, limited to the presence of a single public right of way through the Site. Development offers the opportunity, alongside the provision of homes and other uses, to secure significant new areas of green and blue infrastructure providing a variety of open spaces. The intention is to provide multifunctional spaces which have potential benefits for play, health, wellbeing, landscape, ecology, drainage and climate change.

The emerging proposals have the prospect to address existing open space deficiencies in Tiptree, including providing wide new areas to roam set within an enhanced countryside edge landscape.



Services and Infrastructure

A desk top analysis of the site has found that there are rising mains crossing the site which will either be planned around or diverted along a new route through the proposed development. Other existing utility infrastructure in Factory Hill will be assessed against the proposed new junction and diversionary works identified, where necessary.

Proposals for new supplies will be sought from providers in due course to determine what capacity is available and the extent of any reinforcement works required to service the development.



Flood Risk and Drainage

Environment Agency mapping shows that the large part of the site lies in Flood Zone 1 and has a less than 1 in 1000 chance of annual flooding from rivers or the sea, except for a thin corridor of land adjacent to the Layer Brook which lies in Flood Zone 2 & 3. Development will not be proposed in these areas.

There are some regions where the maps indicate some risk of surface water flooding where heavy rainfall in a short period of time can accumulate within the site. Any development proposals for the site will, where possible, avoid these areas and drainage solutions will be provided that will not increase the risk of flooding to the surrounding area.

Surface water runoff from the proposed development will be drained in accordance with the SuDS hierarchy with priority given to infiltration into the ground. If the underlying geology does not permit this approach, drainage will discharge to the Layer Brook, restricted to the greenfield runoff rate, with SuDS features provided to store excess water and opportunities to provide landscaping, biodiversity and ecological enhancement.



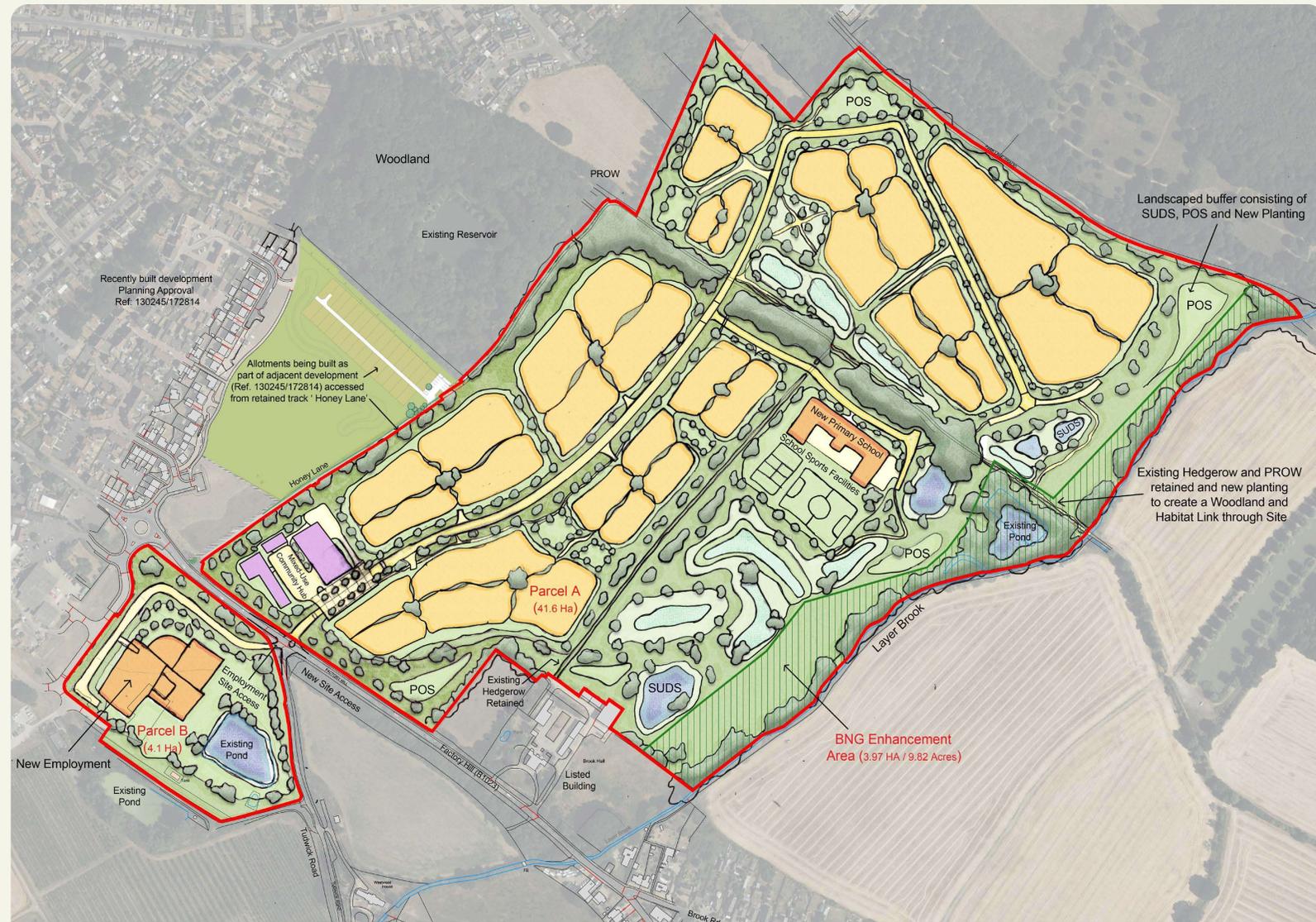
Our Emerging Concept

Tiptree is a recognised sustainable large village within the Colchester Local Plan

There are no known planning policy constraints that would impact this site and the technical site constraints such as surface water attenuation and the public right of way have been accounted for in the scheme, ensuring development avoids these areas whilst enhancing them with landscaping / planting.

The Proposed Masterplan prioritises connection to public open space and offers appealing placemaking elements, with a varied sequence of open spaces and movement corridors that give a sense of identity to different parts of the development.

- Wide landscaped buffer to the eastern boundary consisting of public open space, new trees and planting, SUDS areas and BNG Enhancement.
- New Primary School in the heart of the site
- New Community Hub visible from Factory Hill with community facilities.
- Development parcels at a manageable scale that allows residents to easily connect with public open spaces.
- Green buffer around listed building to the South East.
- Proposed Employment Site on South side of Factory Hill accessed via new roundabout.



500 homes

A mix of market-rate and affordable home to meet local needs.



Community Hub

Including community facility and convenience store space.



Primary School

Land for new primary school with integrated preschool and sports facilities.



25ha Green Space

25ha publicly accessible open space including youth play space, community orchard and woodlands, sensory garden and meeting spaces.



790 FTE Jobs

During the operational phase including around 550 direct and 260 indirect and induced jobs.

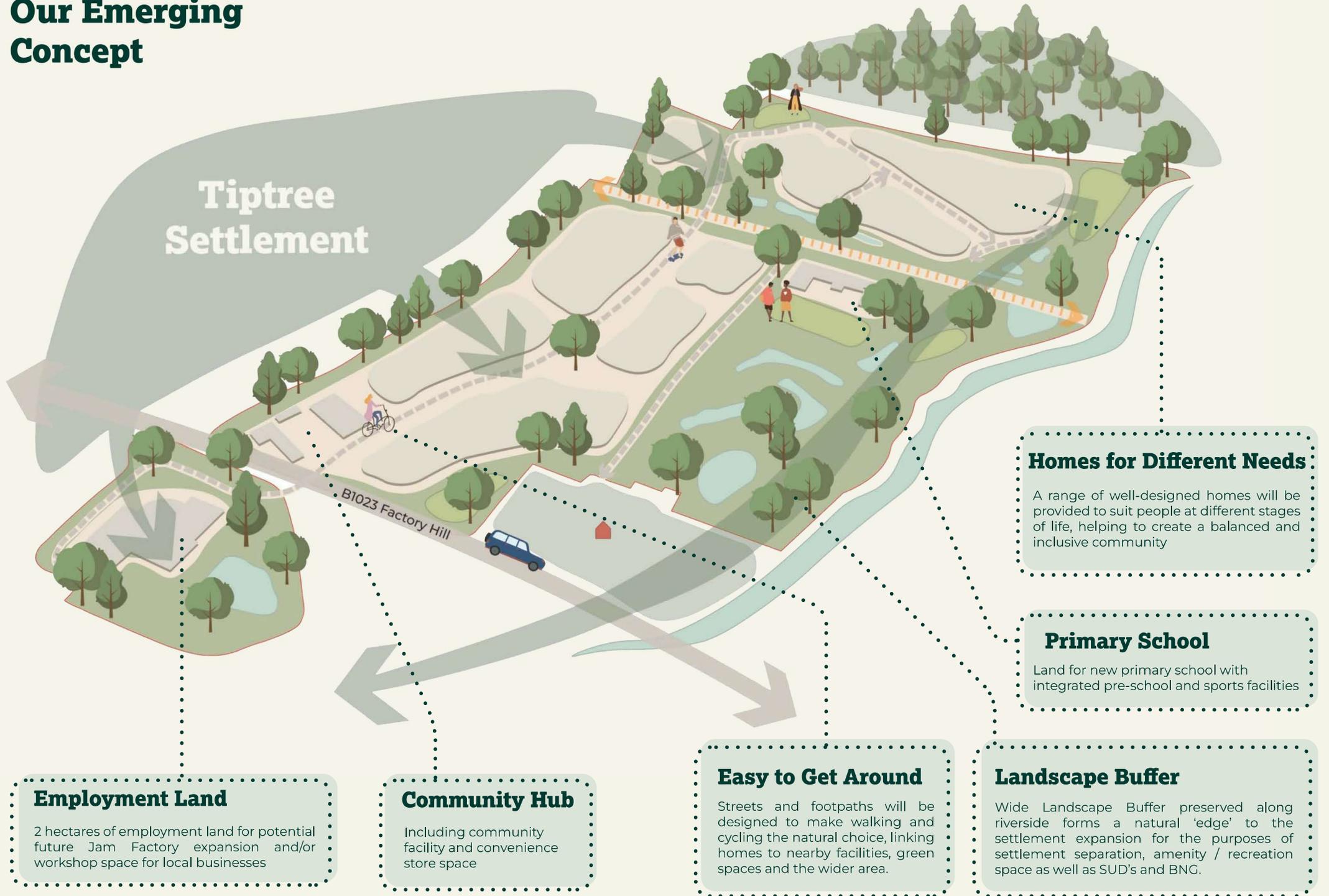


2ha Employment Land

Providing space for potential future Jam Factory expansion and/ or workshop space for local businesses.



Our Emerging Concept





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Gleeson Land

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