

Land North of Maldon Road Tiptree

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www.bloorhomes-maldonroad.co.uk

Welcome

Welcome to Bloor Homes' public consultation event on the proposals for a high-quality residential development on land north of Maldon Road, Tiptree.

This site will provide approximately 160 new homes, alongside a community car park (approximately 30 spaces), significant public open space, and ecological enhancements. We are dedicated to creating a community that not only meets the growing housing needs of the area but also maintains the character of Tiptree.

Additional information about the proposals can be found on the banners around the room. If you have any questions, members of the project team are on hand to assist.

Your feedback is important to us

After looking at the materials on display, please fill in a feedback form and leave it with us or return it to our Freepost address **Freepost MEETING PLACE CONSULTATION** (no stamp required).



About Bloor Homes



Bloor Homes has been building quality homes for 50 years and is now one of the UK's leading housebuilders.

As the largest privately-owned housebuilder in the UK, Bloor has a proven track record in delivering successful new communities. We take great pride in delivering high quality and energy efficient homes and our designs have evolved over the years of customer feedback.

Bloor Homes is widely regarded for its build quality and customer satisfaction. With a 5-star HBF rating awarded by its purchasers, it is one of the leading developers on the Trustpilot review forum. Bloor Homes' mission is to create better life experiences, one home at a time.

Learn more about Bloor Homes
www.bloorhomes.com

Housing previously delivered by **Bloor Homes**



Contact us

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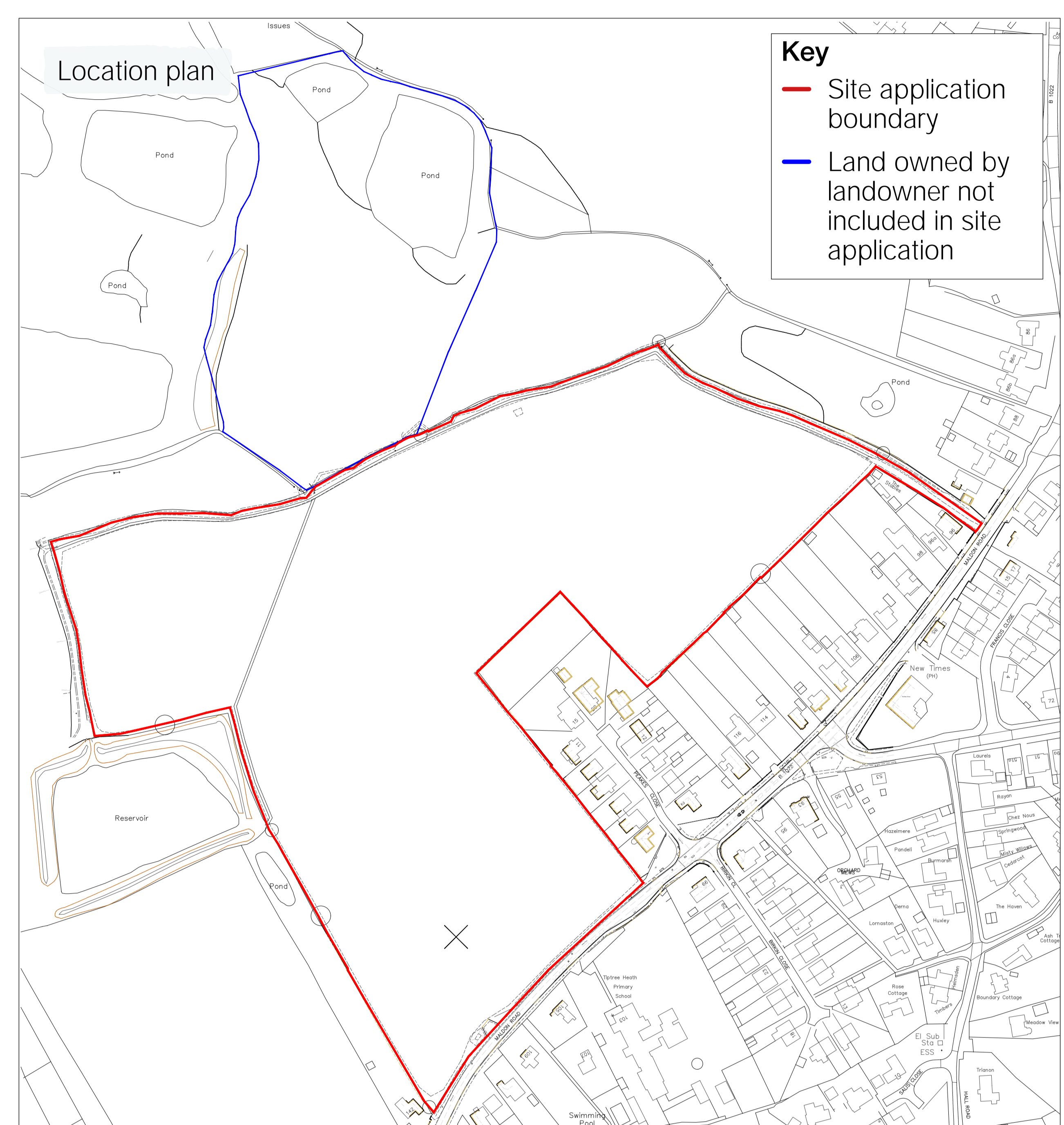


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Site location

The site is an agricultural field spanning approximately 10 hectares. Located to the southwest of Tiptree, it is naturally screened by mature vegetation, including trees and hedgerows along its northern, eastern, and western boundaries.

A single residential home is situated adjacent to the south western corner of the site. Directly to the north lies Inworth Grange Pits, designated as a Local Wildlife Site, with open countryside beyond the quarry. Several public rights of way cross the site, providing good connectivity to Tiptree and the surrounding area.



Planning context

The site is identified by the adopted Colchester Local Plan as a 'preferred direction for growth'. However, the Tiptree Neighbourhood Plan did not select the site for allocation in addressing the housing needs of the adopted Local Plan.

The adopted Development Plan for Colchester, which includes the Local Plan and Tiptree Neighbourhood Plan, currently seeks to deliver 920 homes per year. This figure is set to rise to 1,290 homes per year following the publication of the Government's new housing need figures.

The City Council's new emerging Local Plan will need to plan for this new higher figure. We are looking to bring forward this scheme early to help address Colchester's emerging housing requirements in the new Local Plan.

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Proposals

Bloor Homes is proud to be bringing forward revised proposals that will deliver a mix of approximately 160 high-quality new homes, a reduction from the earlier proposals of 255 homes.

The proposal will be delivered at a sensitive density of 35 houses per hectare and includes bungalows adjacent to the existing bungalows at Peakes Close.

The scheme will deliver a community car park (approximately 30 spaces) to assist with parent parking demand at the primary school, as well as 30% affordable housing in accordance with adopted local planning policy. It also includes landscaped open green space for new and existing

residents to enjoy, and new footpaths and cycle paths connecting to the wider footpath and cycle path networks to encourage active travel.

The scheme has been designed to reflect the character of the local area and to meet the needs of local residents, including a mix of high-quality house types and varied tenures to provide opportunities for residents to upsize, move into a family home or to downsize.

One of the stand-out features of our proposal is the new community car park, which will be designed in response to a request from our last meeting with local residents. This proposed car park facility aims to ease parking issues in Tiptree, providing additional parking and a safe drop-off area to support Tiptree Heath Primary School, helping to reduce congestion and improve school operations during peak times.



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Landscape and open space

Our development is not just about delivering homes but also about creating vibrant community spaces.

As part of the proposals, the new development will deliver significant areas of public open space that will be accessible to all, designed to foster community activities and recreational opportunities. This will include new areas of informal and equipped play.

The proposals include a significant area of green space adjacent to the site's western boundary. This area of green space will retain views through the site and also maintain a significant gap between the settlements of Tiptree and Tiptree Heath.

Ecology

The planning application will be supported by a full suite of ecological surveys, which will inform a programme of local ecological enhancements to be delivered as part of the proposals.

New landscaping and planting within the development will create new habitats, with the overall aim of achieving a 10% net gain in biodiversity.

Surface water management

The surface water runoff from the proposed development will be managed by a Sustainable Drainage System.

The Sustainable Urban Drainage System will either rely on infiltration of water to the ground or controlled discharge to the watercourse network, in this case via existing field ditches. The illustrative masterplan shows attenuation basins around the site to manage surface water runoff and discharge.

The system is capable of managing storms up to 1 in 100-year event, inclusive of a 40% climate change allowance. The forthcoming planning application will be supported by a Flood Risk Assessment and surface water drainage strategy.



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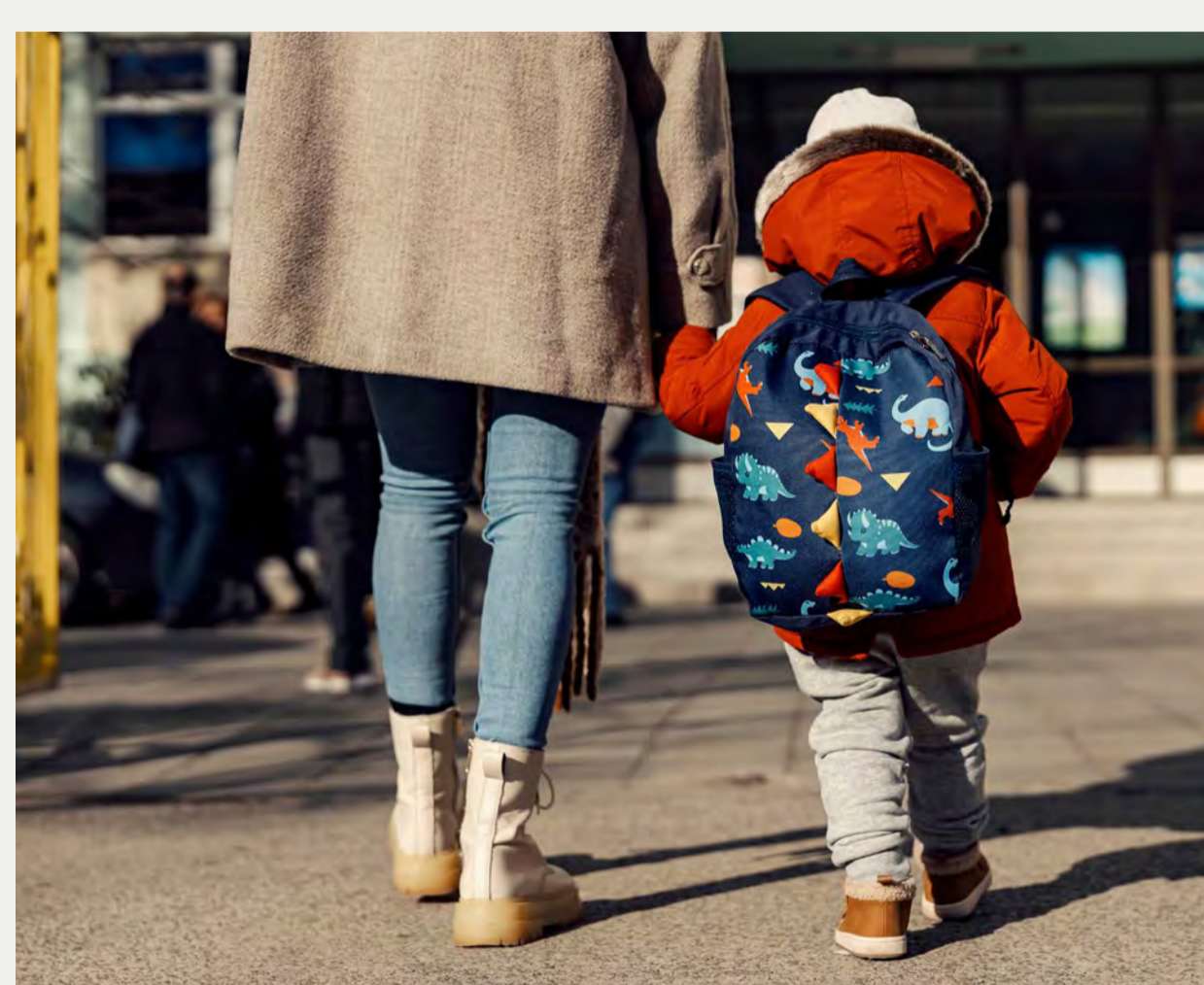
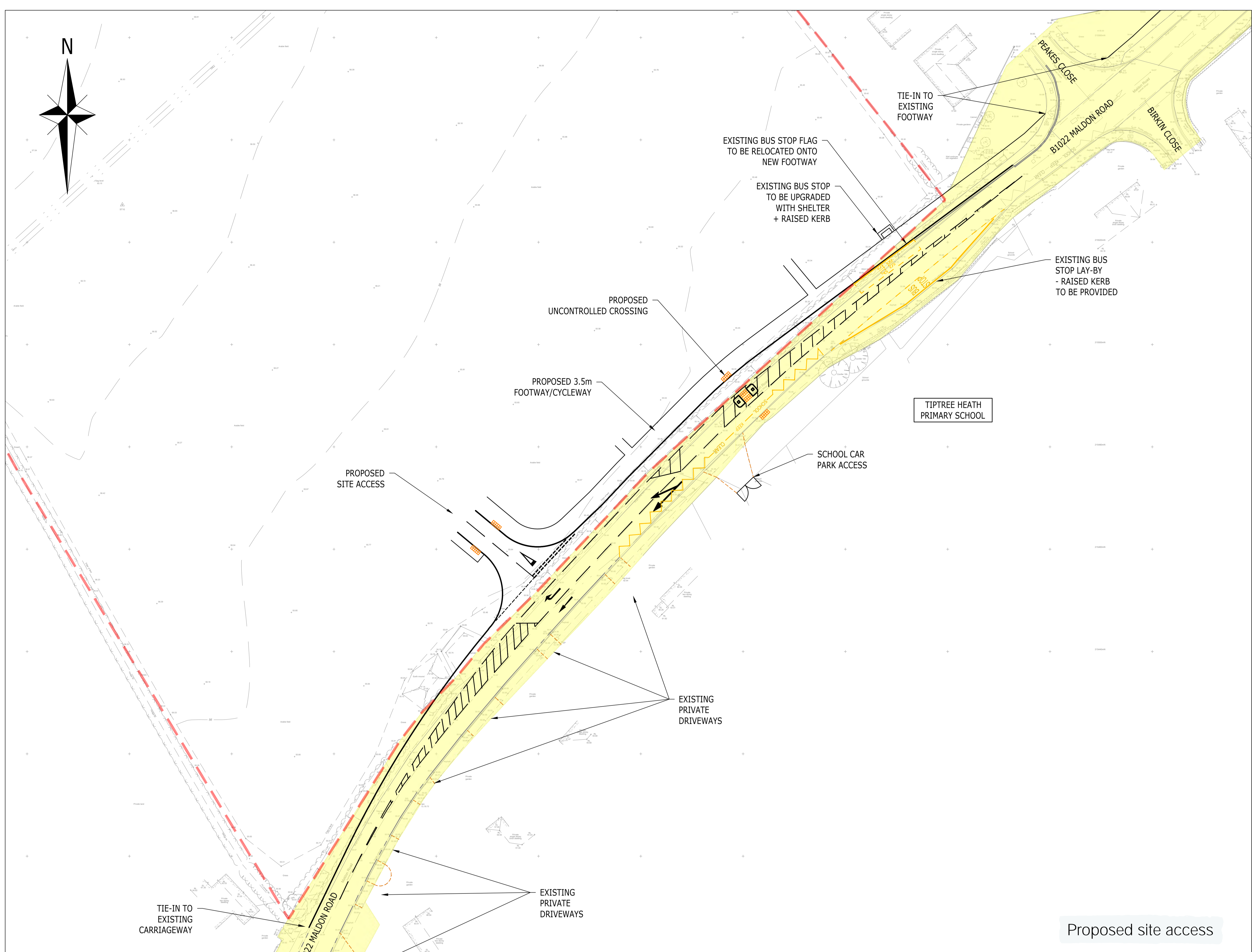


Transport and access

Our proposed vehicular access point for the new development will be through the creation of a new access off Maldon Road to the south of the development.

As part of the proposals, a Transport Assessment will be submitted alongside the application to demonstrate that the local road network will be able to accommodate the additional activity resulting from the development.

The proposals also include new footways on Maldon Road and safe pedestrian crossing points between the north and south side of Maldon Road.



Local infrastructure

As required by Colchester City Council and other statutory consultees (such as the NHS) our proposals will be supported by any necessary planning obligations and contributions towards local infrastructure such as additional school places, local healthcare improvements and local transport improvements.

The need for these improvements will be determined through the planning process, but we welcome your feedback on what you believe is necessary.



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Next steps

Thank you for attending our consultation event on the proposals for Land North of Maldon Road, Tiptree.

We appreciate your feedback, so please fill out a feedback form and either hand it to a member of staff or leave it in the box provided. Alternatively, take it with you and return it via our Freepost address **Freepost MEETING PLACE CONSULTATION** (no stamp required).

We will consider all feedback provided during the consultation and will take on board comments wherever possible.

An application will be submitted in winter 2024, and we will continue to keep residents updated with the progress through our dedicated project website.

Timeline

Please see below the proposed timeline for the proposals:

- Autumn 2024**
Community consultation event
- Winter 2024**
Application submitted
- Summer 2025**
Anticipated determination by Colchester City Council

We want to hear from you

You can provide feedback in the following ways. The deadline for all comments is 28 November 2024.



Completing and returning one of our feedback forms.



Visiting our website and completing the online survey.



Getting in touch with us directly via email, freephone or freepost.

If you would like to speak to the team directly, you can contact us at:



info@bloorhomes-maldonroad.co.uk



0800 148 8911 (freephone)
Monday – Friday, 9:00am – 5:30pm



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