

FEERING NEIGHBOURHOOD PLAN CONSULTATION STATEMENT – APPENDICES

Appendices 13 & 14 Reg14 Consultation

Appendix 13 Reg14 consultation-agree-disagree policy responses (Feb 2020)

Q1 Please let us know your postcode.

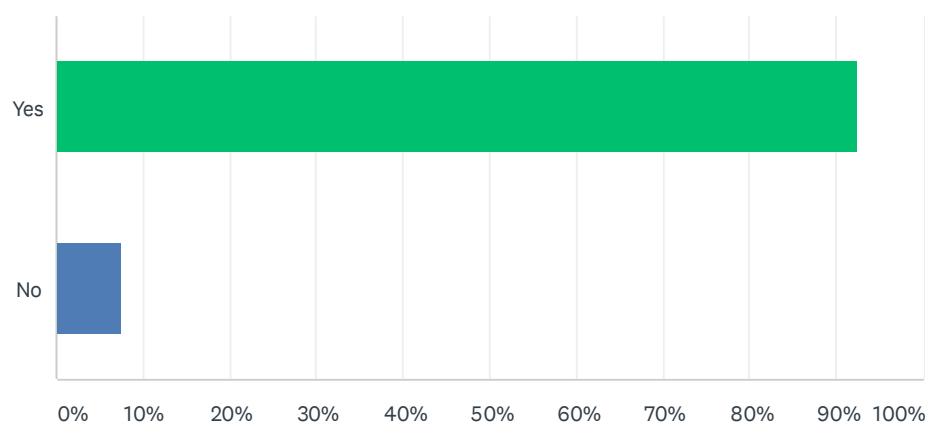
Answered: 101 Skipped: 6

Q2 If you would like to be kept informed with the progress of the Neighbourhood Plan, please leave your email address (optional, please note this will be kept confidential and only used in relation to the Neighbourhood Plan).

Answered: 52 Skipped: 55

Q3 Do you agree with this vision for the Parish?

Answered: 105 Skipped: 2



ANSWER CHOICES		RESPONSES	
Yes		92.38%	97
No		7.62%	8
TOTAL			105

Q4 If you said "No", please explain why you do not agree with this vision.

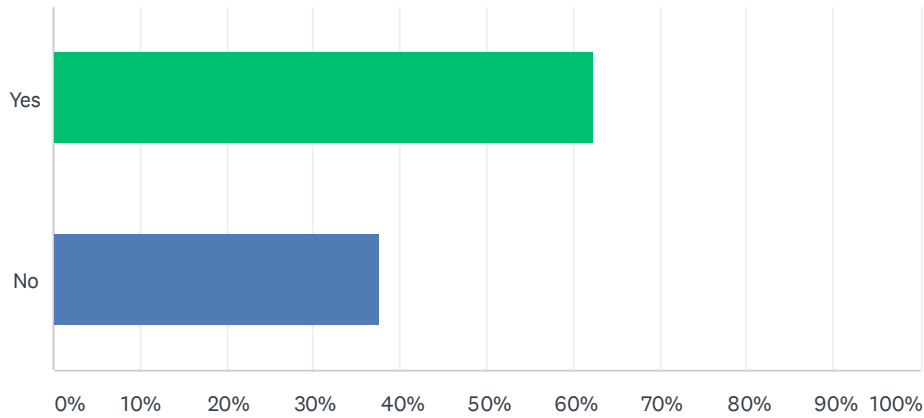
Answered: 5 Skipped: 102

Q5 How would you change this vision?

Answered: 37 Skipped: 70

Q6 Do you agree with Policy 1?

Answered: 93 Skipped: 14



ANSWER CHOICES	RESPONSES	
Yes	62.37%	58
No	37.63%	35
TOTAL		93

Q7 If you answered "No", please explain why you do not agree with Policy 1.

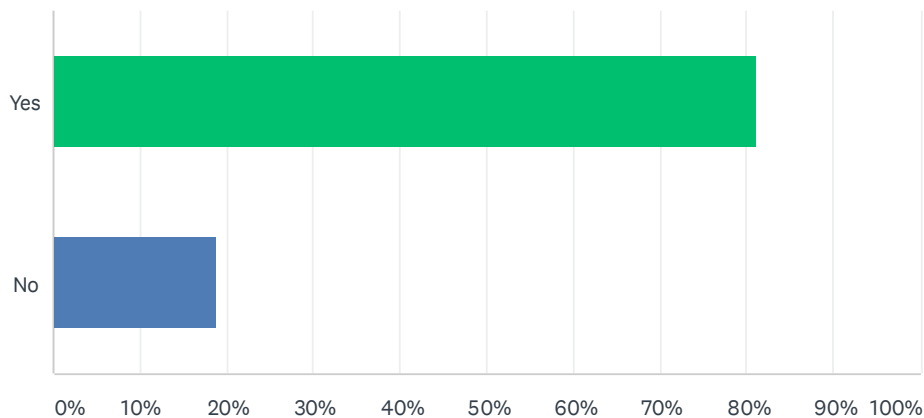
Answered: 34 Skipped: 73

Q8 How would you change Policy 1?

Answered: 48 Skipped: 59

Q9 Do you agree with Policy 2?

Answered: 90 Skipped: 17



ANSWER CHOICES	RESPONSES	
Yes	81.11%	73
No	18.89%	17
TOTAL		90

Q10 If you answered "No", please explain why you do not agree with Policy 2.

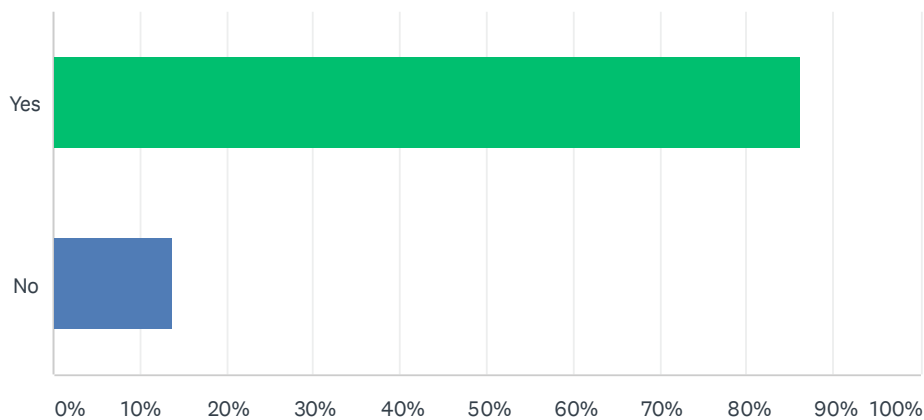
Answered: 18 Skipped: 89

Q11 How would you change Policy 2?

Answered: 43 Skipped: 64

Q12 Do you agree with Policy 3?

Answered: 87 Skipped: 20



ANSWER CHOICES	RESPONSES	
Yes	86.21%	75
No	13.79%	12
TOTAL		87

Q13 If you answered "No", please explain why you do not agree with Policy 3?

Answered: 13 Skipped: 94

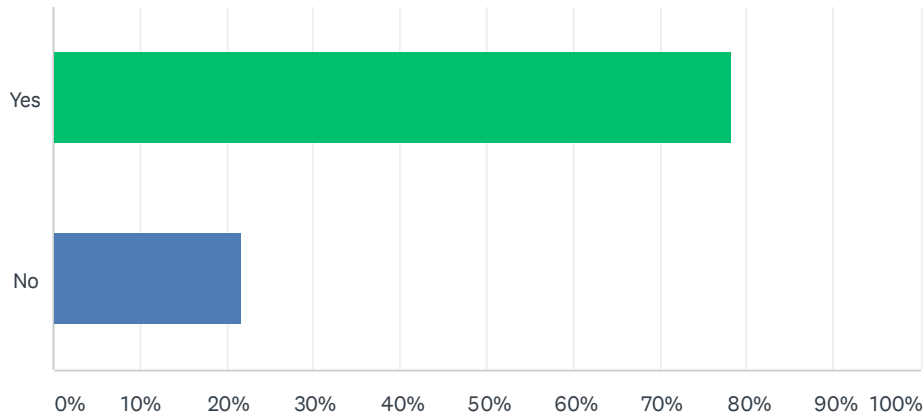
Q14 How would you change Policy 3?

Answered: 30 Skipped: 77

Q15 Do you agree with Policy 4?

Answered: 87 Skipped: 20

Feering Neighbourhood Plan Regulation 14 Community Survey



ANSWER CHOICES	RESPONSES	
Yes	78.16%	68
No	21.84%	19
TOTAL		87

Q16 If you answered "No", please explain why you do not agree with Policy 4.

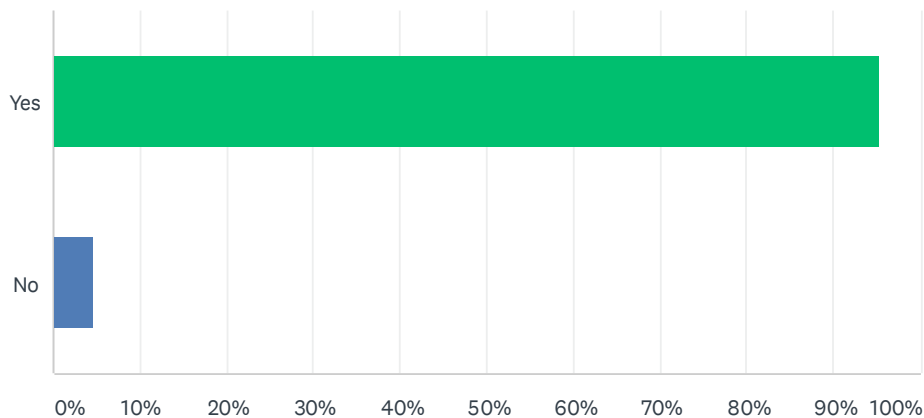
Answered: 18 Skipped: 89

Q17 How would you change Policy 4?

Answered: 31 Skipped: 76

Q18 Do you agree with Policy 5?

Answered: 88 Skipped: 19



ANSWER CHOICES	RESPONSES	
Yes	95.45%	84
No	4.55%	4
TOTAL		88

Q19 If you answered "No", please explain why you do not agree with Policy 5.

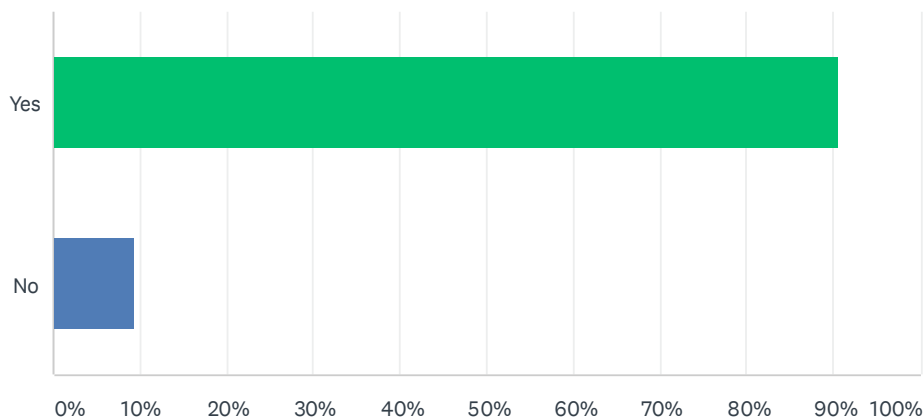
Answered: 4 Skipped: 103

Q20 How would you change Policy 5?

Answered: 19 Skipped: 88

Q21 Do you agree with Policy 6?

Answered: 85 Skipped: 22



ANSWER CHOICES	RESPONSES	
Yes	90.59%	77
No	9.41%	8
TOTAL		85

Q22 If you answered "No", please explain why you do not agree with Policy 6.

Answered: 8 Skipped: 99

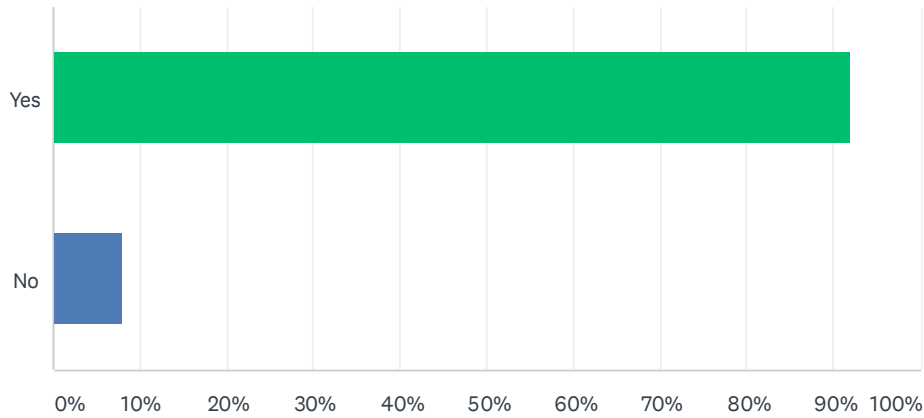
Q23 How would you change Policy 6?

Answered: 32 Skipped: 75

Q24 Do you agree with Policy 7?

Answered: 87 Skipped: 20

Feering Neighbourhood Plan Regulation 14 Community Survey



ANSWER CHOICES	RESPONSES	
Yes	91.95%	80
No	8.05%	7
TOTAL		87

Q25 If you answered "No", please explain why you do not agree with Policy 7.

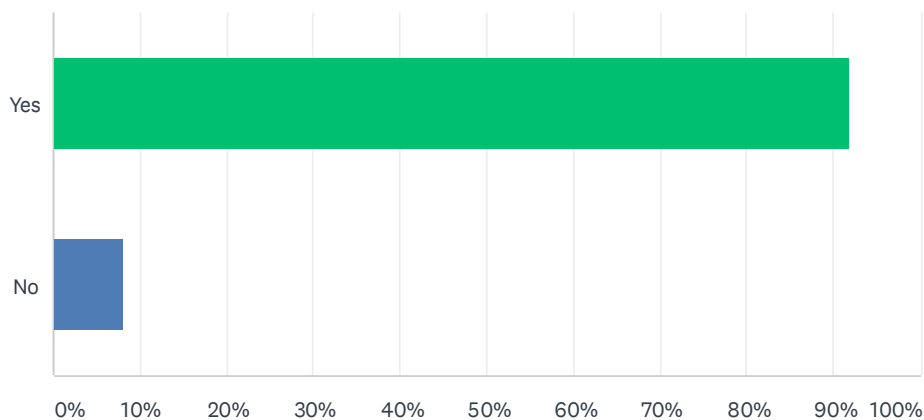
Answered: 7 Skipped: 100

Q26 How would you change Policy 7?

Answered: 25 Skipped: 82

Q27 Do you agree with Policy 8?

Answered: 86 Skipped: 21



ANSWER CHOICES	RESPONSES	
Yes	91.86%	79
No	8.14%	7
TOTAL		86

Q28 If you answered "No", please explain why you do not agree with Policy 8.

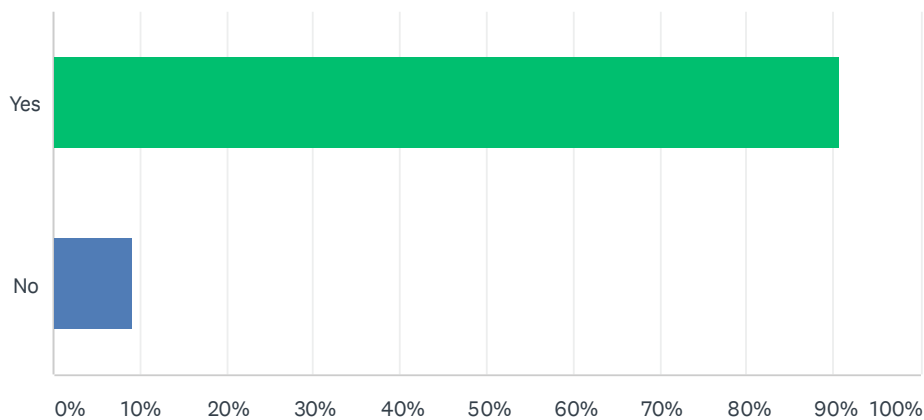
Answered: 7 Skipped: 100

Q29 How would you change Policy 8?

Answered: 24 Skipped: 83

Q30 Do you agree with Policy 9?

Answered: 86 Skipped: 21



ANSWER CHOICES	RESPONSES	
Yes	90.70%	78
No	9.30%	8
TOTAL		86

Q31 If you answered "No", please explain why you do not agree with Policy 9.

Answered: 8 Skipped: 99

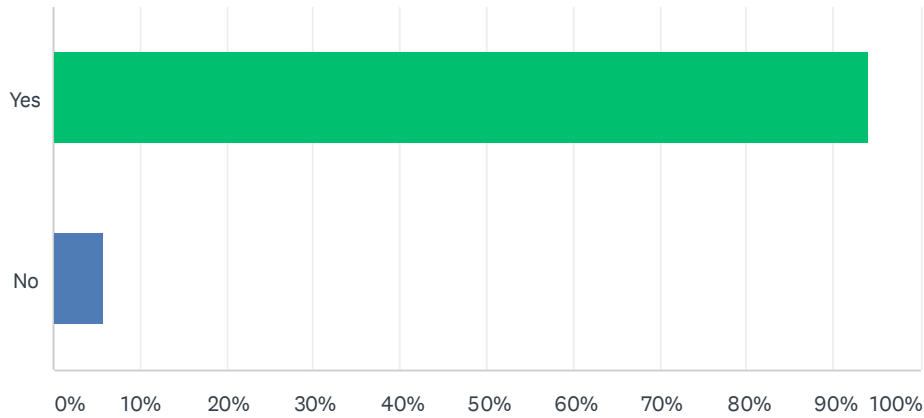
Q32 How would you change Policy 9?

Answered: 41 Skipped: 66

Q33 Do you agree with Policy 10?

Answered: 85 Skipped: 22

Feering Neighbourhood Plan Regulation 14 Community Survey



ANSWER CHOICES	RESPONSES	
Yes	94.12%	80
No	5.88%	5
TOTAL		85

Q34 If you answered "No", please explain why you do not agree with Policy 10.

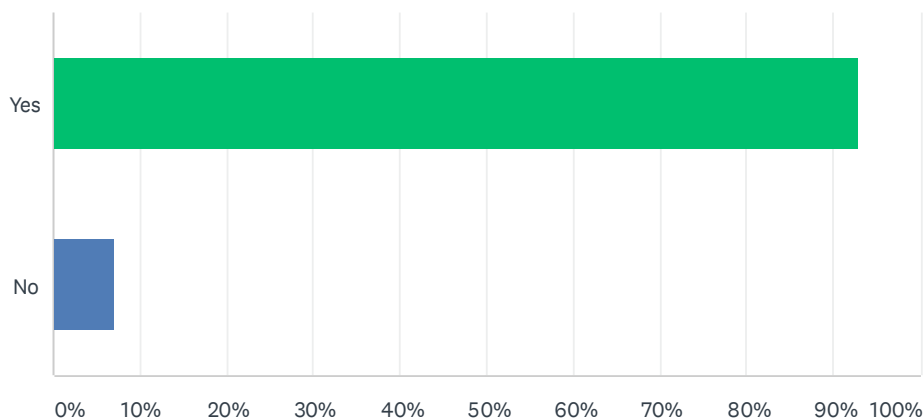
Answered: 4 Skipped: 103

Q35 How would you change Policy 10?

Answered: 21 Skipped: 86

Q36 Do you agree with Policy 11?

Answered: 85 Skipped: 22



ANSWER CHOICES	RESPONSES	
Yes	92.94%	79
No	7.06%	6
TOTAL		85

Q37 If you answered "No", please explain why you do not agree with Policy 11.

Answered: 6 Skipped: 101

Q38 How would you change Policy 11?

Answered: 30 Skipped: 77

Q39 Please state any other comments.

Answered: 41 Skipped: 66

FEERING NEIGHBOURHOOD PLAN CONSULTATION STATEMENT – APPENDICES

Appendices 13 & 14

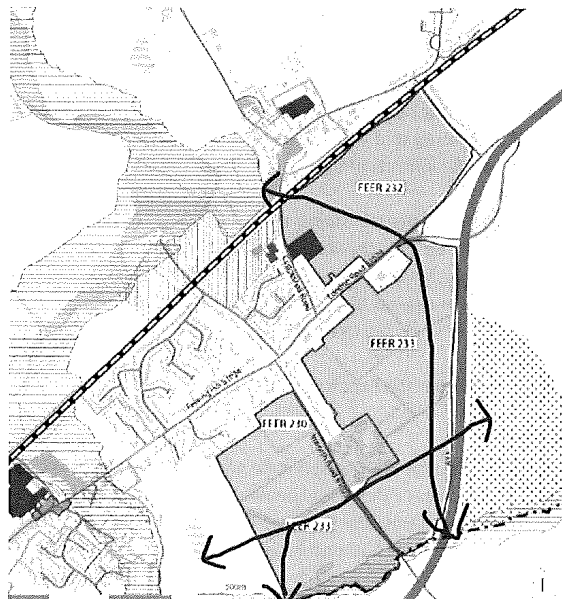
Appendix 14 Reg14 consultation-comment responses summary & assessment by NPC

Appendix 14: Summary of the responses to the Regulation 14 consultation, and assessment of the comments by the Neighbourhood Plan Committee

Feering Parish Neighbourhood Plan
Review of Regulation 14 consultation representations

Table 1: Statutory Consultees

Name / Organisation	Organisation ref	Section / Policy which comment relates	Comment ref	Comment summary	DAC response	
					Key	Change required to meet NP basic conditions
						Change could be made, NPC to consider
						No change recommended
Coggeshall PC	O1	Vision	C1	add in 'reducing pollution <u>and impact on climate change</u> '.	Agreed. A change to the Plan could be considered. DONE	
Coggeshall PC	O1	Policy 1	C2	Include a percentage (CNP said 3%) of the new build as self-build plots scattered throughout the sites rather than provided in one block or 'street'. This would enable variation of character and design within your very large development areas and hopefully help to encourage a distinct sense of place with some interesting landmark buildings.	Agreed. A change to the Plan could be considered. DONE – self build % to be reviewed	
Coggeshall PC	O1	Policy 2	C3	Add under C.i. 'Establish key route and linkage within the site and with the wider Parish <u>and connecting to Neighbouring Parishes</u> '	Agreed. A change to the Plan could be considered. DONE	
Coggeshall PC	O1		C4	Add under C.ix. ' <u>bridleways</u> ' to recognise that we still live in a rural community and that opportunities to ride for those who do not own land is increasingly restricted on roads and in the countryside.	Agreed. A change to the Plan could be considered. DONE	
Coggeshall PC	O1		C5	Add under C.vii. 'Ensure generous well connected and biodiverse rich green space provision <u>as a part of the Parish's Green Infrastructure Network</u> .'	Agreed. A change to the Plan could be considered. DONE	
Coggeshall PC	O1		C6	Add under C.xi 'Ensure appropriate and <u>varied</u> density'	Agreed. A change to the Plan could be considered. DONE	
Coggeshall PC	O1		C7	Include policy points on pollution noise and air, (esp. given proximity to the A12, lighting and flooding and ground	Agreed. A change to the Plan could be considered. TO TAKE FROM COGG NP pg30 and	

Name / Organisation	Organisation ref	Section / Policy which comment relates	Comment ref	Comment summary	DAC response	
					Key	Change required to meet NP basic conditions
						Change could be made, NPC to consider
					No change recommended	
				infiltration and suitable on-site energy generation and car charging connections for public and private charging).	pg56 – Policy 12 - Potential new FNP Policy on Environment and Climate Change - CHRISTA	
Coggeshall PC	O1		C8	Add in the creation of principal green infrastructure links across the allocated sites to link (1) the green and blue corridors of the River Blackwater north to south, and (2) east/ west linking the recreation ground to the east with the Blackwater in the SW corner of Feer 233 and across to the open fields harbouring the scheduled ancient monument. See map below: 	Disagree, no change recommended. This detail will be determined through the production of the masterplan, as outlined in Policy 2. Including these requirements at this stage could inhibit the masterplanning process and the overall design and layout of the site.	

Name / Organisation	Organisation ref	Section / Policy which comment relates	Comment ref	Comment summary	DAC response	
					Key	Change required to meet NP basic conditions
						Change could be made, NPC to consider
						No change recommended
Coggeshall PC	O1	Policy 3	C9	Add under A.ix 'flood resilience <u>including natural flood management strategies</u> , sustainable waste...	Agreed. A change to the Plan could be considered. DONE	
Coggeshall PC	O1		C10	Include key character design ideas specific to the Parish both in the build environment and the natural environment. For example: architectural detailing, character trees, and the use of a village green landscape setting within new development areas to reflect the character of the conservation area. Feering's village green is a key characteristic; by contrast the centre of Coggeshall is urban and the centre of Kelvedon is a linear high street.	Agreed. A change to the Plan could be considered. IS THIS NOT IN OUR DESIGN GUIDE?	
Coggeshall PC	O1		C11	Identify key design related ideas for development in the rural areas of the Parish, to preserve and enhance the parishes rural identity.	Agreed. A change to the Plan could be considered. This is included within the Design Guide. Relevant information from the Design Guide could be included within the FNP, or signposted to the evidence base. HOW DO WE SIGNPOST MORE?	
Coggeshall PC	O1		C12	List specific views for protection of rural areas.	Agreed. A change to the Plan could be considered. This can be added if this is an issue of concern for the Parish. IN DESIGN GUIDE ALREADY?	
Coggeshall PC	O1		C13	Specify BREEAM standards for residential development as well as non-residential.	Agreed. A change to the Plan could be considered. AMENDED FOR REVIEW The Plan could reference the Home Quality Mark, which seeks high quality sustainability standards for new homes. Further information is available	

Name / Organisation	Organisation ref	Section / Policy which comment relates	Comment ref	Comment summary	DAC response	
					Key	Change required to meet NP basic conditions
						Change could be made, NPC to consider
						No change recommended
					at: www.breeam.com/discover/technical-standards/homes/ The Plan could also consider referencing the Essex County Council Livewell Developer Accreditation scheme. DONE DO WE NEED TO ADD TO SUPPORTING TEXT as 5.3.9 RE LIVEWELL AND SECURED BY DESIGN AND HOUSING MARK	
Coggeshall PC	O1	Policy 5	C14	Add 'Development proposals which could have an impact on a designated or non designated heritage asses <u>and its landscape setting</u> should'	Disagree with the proposed change, however an alternative change could be considered. The policy relates specifically to heritage assets, not landscape protection. In addition, the supporting text defines a heritage asset, which includes areas or landscapes which are identified as having a degree of heritage significance. The Policy could consider referencing the setting of a heritage asset. This could be included as follows (proposed addition underlined): <i>'Development proposals should protect and enhance existing heritage assets <u>and their setting</u>'</i> . SETTING INCLUDED	
Coggeshall PC	O1	Policy 6	C15	Add under B.vii '(SUDs) <u>and natural flood management techniques</u> where appropriate'	Agreed. A change to the Plan could be considered.	

Name / Organisation	Organisation ref	Section / Policy which comment relates	Comment ref	Comment summary	DAC response	
					Key	Change required to meet NP basic conditions
						Change could be made, NPC to consider
						No change recommended
					ADDED	
Coggeshall PC	O1		C16	Include: <u>'Surveys or assessments, including Phase 1 Habitat Surveys, should accompany development proposals.'</u>	Disagree, no change recommended. This will not be appropriate for all development proposals. The need for the submission of a Habitat Survey will be determined by the Local Planning Authority, and set out within the Councils planning application validation checklist.	
Coggeshall PC	O1		C17	Include: <u>'The Plan supports the standards set out in 'Building with Nature User Guide'. Opportunities to fulfil these standards at a Parish level will be sought, and new development proposals will be expected to support the achievement of the standards'</u>	This could be included if the Neighbourhood Plan Committee (NPC) supports the Building with Nature Standards. There is no requirement to include this in the Plan. ADDED IN FOR REVIEW	
Coggeshall PC	O1		C18	Include a section on pollution to cover air quality, dust and odour; water quality abstraction and temperature fluctuation; light pollution; and noise pollution.	These topics could be included in the Plan if they are issues of concern for the NPC. They would require the drafting of a new policy. WILL BE NEW POLICY 12	
Coggeshall PC	O1		C19	Include: <u>'Development proposals outside the Parish boundary that could adversely affect the health of humans and animals will not be supported.'</u> as pollution does not respect Parish boundaries	Disagree, no change recommended. Policies within this Plan can only relate to areas within the Neighbourhood Plan Area.	
Coggeshall PC	O1		C20	Consider Coggeshall water treatment works and capacity limits. Policy V from Coggeshall NP: 'Development proposals should be accompanied by increased capacity at the Coggeshall Water Recycling Centre as required by the relevant statutory agencies and water companies, in order to protect water quality in the area.'	Disagree, no change recommended. Improvements to the water supply and water networks are included within Policy 2.	

Name / Organisation	Organisation ref	Section / Policy which comment relates	Comment ref	Comment summary	DAC response	
					Key	Change required to meet NP basic conditions
						Change could be made, NPC to consider
						No change recommended
Coggeshall PC	O1	Policy 7	C21	The plan could go further and encourage opportunities within the wider parish to provide opportunities to infiltrate water into the ground through natural flood management techniques across the Parish. To mitigate flood and drought.	This could be included if this is supported by the NPC. There is no requirement to include this within the Plan. ADDED	
Coggeshall PC	O1	Policy 9	C22	Add under A.iv 'to surrounding areas, local services, facilities and employment areas'	Agreed. A change to the Plan could be considered. DONE	
Coggeshall PC	O1		C23	Add under B ' <u>Ensure good quality pedestrian and cycle access to neighbouring village centres such as Coggeshall and Marks Tey.</u> '	Disagree. It would be unreasonable to require new employment development proposals to provide pedestrian and cycle access to surrounding areas. This requirement would not be in accordance with CIL Regulation 122, where developer contributions should be 'fairly and reasonably related in scale and kind to the development'. The Policy could however seek to improve pedestrian and cycle access to surrounding areas through the following addition within section B of Policy 9, '<u>v. Where possible, support improvements to pedestrian and cycle access to surrounding areas.</u>' COVERED ALREADY WE THINK	
Kevin Fraser/Essex CC	O2	Chapter 3, 3.2	C24	Amend paragraph 3.2.2 to better reflect the capacity of Feering Church of England Primary School, as at the last school census in October 2019, which identified a lower number of pupils 'on roll' than quoted in the Plan. ECC recommend the most appropriate reference in the Plan is to state the school's	Agreed. Recommend change to the Plan as requested. CHANGED AS ABOVE	

Name / Organisation	Organisation ref	Section / Policy which comment relates	Comment ref	Comment summary	DAC response	
					Key	Change required to meet NP basic conditions
						Change could be made, NPC to consider
						No change recommended
				Published Admission number of 25 places per year group, which reflects the school's operating capacity.		
Kevin Fraser/Essex CC	O2	n/a	C24.5	The Plan is not accompanied by a Strategic Environmental Assessment (SEA) Screening Report, which is a requirement to satisfy the basic conditions test for neighbourhood plans. ECC recommend such a report is produced and consulted upon with the Statutory Consultees		Agreed. An SEA Screening Report should be undertaken with support from Braintree District Council. AGREE
Kevin Fraser/Essex CC	O2		C25	Amend paragraph 3.2.3 to better reflect the existing and future provision of library services in the locality. Amending the text as follows: <i>'The nearest library facility is located in Kelvedon, and a mobile library attends Feering primary school once every 3 weeks. In summer 2019 Essex County Council (ECC) adopted a new Future Library Services Strategy (2019-2024) in which it committed to keeping all libraries including Kelvedon library open. However, ECC is open to receiving proposals for some libraries to transfer to becoming community-run, where there is community interest. If a proposal were to be made for Kelvedon library it would be considered against criteria set out in the strategy. If accepted by ECC it would receive financial and other ongoing support from Essex Library Services. More details are set out on ECC's Community Library Services web pages.'</i>		Agreed. Recommend reducing the amount of text added to ensure it is relevant for the FNP. Proposed text to be added is as follows: <i>'The nearest library facility is located in Kelvedon, and a mobile library attends Feering primary school once every 3 weeks. In summer 2019 Essex County Council (ECC) adopted a new Future Library Services Strategy (2019-2024) in which it committed to keeping all libraries including Kelvedon library open.'</i> CHANGED AS ABOVE
Kevin Fraser/Essex CC	O2		C26	ECC observes an inconsistency within the Plan (paragraph 3.2.6) and the SWOT analysis (paragraph 3.9) with regards the level of existing bus services. While it demonstrates the		Additional information on existing public transport provision could be added into section 3.2 of the FNP.

Name / Organisation	Organisation ref	Section / Policy which comment relates	Comment ref	Comment summary	DAC response	
					Key	Change required to meet NP basic conditions
						Change could be made, NPC to consider
						No change recommended
				perception of residents that bus services are limited and unreliable, ECC considers Feering is served by regular bus services to Colchester, Chelmsford, Witham, Kelvedon and Tollesbury given its population. At present Feering is served by bus services to Kelvedon and Tiptree, but there are no services to Coggeshall. There is broadly an hourly bus service in the evening linking to Kelvedon and Colchester (2 per hour in the daytime linking to Chelmsford, Witham and Colchester). There is a 2 hourly Sunday service between Colchester and Chelmsford but no service to Tiptree / Tollesbury.	CHANGED AS ABOVE	
Kevin Fraser/Essex CC	O2		C27	The SWOT analysis identifies that residents seek improved bus links (eg community hopper), but it is unclear where they feel any new service might link to, how it would be operated, who by and how funded? There are a number of potential options that could be investigated namely pump priming as an ECC funded scheme or a community bus, run by the parish itself. ECC would be happy to discuss any particular schemes and/or amended services the parish council may seek, especially if these are evidenced through a Travel Survey by emailing passenger.transport@essex.gov.uk	Policy 9 seeks improvements to public transport facilities or services. Public transport improvements are also identified within Policy 2, associated with Site F1. The NPC may want to engage with ECC to identify potential public transport improvements to existing services in the Parish. CHANGED AS ABOVE	
Kevin Fraser/Essex CC	O2		C28	The parish council may seek to secure improvements to bus services through Policy 2 - Masterplanning Site F1, Section B,v, h which refers to the masterplanning considering extended, additional and improved public transport services. This is also referenced in Table 1, which identifies local infrastructure requirements. In order to provide some evidence to substantiate any requirement it is suggested that the parish	The NPC may wish to engage with ECC to consider undertaking a travel needs survey. However, appropriate public transport improvements associated with site F1 will be determined through the masterplanning process outlined in Policy 2.	

Name / Organisation	Organisation ref	Section / Policy which comment relates	Comment ref	Comment summary	DAC response	
					Key	Change required to meet NP basic conditions
						Change could be made, NPC to consider
						No change recommended
				undertake a travel needs survey, to ascertain where people travel to in sufficient numbers, as to make potential new bus services viable - this needs to cover both times of day, day of the week etc. It should also say how often the residents have this need - ie is it 5 days a week for work or once a month for the doctor etc. Reference is made to the successful Threshelfords Business Park, and its lack of sufficient car parking. A travel needs survey might help ascertain why people are not travelling there by sustainable modes. Increased awareness of potential routes may encourage a modal shift amongst workers reducing the need for additional car parking.	CHANGED AS ABOVE	
Kevin Fraser/Essex CC	O2	3.4	C29	Reference under 3.4 the following recent consultation documents, namely: • Feering Conservation Area Character Appraisal and Management Plan (July 2019) • Kelvedon Conservation Area Character Appraisal and Management Plan (July 2019) Once adopted by Braintree DC, these documents will provide an up to date baseline to inform future development and design with regard to the sensitivities of the historic environment in both conservation areas.	Agreed that the Feering Conservation Area Character Appraisal and Management Plan should be referenced within the supporting text to FNP Policy 9. The Kelvedon document may not be relevant. CHANGED at 3.4	
Kevin Fraser/Essex CC	O2		C30	Paragraph 3.10 refers to the Development Plan for Braintree District as comprising the Local Plan Review published in 2005, and Core Strategy published in 2011. For completeness reference should also be made to the adopted Essex Minerals Local Plan 2014 (MLP) and Essex and Southend-on-Sea Waste	Disagree. No change recommended. This is already included within section 3.10.	

Name / Organisation	Organisation ref	Section / Policy which comment relates	Comment ref	Comment summary	DAC response	
					Key	Change required to meet NP basic conditions
						Change could be made, NPC to consider
						No change recommended
				Local Plan 2017 (WLP), as they also form part of the statutory Development Plan and should be read alongside the Braintree Local Plan (BLP).		
Kevin Fraser/Essex CC	O2		C32	Paragraph 3.10.3 and 3.10.4 summarises the progress of the BLP Section 1 and 2 Plans being prepared jointly with Colchester and Tendring districts. The section should be updated to reflect the latest position, as the Regulation 16 Plan is prepared.		Agreed. Recommend change to the Plan as requested. CHANGE AS ABOVE before submission
Kevin Fraser/Essex CC	O2	Chapter 2, D1	C33	D1 'Ensure new development is respects adds to or maintains the rural nature, character and scale of existing development within Parish in line with the FPC NP Village Assessment and Design Guide <u>and Essex Design Guide.</u> '		This change can be made. There is no requirement to make this change. ADDED AS ABOVE but not EDG
Kevin Fraser/Essex CC	O2	D2	C34	D2 'Any development proposal must respect conserve and enhance the rural landscape and character of the Parish. Preserve the existing open views and the natural green buffers, including hedgerows and mature trees.'		This change can be made. There is no requirement to make this change. ADDED AS ABOVE
Kevin Fraser/Essex CC	O2	D3	C35	D3 'Ensure that new development <u>responds positively to</u> is responsive to the character of surrounding existing development.'		This change can be made. There is no requirement to make this change. ADDED AS ABOVE
Kevin Fraser/Essex CC	O2	D4	C36	D4 'Ensure new buildings are made as energy efficient as possible and comply with the latest energy efficiency standards.'		This change can be made. There is no requirement to make this change. ADDED AS ABOVE
Kevin Fraser/Essex CC	O2	D5	C37	D5 'Ensure that any new development creates a safe, active, well designed and accessible environment where crime and disorder, and the fear of crime do not undermine the quality of life, <u>health and wellbeing</u> and community cohesion.'		This change can be made. There is no requirement to make this change. ADDED AS ABOVE

Name / Organisation	Organisation ref	Section / Policy which comment relates	Comment ref	Comment summary	DAC response	
					Key	Change required to meet NP basic conditions
						Change could be made, NPC to consider
						No change recommended
Kevin Fraser/Essex CC	O2	D6	C38	D6: delete and replace with: ' <u>All development will have regard to the vehicle parking standards set out in the Essex Parking Standards (2009), or as subsequently amended, when determining planning applications.</u> '		Disagree, as this would change the FNP objective in a manner which was not intended by the NPC. Policy 9 A could instead include a further reference to the Parking Standards for all development, stating the following: <i>vii. have regard to the vehicle parking standards set out in the Essex Parking Standards (2009), or as subsequently amended.'</i> STILL CONSIDERING THIS POINT
Kevin Fraser/Essex CC	O2	E1	C39	E1 ' <u>To conserve and where appropriate enhance the historic environment within the Parish.</u> '		This change can be made. There is no requirement to make this change. NOT CHANGED
Kevin Fraser/Essex CC	O2	E3	C40	E3 ' <u>Preserve or where appropriate enhance</u> Protect designated nature conservation sites and green infrastructure.'		This change can be made. There is no requirement to make this change. CHANGED
Kevin Fraser/Essex CC	O2	E4	C41	E4 ' <u>Deliver a net gain in</u> Increase net biodiversity, <u>where possible gain</u> and reduce the carbon footprint of the Parish.'		This change can be made. There is no requirement to make this change. CHANGED
Kevin Fraser/Essex CC	O2	FM1	C42	FM1 ' <u>Reduce the risk of surface water flooding in Feering and immediate surrounding areas and take measures to ensure proper controls are applied to any development to avoid or manage</u> eliminate flood risk.'		This change can be made. There is no requirement to make this change. CHANGED
Kevin Fraser/Essex CC	O2	CL2	C43	' <u>Ensure adequate and sustainable</u> adequate and sustainable early years and childcare pre-school , primary school and secondary school facilities are provided developed and available to meet the needs of the growing population.'		This change can be made. There is no requirement to make this change. CHANGED

Name / Organisation	Organisation ref	Section / Policy which comment relates	Comment ref	Comment summary	DAC response	
					Key	Change required to meet NP basic conditions
						Change could be made, NPC to consider
						No change recommended
Kevin Fraser/Essex CC	O2	MA1 and MA2	C44	Objectives MA1 and MA2 are amalgamated into a single objective: 'MA1 Improve and maintain existing sustainable transport connections to and within the Parish, including public transport and access across major roads.' 'MA2 To ensure the Parish is safely connected through improved walking, cycle, vehicular and public transport links for all members of the community' <u>'To provide new and improved walking, cycling, bridleways and public transport routes both within development sites and to key destinations.'</u>	This could change the FNP objective in a manner which was not intended by the NPC. This change can be made if the NPC think this is necessary. There is no requirement to make this change. CHANGED	
Kevin Fraser/Essex CC	O2	Policy 1	C45	Section A) ii is expanded to include reference to other sui generis employment uses in order that the policy is not unduly restrictive to waste management uses. A.ii: '4 hectares of land within Site F1 in the Neighbourhood Plan Proposals Map, is allocated for B1, B2, B8 and other employment generating sui generis uses of a similar nature.'	There is no need to add in sui generis uses if that was not the intention of the NPC. This Policy will require amending as changes have been made to the use classes order. To include B1 uses, the Policy will now need to state E uses. Recommend the following changes, 'allocated for E, B2, and B8 uses.' CHANGED	
Kevin Fraser/Essex CC	O2	Policy 1	C46	Section B and paragraph 5.1.6 refer to the use of a Quality Review Panel to ensure development is of the highest quality of design, and this is welcomed in principle. As referenced in paragraph 5.1.6, the Essex Planning Officers' Association (EPOA) has established the Essex Quality Review Panel (EQRP), managed by Place Services, to provide advice to support developers and LPAs to improve the quality of development and ensure the principles of the Essex Design Guide (2018) are upheld.	Agreed. No change recommended. The current wording of Policy 1 allows any quality review panel to be used, including the EQRP. The need for new development to take account of the Village Design Guide is set out in Policy 3. The EQRP, and the recommendation for a panel to be guided by the Village Design Guide, is included within paragraph 5.1.6 of the FNP.	

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					Key	Change required to meet NP basic conditions
						Change could be made, NPC to consider
						No change recommended
				ECC recommend the reference to the Panel being <u>guided</u> by the Feering Parish Council Neighbourhood Plan Village Assessment and Design Guide, as amended. The Panel primarily seeks to uphold the principles of the Essex Design Guide, although other evidence may be considered. A Panel can be requested by the applicant through the EQRP website or alternatively can be recommended by the Local Authority for either strategic, major or complex schemes.		
Kevin Fraser/Essex CC	O2	Policy 1	C47	Paragraph 5.1.4 refers to an outline permission (16/00569 x 165 homes) on part of the Local Plan Strategic Allocation (LPP 22) for 750 homes. In responding, ECC acknowledged that the proposal would result in additional traffic using the already over- capacity Inworth Road/London Road/Rye Mill Lane junction. ECC, as highway authority, was satisfied that the proposal could be mitigated by traffic light controls at that junction, as well as the provision of pedestrian and passenger transport infrastructure in the area. Consequently, considering the proposal in isolation ECC has secured the following highway contribution and measures to mitigate the 165 homes: •a financial contribution of £300,000 for the design and provision of such capacity, safety or accessibility enhancements on the London Road and/or Inworth Road and in particular at the junction of Inworth Road/London Road/Rye Mill Lane Junction. •appropriate site access from the B1024	Noted. This additional information could be incorporated into the support text of Policy 1 if considered necessary by the NPC. There is no need to add this level of detail into the Plan.	

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					Key	Change required to meet NP basic conditions
						Change could be made, NPC to consider
						No change recommended
				•a footway on the B1024 (London Road) to link the footway on the proposed access and the existing footway to the south •a pedestrian crossing the in the form of an island refuge with associated drop kerbs, tactile paving •upgrading of the two bus stops on either side of the B1024 (London Road) with new shelters, seating, raised kerbs, and to be made Real Time Passenger Information ready. In reaching the above, ECC considered it was a more pragmatic approach to consider the potential mitigation required arising from the entire Strategic Allocation (LPP 22) of up to 750 dwellings. Policy LPP 22 requires the site to make contributions to a potential all movements junction with the A12, and to provide 'suitable links' from that junction to Inworth Road. Such a link may comprise a link road through the allocation site to meet Inworth Road to the south of Threshelfords Business Park. Such a link would divert a significant amount of traffic away from the Inworth Road/London Road junction, and combined with a potential all-movements A12 junction, would enable traffic to and from Tiptree and the strategic allocation to avoid routing to the A12 through the villages of Feering and Kelvedon. Consequently, in isolation a signalised junction at Inworth Road/London Road would mitigate the effects of the proposal. However, when the strategic allocation is adopted and developed in full, with the likelihood of a link road, <i>the</i>		

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						Change could be made, NPC to consider
						No change recommended
				<i>provision of the aforementioned signal controlled junction is unlikely to be required. In those circumstances it is considered preferable that the highways contribution be directed to alternative local highway improvements on London Road (81024), Inworth Road and/or their junctions with Rye Mill Lane/Feering Hill.</i>		
Kevin Fraser/Essex CC	O2	Policy 2	C48	ECC recommend Section A and paragraph 5.2.4 are amended to require the development to be 'in accordance with' the masterplan, in order to ensure the specific principles and infrastructure requirements are delivered. Any masterplan will be approved as policy guidance by Braintree District Council in order that it can be treated as a planning consideration in the determination of planning applications. The role of the Parish Council is not to endorse the masterplan, but to provide comments on any iterations of the masterplan through the formal consultation process. A: 'Proposals for the development of Site F1 <u>will be delivered in accordance</u> must be in general conformity with a masterplan covering the entire allocation which has been <u>approved</u> endorsed by Braintree District Council and Feering Parish Council.	Development proposals can be in accordance with the masterplan. This change can be made. CHANGE MADE Disagree that the masterplan should be 'approved' by BDC, as it is unlikely that the document will be taken forward as a Supplementary Planning Document (SPD) seeking formal approval. Instead the masterplan will be endorsed by the Council as a material planning consideration. It could be helpful to check this approach with BDC. They did not comment on this issue. In addition, an endorsement by Feering Parish Council (FPC), while not technically required, would be helpful in providing support to the document. Therefore recommend leaving this in the Plan.	
Kevin Fraser/Essex CC	O2	Policy 2	C49	Section B should be amended to ensure consistency with Local Plan Policy LPP 22:	Agreed. Change can be made as requested. SOME CHANGES MADE	

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					Key	Change required to meet NP basic conditions
						Change could be made, NPC to consider
						No change recommended
				Criteria B.v.b: the policy refers to a new early years and childcare facility. ECC recommend this is amended to refer to the need for two early years and childcare facilities, of which one should be co-located with the new primary school: B.v.b: Delete: 'A new early years and childcare facility' And replace with: 'Two new 56 place early years and childcare facilities, with one of these co- located with the new primary school'		
Kevin Fraser/Essex CC	O2	Policy 2	C50	B.v.c - the policy refers to a new primary school being a necessary piece of infrastructure. In general terms, a development of around 700 new or existing houses would equate to demand for 210 primary school places, which is one form of entry. It should be noted that the Education and Skills Funding Agency currently looks to establish two form entry primary schools (420 places), to ensure financial viability. ECC supports this approach and, thereby, when considering new primary school sites an area of 2.1 hectares will usually be sought as a minimum. This is in line with Department for Education guidance set out in Building Bulletin 103. In considering the requirement to establish a new school the pupil yield from a development is considered along with the following: the proposed housing mix of qualifying units; the ability of local schools to expand sufficiently and the impact of a new school on them; the cumulative impacts with other residential development proposals and the needs of the	Agreed. Change can be made as requested. Financial contributions towards education contributions will support improvements, as sought through the Policy text. CHANGES MADE	

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					Key	Change required to meet NP basic conditions
						Change could be made, NPC to consider
						No change recommended
				existing community; the viability of the development and the cost of a new school against other solutions; and the viability of a new school (particularly in the first years). Consequently, in considering how the pupils generated from the development will be accommodated an alternative may be to expand the existing Feering CE primary school from one to two form entry. At present the school leases the majority of the site and its playing fields from the parish council, and hence any expansion plans would need to be discussed with ECC and the parish council/community association (as landowners). When primary schools are expanded, ECC takes into account existing community facilities and agreements, as we are very supportive of schools operating as community hubs, along with ensuring the necessary level of school playing fields is provided. ECC recommend reference is made to the requirement for development to make financial contributions, which will fund improvements to provide necessary pupil places Add under B.v.d: '<u>Financial contributions to fund improvements to surrounding</u>'		
Kevin Fraser/Essex CC	O2	Policy 2	C51	B.vii reference should also be made to the Essex Design Guide (2018) to guide design standards in future applications.		

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					Key	Change required to meet NP basic conditions
						Change could be made, NPC to consider
						No change recommended
Kevin Fraser/Essex CC	O2	Policy 2	C52	Section C should be amended to ensure the 'principles' provide clarification and are consistent with national policy: ECC recommend that criterion iii is amended to ensure that existing and new green and natural corridors should not be fragmented by development, and that opportunities to create connection to the wider GI network is encouraged. C.iii: 'Conserve and, <u>where appropriate positively</u> enhance key landscapes, habitats and biodiversity, <u>that connect to the wider green infrastructure network</u> '	Agreed. This change can made as requested. CHANGES MADE	
Kevin Fraser/Essex CC	O2	Policy 2	C53	ECC recommend criterion vi regarding SuDS is deleted and replaced with the wording below. As worded, it implies that the benefits to be achieved from SuDS measures are restricted to open space and recreational matters. C.vi: ' <u>provide SuDS solutions which are multi-functional to deliver benefits for the built, natural and historic environment consistent with the ECC SuDS Design Guide.</u> '	Agreed. This change can made as requested. Reference should only be made to the SuDS Design Guide if the NPC are supportive of this document. SOME CHANGES MADE	
Kevin Fraser/Essex CC	O2	Policy 2	C54	The NPPF, paragraph 175 recognises that the planning system should contribute to and enhance the natural environment, by minimising impacts on biodiversity and providing net gains where possible. It stresses the need to encourage the incorporation of biodiversity in and around developments and the importance of habitats that are considered irreplaceable, such as ancient woodland and veteran trees. ECC recommend reference is made to the need to incorporate open space, which is 'multi-functional'. ECC acknowledge Policy 6, Section B, criterion vi refers to 'multi- functional open	C vii seeks to ensure green space provision in addition to net biodiversity gain. The proposed text within the representation would not support this, and it is therefore recommended that Cvii remains. Recommend proposed text is instead included as an additional requirement within C. ADDED	

Name / Organisation	Organisation ref	Section / Policy which comment relates	Comment ref	Comment summary	DAC response	
					Key	Change required to meet NP basic conditions
						Change could be made, NPC to consider
						No change recommended
				space', but this should be referenced in Policy 2 to ensure it is considered within the masterplanning process. Delete C.vii and replace with: ' <u>ensure a net gain in biodiversity which is well connected to a range of multi-functional green infrastructure and landscape</u> '		
Kevin Fraser/Essex CC	O2	Policy 2	C55	Delete C.viii and replace with 'Ensure that development <u>respects and where appropriate enhances</u> the natural environment'	This change can be made. There is no requirement to make this change. CHANGE MADE	
Kevin Fraser/Essex CC	O2	Policy 2	C56	Criterion ix seeks the 'place shaping' principles for the masterplan to provide sustainable movements and access by rail, bus, pedestrians and cycling. ECC supports priority in movement to be given to walking and cycling, and in particular to and around schools, thereby promoting a shift in pupils to walking and cycling to school. This is further encouraged through the ECC 'Sustainable Travel Recognition and Accreditation Scheme (STARS)'. Amend C.xii: ' <u>and seeks to minimise through-traffic movements</u> avoids a significant increase in congestion within Feering village. '	This change can be made. There is no requirement to make this change. SOME CHANGES MADE	
Kevin Fraser/Essex CC	O2	Policy 2	C57	ECC recommend an additional criterion is added to refer to public realm improvements being a requirement for new development. The Essex Design Guide provides information on design details required to achieve quality developments, including internal building design through to layout details and highways technical standards. https://www.essexdesignguide.co.uk/design-details/	Agreed. This change can be made to the Plan. CHANGE MADE	

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					Key	Change required to meet NP basic conditions
						Change could be made, NPC to consider
						No change recommended
				Add: <u>'Ensure that new development must provide or contribute towards public realm improvements.'</u>		
Kevin Fraser/Essex CC	O2	Policy 2	C58	Amend Section D to provide clarification on the process for requesting a Quality Review Panel for either strategic, major or complex schemes, as indicated in the ECC response to Policy 1.	Disagree. No change is recommended. See comment relating to Policy 1.	
Kevin Fraser/Essex CC	O2	Policy 2	C69	Delete Section E, as it generally describes the process for adopting a masterplan as an SPD, rather than policy requirement, and is more appropriately referenced in Section A, subject to the recommended amendment.	Disagree. No change recommended. Section E sets out policy requirements for the production of the masterplan.	
Kevin Fraser/Essex CC	O2	Policy 3	C70	Amend A.i is amended to require development proposals to also be in accordance with the Essex Design Guide, 2018 (ECC). Add under A.i: <u>'in accordance with the Essex Design Guide and the FPC NP Village Assessment and Design Guide.'</u>	This change can be made if the NPC are supportive of the Essex Design Guide. There is no requirement to make this change. NO CHANGE	
Kevin Fraser/Essex CC	O2	Policy 3	C71	Amend Section A.ii to clarify that the design of residential development should not result in significant harm to the living conditions of neighbouring properties. Add under A.ii: <u>'..., and not result in significant harm to neighbouring residential amenity living environment.'</u>	This change can be made. There is no requirement to make this change. CHANGE MADE	
Kevin Fraser/Essex CC	O2	Policy 3	C72	Replace A.iv with: <u>'All new development will have regard to the vehicle parking standards set out in the Essex Parking Standards, or as subsequently amended, when determining planning applications.'</u> Require all new development to have regard to the ECC Parking Standards	Disagree. The Plan should be read as a whole, therefore policy requirements should not be repeated for individual policies. Instead see C38 above, proposed change to Policy 9 A as follows: <u>vii. have regard to the vehicle parking standards set out in the Essex Parking Standards (2009), or as subsequently amended.'</u>	

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					Key	Change required to meet NP basic conditions
						Change could be made, NPC to consider
						No change recommended
Kevin Fraser/Essex CC	O2	Policy 3	C73	Amend Section A.v to require development to preserve and were appropriate enhance views of local landmarks, open space and green infrastructure A.v: 'preserve and where appropriate enhance views of.. '	Agreed. Recommend change to be made as requested. CHANGE MADE	
Kevin Fraser/Essex CC	O2	Policy 3	C74	Delete A.viii and replace with a new criterion consistent with Objective D5, including reference to health and wellbeing. Add A.viii: 'Provide a safe, active, well designed and accessible environment where crime and disorder. and the fear of crime do not undermine the quality of life, health and wellbeing and community cohesion.'	This change can be made. There is no requirement to make this change. CHANGE MADE	
Kevin Fraser/Essex CC	O2	Policy 3	C75	Amend Section A.ix and paragraph 5.3.7 to refer to 'net gain in biodiversity', consistent with NPPF, 170c, and multi-functional SuDS measures. Add under A.ix: '..., net gain in biodiversity, ...flood resilience and multi-functional SuDS measures'	This change can be made. There is no requirement to make this change. CHANGE MADE	
Kevin Fraser/Essex CC	O2	Policy 3	C76	Refer to public realm improvements being a requirement for new development, as recommended in Policy 2. Add: 'Ensure that the new development must provide or contribute towards public realm improvements.'	Agreed. Recommend change to be made as requested. CHANGE MADE	
Kevin Fraser/Essex CC	O2	Policy 3	C77	ECC recommend the Plan refers to the requirement for new dwellings and non-residential buildings to provide convenient access to Electric Vehicle (EV) charging point infrastructure, and the necessary standards. The following policy wording and text has been approved by the Inspector of the Chelmsford Local Plan as a Main Modification, and the Local Plan will be adopted at the end of March 2020.	This addition can be included if the NPC are supportive of this approach. There is no requirement to make this change. If included, it is recommended that this requirement is included within Policy 9 rather than Policy 3. CHANGES MADE AT POLICY 3	

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					Key	Change required to meet NP basic conditions
						Change could be made, NPC to consider
						No change recommended
				The Plan could consider the following criteria and supporting text: - Residential development should provide Electric Vehicle (EV) charging point infrastructure at the rate of 1 charging point per unit (for a dwelling with dedicated off-road parking) and/or 1 charging point per 10 spaces (where off-road parking is unallocated) - Non-residential development should provide charging points equivalent to 10% of the total parking provision - Public charging points should be located in highly visible, accessible locations close to building entrances.		
Kevin Fraser/Essex CC	O2	Policy 3	C78	Section B requires all non-residential development being required to achieve a minimum of BREAM 'very good' rating. ECC recommend the Plan also refers to the standards developed by Building with Nature, which define high quality GI at each stage of the development process, from planning and design to long term management and maintenance. It provides a framework of quality standards, an assessment and accreditation service, and further information can be viewed by the following link https://www.buildingwithnature.org.uk/about).	See C17 above. This could be included if the NPC supports the Building with Nature Standards. There is no requirement to include this in the Plan. ADDED IN NEEDS REVIEW	
Kevin Fraser/Essex CC	O2	Policy 5	C79	ECC recommends more emphasis is required regarding the general historic environment, rather than simply individual heritage assets. Additional subjects include archaeological deposits, protected lanes, views, and historic landscapes, as referenced in NPPF (2019), Chapter 16 - Conserving and enhancing the historic environment.	Agreed. The definition of heritage assets within paragraph 5.5.1 can be broadened to include the recommended additions. CHANGES MADE	

Name / Organisation	Organisation ref	Section / Policy which comment relates	Comment ref	Comment summary	DAC response	
					Key	Change required to meet NP basic conditions
						Change could be made, NPC to consider
						No change recommended
Kevin Fraser/Essex CC	O2	Policy 5	C80	ECC supports the reference to the need for development to protect and enhance both designated and non-designated heritage assets. The second sentence refers to the need for development to demonstrate its impact on a heritage asset. However, the policy provides no criteria against which any potential impact will be assessed. ECC recommend the parish council reviews Policy 4 - Protecting the Historic Environment in the 'made' Cressing Neighbourhood Plan (February 2020) to consider a review of this policy in the context of the Plan area.	Additional text as recommended in the Cressing NP is as follows. <i>'Development proposals which may have an impact on heritage assets or their setting will be supported where it can be demonstrated that:</i> <i>i. There is no detrimental impact on the character, appearance, setting, structural stability, and historic features of the heritage asset;</i> <i>ii. The proposals enhance the character, appearance, setting, structural stability, and historic features of the heritage asset where possible;</i> <i>iii. There is no loss of important views of the heritage asset from the surrounding area;</i> <i>iv. There would not be a significant increase in the use of the heritage asset which would result in detriment to its character, appearance, setting, structural stability, and historic features;</i> <i>v. The benefits of the proposed development would clearly and convincingly justify any identified harm to the character, appearance, setting, and historic features of the heritage asset, taking into account the significance of the heritage asset in accordance with the requirements of</i>	

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					Key	Change required to meet NP basic conditions
						Change could be made, NPC to consider
						No change recommended
					<i>the NPPF; and</i> <i>vi. Building materials and finishes are sympathetic to the character, appearance, setting, and historic features of the heritage asset.</i> <i>B. Any proposals for development which could impact upon a heritage asset within the Parish should submit a Heritage Statement in support of the application, outlining the significance of the heritage asset and its setting and how the proposed development will meet the above requirements of this policy. Any development which could result in harm to a designated or non-designated heritage asset will only be considered acceptable where a Heritage Statement clearly and convincingly justifies any harm.</i> <i>C. Any proposals which could impact upon important archaeological remains should submit the outcomes of an archaeological evaluation of the site as part of the application, providing a proportionate assessment of the character, importance and extent of the archaeological remains.'</i> The additional requirements were not initially included within FNP Policy 5 as the Plan was	

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						Change could be made, NPC to consider
						No change recommended
						seeking to not replicate BDC Local Plan policies. The proposed additional text is predominantly set out within local and national planning policy, however it can be included within FNP Policy 5 as proposed by ECC. ADDED
Kevin Fraser/Essex CC	O2	Policy 5	C81	ECC recommend paragraph 5.5.1 should refer to undesignated heritage assets being recorded on the Essex Historic Environment Record. This includes designated heritage assets and non-designated heritage assets which are included within the Braintree local list and on the Essex Historic Environment Record.		Agreed. This addition can be included in paragraph 5.5.1 as requested. ADDED
Kevin Fraser/Essex CC	O2	Policy 6	C83	ECC welcomes reference to the emerging Green Essex Strategy in paragraph 5.6.1, and recommend it reflects the correct title of the Strategy. It is anticipated this will be adopted in Spring 2020, subject to approval by the new ECC Climate Change Commissioning Board.		Noted. No change recommended. The document appears to be referenced correctly in the Plan.
Kevin Fraser/Essex CC	O2	Policy 6	C84	ECC recommend the Plan signposts developers to the Essex Biodiversity Validation checklist, which is a requirement for all planning applications considered a major development as defined by Article 8(7) of The Town and Country Planning (General Development Procedure) Order 1995. https://www.placeservices.co.uk/resources/natural-environment/essex-biodiversity-validation-checklist/		This can be included if the NPC support the Essex Biodiversity Validation Checklist. ADDED
Kevin Fraser/Essex CC	O2	Policy 6	C85	Amend Section A to refer to ' <u>net gain in biodiversity</u> ', as stated in NPPF, 170c.		Section A refers to net biodiversity gain. No change required.

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					Key	Change required to meet NP basic conditions
						Change could be made, NPC to consider
						No change recommended
Kevin Fraser/Essex CC	O2	Policy 6	C86	Delete reference in B.ii to 'Seek opportunities to' in order to strengthen the requirement to provide improved access to open space and green infrastructure. B.ii: <u>'Ensure Seek opportunities to improved access to, and / or create new, public open spaces and high quality green infrastructure where appropriate;</u>	This change can be made. There is no requirement to make this change. CHANGES MADE	
Kevin Fraser/Essex CC	O2	Policy 6	C87	ECC recommend reference to developer contributions is deleted, as this is covered by requirements in Policy 11. Delete B.iv: 'Enhance the visual characteristics and biodiversity of open spaces in close proximity to the development, via developer contribution '	Agreed. This change can be made as requested. CHANGES MADE	
Kevin Fraser/Essex CC	O2	Policy 6	C88	Replace vii to refer to the multi-functional benefits of SuDS. vii. <u>'Provide appropriate water management measures, and where possible SuDS should be multi-functional to deliver benefits for the built, natural and historic environment'</u>	Agreed. This change can be made as requested. CHANGES MADE	
Kevin Fraser/Essex CC	O2	Policy 6	C89	ECC recommend that the term 'Habitats Site' is used in paragraphs 5.6.5 and 5.6.6 instead of 'European site' to be consistent with the NPPF.	Agreed. This change can be made as requested. CHANGES MADE	
Kevin Fraser/Essex CC	O2	Policy 6	C90	ECC recommend that paragraphs 5.6.6 and 5.6.7 are updated to reflect the current policy position of the RAMS Strategy and Supplementary Planning Document (SPD). Braintree District Council can provide details.	Agreed. This change can be made as requested, presenting the current status of the Essex Coast RAMS document within the Plan. NEED UPDATED WORDING	
Kevin Fraser/Essex CC	O2	Policy 6	C90.5	Delete B.viii and replace with: <u>'Contributions will be secured towards mitigation measures in accordance with the Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS).'</u>	Agreed. This change can be made as requested. CHANGED	

Name / Organisation	Organisation ref	Section / Policy which comment relates	Comment ref	Comment summary	DAC response	
					Key	Change required to meet NP basic conditions
						Change could be made, NPC to consider
						No change recommended
Kevin Fraser/Essex CC	O2	Policy 6	C91	ECC recommend an amendment to Section C to ensure any development is required to 'mitigate' any negative impacts it may have on the factors referenced. C. Development proposals <u>must seek to mitigate any adverse impacts which are likely to</u> have on the natural environment, public open space and green infrastructure features so should demonstrate that the benefits of development clearly outweigh any negative impacts.	Agreed. This change can be made as requested. CHANGES DONE	
Kevin Fraser/Essex CC	O2	Policy 7	C92	ECC welcomes the inclusion of a policy to consider flood management but recommend the policy is reviewed to be consistent with NPPF, paragraphs 163 (a - e) and 165 (a - d). This requires a developer to undertake a site-specific flood risk assessment, where appropriate, to ensure new development would not cause flood risk elsewhere, and that major developments should incorporate sustainable drainage systems (SuDS). In addition, all new developments should be directed away from the areas considered to be in a high risk of flooding.	No inconsistency with the NPPF identified. The requirements of the NPPF do not need to be replicated in the FNP. No change recommended.	
Kevin Fraser/Essex CC	O2	Policy 7	C93	ECC recommend reference is made to the National Standards for SuDS Design, which set out the required design principles and standards while providing for local standards that can ensure SuDS design responds to local conditions and priorities. The recently adopted Essex SuDS Design Guide (2020) builds on the national standards by outlining local expectations within Essex. ECC recommend Local Planning Authorities make reference to the local standards in the requirements for SuDS	Agreed. This change can made as requested. Reference should only be made to the SuDS Design Guide if the NPC are supportive of this document. CHANGE NOT MADE	

Name / Organisation	Organisation ref	Section / Policy which comment relates	Comment ref	Comment summary	DAC response	
					Key	Change required to meet NP basic conditions
						Change could be made, NPC to consider
						No change recommended
				design within Local and Neighbourhood Plans. This provides a consistent approach to dealing with surface water drainage across the county.		
Kevin Fraser/Essex CC	O2	Policy 8	C94	ECC recommend the opening sentence of Section A and all of Section C is deleted. The requirement for development to contribute to community and leisure facilities is covered most appropriately in the proposed new Policy 11 - Developer Contributions to Community Infrastructure.	Agreed. Recommend change as requested. CHANGED	
Kevin Fraser/Essex CC	O2		C95	ECC recommend the second sentence of A and all of B is deleted and replaced with the revised wording below. This identifies the criteria against which new applications for development are required to be assessed in relation to proposals for new, existing or change of use from community facilities. Any proposals should seek to: <u>a. Ensure adequate access to and between facilities would be provided to everyone commensurate to the scale of the development; and</u> <u>b. There is access to adequate walking, cycling and public transport links; and</u> <u>c. Be designed to allow for internal spaces to be adapted over time, providing flexibility of use and potential co-location with other complementary community uses and functions; and</u> <u>d. There would be no unacceptable impact on the character, appearance or local environment; and</u>	Disagree. The proposed deletions could result in the loss on the NPC's aims and objectives for this policy. It is proposed that the second sentence of A and all of B remain. The proposed additional text could be incorporated into Policy 8, in addition to the existing text.	

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					Key	Change required to meet NP basic conditions
						Change could be made, NPC to consider
						No change recommended
				<u>e. Vehicle access and on-site vehicle parking would be provided to an appropriate standard commensurate to the scale of the development.</u>		
Kevin Fraser/Essex CC	O2		C96	NPPF (paragraph 92c) seeks "to guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day- to-day needs". An additional paragraph is recommended to assist in meeting this requirement, in addition to the criteria above. <u>The loss of a locally valued community facility will need evidence to be submitted to demonstrate that the use is not economically viable and that it is no longer required to meet the needs of the local community.</u>		Agreed. Include as proposed. CHANGED
Kevin Fraser/Essex CC	O2	Policy 9	C97	Paragraph 5.9.1: amend 'simulate' to 'stimulate'.		Agreed. Amend as requested. CHANGED
Kevin Fraser/Essex CC	O2	Policy 9	C98	Replace A.i, ii, iii, v: i. <u>'protect the highway network for the safe and efficient movement of people and goods by all modes of travel'</u> ii. <u>'provide and where appropriate enhance pedestrian, cycle, walking, passenger transport and bridleway connections within the site and the wider parish, including local services and facilities and Kelvedon Station'</u> iii. <u>'demonstrate that there is no detrimental impact on the existing or proposed highway in congestion terms or to provide appropriate mitigation measures where appropriate'</u> v. <u>'not have an unacceptable impact on air quality and the health and wellbeing of people through increased traffic flows'</u>		Agreed. Amend as requested. CHANGED

Name / Organisation	Organisation ref	Section / Policy which comment relates	Comment ref	Comment summary	DAC response	
					Key	Change required to meet NP basic conditions
						Change could be made, NPC to consider
						No change recommended
Kevin Fraser/Essex CC	O2	Policy 9	C99	Amend A.vi: 'create safe and accessible environments for those with <u>mobility impairment</u> limited mobility '	Agreed. Amend as requested. CHANGED	
Kevin Fraser/Essex CC	O2	Policy 9	C100	A.iv should be deleted, as its requirements are now covered by A.ii above.	Agreed. Amend as requested. CHANGED	
Kevin Fraser/Essex CC	O2	Policy 9	C101	ECC recommend an additional criterion is included within the policy to ensure new development refers to the ECC Parking Standards. <u>All new development will have regard to the vehicle parking standards set out in the Essex Parking Standards, or as subsequently amended, when determining planning applications.</u>	Agreed. Refer to C38 above. STILL CONSIDERING THIS POINT	
Kevin Fraser/Essex CC	O2	Policy 9	C102	ECC recommend Section B is deleted, as the criteria are relevant to all forms of development, and not specifically employment uses. ECC has suggested policy amendments above, and consider B.ii, iii and iv are appropriately covered therein.	If section B is to be deleted, and to ensure all elements within section B will not be removed from the Plan, an addition to section A should be included as follows: ' <i>Proposals for employment generating development should avoid significantly increasing traffic flows through the village.</i> ' LEFT IN B	
Kevin Fraser/Essex CC	O2	Policy 9	C104	ECC recommend reference is made to the preferred solution for a new and improved A120 between Braintree and the A12. ECC has identified its favoured Route D which would join the A12 south of Kelvedon. ECC considers this would help address A120 movements but would also be instrumental in addressing through traffic issues in the area including around	Agreed. This can be included as requested. CHANGED	

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				Feering. The recent RIS2 announcement in March 2020 included commitment to progressing further development work on the A120 dualling including detailed design, land assembly and statutory processes that are required to prepare the scheme for delivery.		
Kevin Fraser/Essex CC	O2	Policy 10	C105	Section B is amended to read: <u>The conversion, change of use or redevelopment of existing employment sites to non- employment uses will be resisted unless one of the following criteria is met:</u> a. <u>It is demonstrated that the site is inappropriate for any employment use to continue having regard to market demand. Applications will need to demonstrate that the site is not suitable or capable of being made suitable for continued employment use. Evidence would be required that the property has been adequately marketed for a period of not less than twelve months on terms that reflect the lawful use and condition of the premises.</u> b. <u>The overall benefit to the community of the proposal outweighs any adverse effect on employment opportunities and the range of available employment land and premises.</u> c. <u>The existing use is generating environmental problems such as noise, pollution, or unacceptable levels of traffic and any alternative employment use would continue to generate similar environmental problems.</u>	Agreed. Recommend change as requested. CHANGED	

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Kevin Fraser/Essex CC	O2		C107	Paragraph 5.1.11 makes reference to developer contributions being provided through S106 agreements with only BDC. ECC recommend an amendment to paragraph 5.11 to clarify that developer contributions provided through S106 agreements will be provided with BDC and ECC where applicable. Reference should be made in the supporting text to the ECC Developers' Guide to Infrastructure Contributions. The Guide details the scope and range of contributions towards infrastructure which ECC may seek from developers and landowners in order to make development acceptable in planning terms. The Guide is presently being reviewed, has been subject to consultation, and an updated version is expected to be available in 2020.	Agreed. Recommend change as requested. CHANGED	
Kevin Fraser/Essex CC	O2		C108	Paragraph 5.11.3 refers to developer contributions towards Parish based infrastructure requirements having to be provided in accordance with the Neighbourhood Plan with developers having to consult with Feering Parish Council and Braintree District Council at an early stage. ECC considers this statement primarily relates to the spending of any monies from CIL on projects identified in Table 1 - Existing Residents (Page 58). Other developer contributions will need to be subject to the statutory tests that are necessary to make development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development. All types of infrastructure projects identified in Table 1 could be provided by new development if they meet the statutory tests identified above.	Noted. No change required.	

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						No change recommended
Kevin Fraser/Essex CC	O2		C109	The Plan acknowledges that alongside CIL it will be necessary to secure developer contributions through the negotiation of Section 106 agreements. Consequently, ECC recommend an <i>overarching developer contributions policy</i> is included in the Plan, and developer contribution policies have been supported by an Inspector in the following plans which could be used as examples: Crossing NP, Bradwell with Pattiswick NP, Hatfield NP, and West Bergholt.	A developer contributions policy is included within the Plan, however the policies referred to in the representation can be reviewed to determine if more policy requirements should be incorporated into FNP Policy 11. TO BE REVIEWED AND UPDATED	
Kevin Fraser/Essex CC	O2	General	C110	The Plan only refers to climate change in paragraph 5.6.1 with regards the declaration to Climate Emergency by Braintree District Council. Moving forward, it's important that the Plan includes reference to the need to mitigate and adapt to climate change. NPPF, paragraph 149 requires plans to take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. NPPF requires Plans to promote sustainable development, and highlights their role in addressing local sustainability, including mitigating and adapting to severe weather from a changing climate. The Plan makes no reference to mitigating and adapting to climate change within the 'A High Quality Natural and Built Environment' section of the document. The Plan provides limited consideration of potential flood mitigation or measures to adapt and mitigate for a changing climate that	The Plan sufficiently considers sustainability and climate change issues to meet plan making requirements relating to neighbourhood plans. No change recommended as a result of this representation.	

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						No change recommended
				would impact on the sustainability, resilience and integrity of the Neighbourhood area. For instance: • Mitigating climate change: • renewable energy, • energy efficiency, • sustainable transport, • Adapting to climate change: • Flooding, • extreme weather, • Green infrastructure & biodiversity The Centre for Sustainable Energy (CSE) has produced a guidebook aimed to help support neighbourhood planning groups, (which includes case studies of different communities' plans), to mitigate and adapt to climate change, tackle fuel poverty and promote environmental sustainability - https://www.cse.org.uk/news/view/2079.		
Kevin Fraser/Essex CC	O2	General	C111	NPPF states that it recognises all communities have a responsibility "to contribute to energy generation from renewable or low carbon sources" and supports community-led initiatives. The Plan includes Objective D4, which encourages development to be energy efficient and promotes energy efficiency through Policy D3 and even encourages the use of low carbon technologies. However, it is recommended the		There is no requirement for the Plan to include any further requirements relating to low carbon technologies. The proposed additional policy could however be helpful if the NPC is supportive of this approach. Recommend the inclusion of this additional policy text as proposed within the representation. ADDING THIS IN

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				Plan considers what renewable energy for domestic and commercial developments, such as wind turbines, battery pods and community renewable heat initiative is appropriate in development in the area. Smart energy tools and storage devices (battery pods) are beginning to emerge which help to manage energy within the home and within the local network to make better use of the energy we produce and use. These tools have potential to reduce the amount of energy used in homes or businesses and reduce fuel bills. By having a separate renewable policy, it is a great way of communicating the communities' position for renewable energy and the type of technology that could be considered. For example, a policy could read as follows: <u>Policy XX: Renewable Energy</u> <u>The Neighbourhood Plan wishes to encourage community led renewable energy schemes and will support community-based groups working with local energy users in seeking funding to establish the technical, financial and legal feasibility of appropriate schemes within the neighbourhood area.</u> <u>Proposals for community owned or led renewable energy schemes (including micro- hydro, photovoltaic or bio-mass</u>		

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				projects) will be supported subject to the following criteria for the proposed development: • The siting and scale are appropriate to its setting and position in the wider landscape; • It does not give rise to unacceptable landscape or visual impact, either in isolation or cumulatively with other development; • It does not create an unacceptable impact on the amenities of local residents; • It does not have an unacceptable impact on a feature of natural or biodiversity importance.		
Kevin Fraser/Essex CC	O2	General	C112	The parish council may wish to consider drafting a specific policy regarding surface water management. ECC highlight the following matters, which may be considered in any new policy guidance. • The provision of SuDS measures should be multi-functional and deliver benefits for the built, natural and historic environment. • Provide innovative SuDS solutions to deliver flood resilient schemes. • Surface water discharge from the development should accord with the SuDS hierarchy, ground investigation should be undertaken to provide evidence of onsite infiltration, if this is not possible, surface water could be discharged into watercourse, or if it is not feasible a sewer, with appropriate attenuation and treatment to mitigate any risks of flood and pollution.	SuDS related policy requirements are included within FNP Policy 2 and Policy 6. There is no requirement for the Plan to include any further information on SuDS. The SuDS requirements currently contained within the Plan meet the aims of the NPC, and provide an appropriate policy link to the wider aims of ECC as identified in the representation. No change to the Plan recommended as a result of this representation.	

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				• Preference should be given to above ground features such as basins, ponds and swales, green roofs, rain gardens and should consider the use of multi-functional space to promote biodiversity and amenity values and the management of surface water runoff generated from heavy rainfall events and minimize the risk of surface water flooding. The underground storage tanks are the least favourable option and should only be used as last resort. • Surface water conveyance and onsite storage using non-traditional drainage measures to achieve water quality. • New developments in terms of SuDS should consider rainwater harvesting or grey water recycling. • All future developments should incorporate SuDS schemes which will be in accordance with the adopted SuDS Design Guide (2020).		
The Crown Estate	O3	Policy 1	C113	Policy 1, Allocation F1 and Section 5.1 New Development Allocations This section and the policy needs to be deleted and/or amended to reflect the fact that the strategic site is being allocated in the BLP rather than the FNP. It is also Policy LPP22 that will establish the main site principles and requirements, subject to the outcome of the BLP Examination. Should the Parish wish to see significant revisions or additional requirements regarding LPP22 then these should be addressed through the BLP process. We would be happy to discuss such issues to determine if common ground can be found prior to Examination of the Part 2 Plan. One example might be the		National planning policy encourages neighbourhood plan to allocate housing. Site F1 is allocated in the draft FNP to ensure that the Plan is consistent with the emerging draft Local Plan, while also ensuring that the Plan meets local housing needs should the FNP come forward in advance of the draft Local Plan. It is appropriate and encouraged within national planning policy for neighbourhood plans to allocate land for housing. No change recommended to the Plan as a result of this representation.

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					Key	Change required to meet NP basic conditions
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					No change recommended	
				requirement for a comprehensive framework masterplanning exercise, including engagement with the Parish and wider community.		
The Crown Estate	O3	Policy 2	C114	Policy 2, Masterplanning Site F1 Our concern is that the FNP overlaps and repeats policy more appropriate to strategic policy making within the BLP. This risks duplication and repetition of policy which should be avoided. Specific observations are: Part A It is not clear what 'endorsed' means in terms of masterplan approval for the site or what would happen if this were not forthcoming. Requiring endorsement of both BDC and FPC may not be possible to achieve if competing priorities prevent progress. In practice it is a strategic allocation and BDC would be the LPA for any application. The suitability of the final masterplan would therefore need to be a matter for BDC to determine. If retained, we would suggest that any policy wording is amended to refer to the requirement for a 'comprehensive framework masterplan that takes in to account the views of the Parish Council, the local community and other stakeholders'. Alternatively, a similar amendment could be made to LPP22 if agreed with BDC. The suggested wording would align with NPPF128.	Draft FNP Policy 2 provides additional requirements for the masterplanning of Site F1 which supports the aims and objectives of the NPC. While some elements of Policy 2 may be similar to draft requirements in the emerging Local Plan, the FNP builds on these requirements rather than repeats them. In addition, it is possible that the FNP may be approved in advance of the emerging Local Plan. It is therefore important that the draft FNP does not rely on policy requirements being contained within the Local Plan at this stage. See C48 above regarding the proposed endorsement of the masterplan. It is unlikely that the document will be taken forward as a Supplementary Planning Document (SPD) seeking formal approval. Instead the masterplan will be presented for endorsement by the District Council as a material planning consideration. An endorsement by Feering Parish Council (FPC), while not technically required, would be helpful in providing support to the document.	

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						No change recommended
					No change recommended to Policy 2 as a result of this representation.	
The Crown Estate	O3	Policy 2	C115	Part B Section 5.2 and Policy 2B duplicate the requirements of LPP22 but also have different requirements again causing confusion. It is not clear what the justification for these requirements is. For example, point V.c. refers to a 'new primary school' but Policy LPP22 refers to a 'Location for a new primary school or community centre'. These should be matters set out in the BLP. We note there is little or no reference to ensuring the site is deliverable.	Refer to C114 above regarding to the duplication or repetition of draft Local Plan policies. The draft FNP policy builds on emerging Local Plan requirements rather than repeating them, and Policy 2 ensures that the aims and objective of the NPC are identified within a Development Plan Policy should the FNP be adopted in advance of the draft Local Plan.	
The Crown Estate	O3	Policy 2	C116	Part C We recognise and support many of the place shaping principles set out at i.-xiii, however, they appear to duplicate the requirements of BLP policies LPP22 and LPP55 'Layout and Design of Development'. As the criteria are relatively generic, rather than location specific, it is not clear why they are required and again risks policy confusion. There is little recognition at xi. of the design/density implications of meeting the need for more smaller homes or how such tensions might be resolved. This additional policy guidance also cross references the Village Assessment and Design Guide (VADG) at B.vii.	Refer to C114 above regarding to the duplication or repetition of draft Local Plan policies. The draft FNP policy builds on emerging Local Plan requirements rather than repeating them, and Policy 2 ensures that the aims and objective of the NPC are identified within a Development Plan Policy should the FNP be adopted in advance of the draft Local Plan.	
The Crown Estate	O3	Policy 2	C117	Parts D and E We have some concerns regarding the clarity of the process for the masterplanning of the site. The Crown Estate is essentially a single land owner for the bulk (97%) of the	The requirements of Policy 2 parts D and E are not considered complicated, and are standard requirements for large scale developments similar to the size of Site F1.	

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				allocation and controls all the main access points, We therefore feel that the process as expressed in the FNP is overly complicated. It also goes beyond the requirements of LPP22 as currently drafted. We do not consider it is necessary to require work to support an SPD and, in any event, this is really a matter for the LPA. It could involve protracted design processes and repeat consultation. This could be dealt with more effectively through a comprehensive planning application, The appropriate method of design review is for the LPA to determine given the strategic nature of the site. Furthermore, having to achieve masterplan 'endorsement' from both BDC and FPC is something that may not be possible (see Part A comments) and potentially creates a policy impasse. We do not object to the overall policy objective but invite FPC (and BDC) to consider a simpler more effective approach. For example, a site-wide outline application submitted by The Crown Estate could be supported by a comprehensive masterplan, delivery strategy and spatial design code. This would then control and guide subsequent reserved matters applications. Early engagement would be required to inform the plans with both FPC and the wider community. The exact detail of this process could be covered by a planning performance agreement to ensure it is effective.	The draft FNP does not require the production of an SPD. Instead it requires the production of a masterplan capable of being taken forward as an SPD if the District Council wishes. See C114 above regarding endorsement. Reliance upon the production of only a site wide outline application may not allow for sufficient engagement in the masterplanning process from the local community, and may not meet the requirements of the NPC as outlined in draft FNP Policy 2. No change is recommended to the Plan as a result of this representation.	
The Crown Estate	O3	Policy 3	C118	This Policy sets out another list of design criterion. In addition to the repetition point, it is not clear if these criteria relate only to sites other than the strategic allocation. For example,	Draft FNP Policy 3 contains policy requirements which build on emerging Local Plan requirements rather than repeating them, and Policy 2 ensures	

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				para. 5.3.3 refers to 'small-scale low-density' development being required but the criterion also appear on page 89 of the VADG referring to the larger strategic site.	that the aims and objective of the NPC are identified within a Development Plan Policy should the FNP be adopted in advance of the draft Local Plan. Policy 3 refers to all development proposals in the Parish. To clarify this, it is recommended that Policy states that '<u>All</u> development proposals should....'. CHANGED	
The Crown Estate	O3	Policy 4	C119	The comments made above also relate to Part I. of Policy 4 as much of it is already covered in the BNP. If retained this part of the policy would need to recognise that the strategic allocation has a wider role to play in meeting housing needs as well as addressing Parish requirements.	Refer to C118 regarding repetition concerns with the emerging Local Plan. There is no requirement for the Neighbourhood Plan to consider strategic housing requirements. The requirement within Policy 4 for development proposals to demonstrate how local housing needs are being met is consistent with the requirements of national planning policy. No change recommended as a result of this representation.	
The Crown Estate	O3	Policy 6	C120	Part C The Policy introduces a test of requiring development likely to have a negative impact on the natural environment, public open space or green infrastructure to demonstrate that the benefits of development clearly outweigh any negative impacts.	The natural environment and green infrastructure support sustainability objectives, and therefore support the achievement of sustainable development. Policy 6 is therefore consistent with Paragraph 11 of the NPPF. Paragraph 97 of the NPPF seeks to ensure that the loss of open space is supported by new open	

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				Such a test and planning balance exercise does not appear in the NPPF and therefore it conflicts with national policy. We would suggest that part C is deleted.	space where the benefits outweigh the loss. FNP Policy 6 is therefore also consistent with paragraph 97 of the NPPF. No change recommended as a result of this representation.	
The Crown Estate	O3	Policy 6	C121	Part E The method for future delivery and management of open space, SuDS and green infrastructure is something that is determined at the formal application stage through conditions and/or S106 agreements. As such, it will need to be agreed with BDC taking in to account the views of FPC (Note a parish council cannot enter in to a S106 agreement in any event). Having to achieve 'agreement' from both BDC and FPC is also something that may not be possible and potentially creates a policy impasse. We would suggest that Part E be deleted.	Part E of Policy 6 seeks Feering Parish Council's involvement in determining how new areas of open space should be managed and maintained. The Policy does not refer to S106 arrangements, and does not require the involvement of the Parish Council in S106 negotiations. No change recommended as a result of this representation.	
The Crown Estate	O3	Policy 8	C122	We suggest that FPC discuss the compatibility of this Policy with BLP Policy SPS Infrastructure and Connectivity. The current wording of Part A appears to suggest that contributions may be sought, in part, to address existing deficiencies. This would not be CIL compliant. The wording should therefore be deleted or amended to align with the start of SPS, and other parts of the DFNP (e.g. section 5.11, Policy 11).	Agreed. For provide clarity, Policy 8 can be amended to remove reference to the needs of existing residents, therefore ensuring the developer contributions are only being sought to meet the needs arising from new developments. DONE	
The Crown Estate	O3	Policy 9	C123	Part Ai and Aiii state that development should 'not result in any detrimental impact on highway safety' and 'not	See C98 above. Amendments to Policy 9 recommended by ECC. DONE	

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				significantly increase levels of congestion in the Parish'. This contrasts with NPPF109 which states that 'Development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe'. The wording either needs amending or removing from the DFNP to avoid conflict with national planning policy.		
The Crown Estate	O3	Policy 10	C124	It is considered that Part Aiii and iv conflict with national policy and should be amended. These sections appear to introduce planning balance tests that do not appear in the NPPF. For example, the need at iii. to provide 'benefits to the local economy and community which outweigh any harmful impacts of the proposal.'.	Agreed. Recommend removing the text ' <i>which outweigh any harmful impacts of the development</i> ' from FNP Policy 10 Aiii. DONE	
The Crown Estate	O3	Policy 11	C125	We do not consider that Part C and Table 1 are properly justified or tested as far as they relate to the strategic allocation under LPP22. We would reiterate that as a strategic site the land at Feering will be allocated under Policy LPP22. Any essential infrastructure or facilities required to mitigate the impact of the scheme should therefore also be defined by Policy LPP22 rather than the FNP. The BLP is supported by viability and infrastructure evidence which is due to be tested through the Examination process. NPPF34 makes it clear that such developer contributions should not undermine delivery of the plan. If the Parish has additional requirements, they should really be considered through the Examination as part of the	The infrastructure requirements proposed for Site F1 are standard contributions which would be expected from a development of this size. The Sport England Sports Facilities Calculator can be used to determine appropriate contributions from the site towards sports facilities. There is no indication from information produced by Sports England that development sites of this size should not contribute appropriately towards sports facilities to meet the needs arising from the new development. No change recommended as a result of this representation.	

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						No change recommended
				strategic policy making process. Alternatively, local requirements might be better expressed in the FNP as local aspirations or priorities. In this context, we have particular concern with the following items in Table 1: • Additional sports facilities, such as a swimming pool and gym - The requirement needs to be justified and tested, it appears disproportionate for a scheme of this scale. BDC's position needs to be clarified regarding wider sports and pitch strategies. It is not clear how it relates to the requirement for sports facilities near the cemetery (see below).		
The Crown Estate	O3	Policy 11	C126	Additional Library Facilities - A library already exists in Kelvedon and Essex CC's position needs to be clarified considering the County Library Strategy. The requirement needs to be tested but is normally a detailed matter considered at the application stage. LPP22 already includes a general requirement to consider the need for community facilities.	The infrastructure requirements proposed for Site F1 are standard contributions which would be expected from a development of this size. The ECC Developers Guide to Infrastructure Contributions identifies an appropriate contribution to library facilities for a development of this size. There is no indication from information produced by ECC that development sites of this size should not contribute appropriately towards library facilities to meet the needs arising from the new development. No change recommended as a result of this representation.	

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The Crown Estate	O3	Policy 11	C127	Sports and recreation facilities behind the existing cemetery- Masterplanning of the site and green infrastructure should be coordinated rather than piecemeal, as per the FNP objectives. The Crown Estate has other land that could be considered as part of a wider strategy to meet open space and recreation requirements. Site masterplan development needs to consider BDC's wider sports and pitch strategies.	Noted. No change required.	
The Crown Estate	O3	Policy 11	C128	Improving A12 Junction 24 to be always- Scheme is being funded by Highways England through the RIS A12 programme therefore not required.	Draft FNP Policy Part C should be amended to take account of infrastructure requirements which may be funded in different ways, for example through funding from other organisations such as Highways England. 'Development proposals which do not provide contributions as set out within Table 1 will be required to demonstrate, through an open book viability assessment, that the provision of the contribution will render the site financially unviable, <u>or that the infrastructure will be funded and delivered through other means</u> '. DONE	
The Crown Estate	O3	Policy 11	C129	Improving A12 Junction 23 to be always- Scheme is being funded by Highways England through the RISA12 programme therefore not required.	See C128 above. WE ARE REVIEWING THIS POLICY	
The Crown Estate	O3	Policy 11	C130	Improvements to Gore Pit Junction - The phase 1 residential permission (16/00569) approved in December 2017 already includes a contribution of £300k to improve this junction.	Recommend the addition of a footnote for this project to acknowledge that it may not be required following the production of a	

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				When the larger strategic scheme comes forward a new Inworth Road/A12 link will bypass the Gore Pit junction. A12 improvements will also result in wider changes to local traffic flows. A comprehensive Transport Assessment is therefore the most appropriate way to identify traffic impact and any necessary highway mitigation measures. Suggest deletion of this requirement.	comprehensive transport assessment in support of the masterplan and future planning application. ADDED	
Kayleigh Cheese/Natural England	O4	Policy 6	C131	Natural England welcomes Policy 6: Natural Environment and Green Infrastructure which includes point viii. specifically referring to the Recreational Avoidance and Mitigation Strategy. Point ii and iii are also important for increasing green spaces and cycle/pedestrian routes for recreation, which is relevant for the 'on-site' mitigation requirements of Essex RAMS.	Noted. No changes required.	
Kayleigh Cheese/Natural England	O4	Policy 6	C132	Suggest an addition to point viii. Directly referencing the need for the consideration of avoidance measures within the boundaries of any developments to ensure compliance with the Habitats Regulations.	Agreed. Recommend changes as requested. DONE	
Kayleigh Cheese/Natural England	O4	Policy 6	C133	Natural England is not aware of a Sustainability Appraisal or Habitats Regulations Assessment (HRA) being provided with this consultation. These assessments are required legally; hence we look forward to being consulted on these in due course. However, please be aware of the recent judgment from the Court of Justice of the European Union (Case C-323/17 People Over Wind v Coillte Teoranta) which will have implications for this neighbourhood plan. Without wishing to prejudge the findings of a HRA screening assessment it is our	Noted. A HRA Screening Report will be undertaken with support from Braintree District Council. FINE- doing it!	

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				view that it will be unlikely that a conclusion of no likely significant effect would be able to be reached without the neighbourhood plan identifying mitigation measures (e.g. the Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS)). The judgment concluded that it is not appropriate, at the screening stage, to take account of measures intended to avoid or reduce the harmful effects of a plan or project on a European site, therefore it is considered that an Appropriate Assessment will be necessary and should refer to the Local Plan HRA Appropriate Assessment.		
Edward James, Historic England	O5	Policy 5	C134	include enough information about local non- designated heritage assets, including sites of archaeological interest, locally listed buildings, or identified areas of historic landscape character. Your plan could, for instance, include a list of locally important neighbourhood heritage assets, (e.g. historic buildings, sites, views or places of importance to the local community) setting out what factors make them special. These elements can then be afforded a level of protection from inappropriate change through an appropriately worded policy in the plan.	Agreed. This has previously been considered by the NPC. There is no requirement to include this information. This can be included within the Plan if considered necessary by the NPC. REFERENCE ADDED TO POLICY 5 to link back to Design guide.	
Edward James, Historic England	O5	Policy 5	C135	The plan could also include consideration of any Grade II listed buildings or locally- designated heritage assets which are at risk or in poor condition, and which could then be the focus of specific policies aimed at facilitating their enhancement.	There is no requirement to include this information. This can be included within the Plan if considered necessary by the NPC. AS ABOVE	
Edward James,	O5	Policy 5	C136	Set out which elements of the character and appearance of the neighbourhood area as a whole are considered important, as well as provide specific policies that protect the positive	There is no requirement to include this information. This can be included within the Plan	

Name / Organisation	Organisation ref	Section / Policy which comment relates	Comment ref	Comment summary	DAC response	
					Key	Change required to meet NP basic conditions
						Change could be made, NPC to consider
						No change recommended
Historic England				elements, and address any areas that negatively affect that character and appearance. Both Feering and Kelvedon Conservation Areas may have an appraisal document that would ordinarily set out what the character and appearance of the area is that should be preserved or enhanced. if your Conservation Area does not have an up to date appraisal, these policies could be underpinned by a local character study or historic area assessment. This could be included as an appendix to your plan.	if considered necessary by the NPC. AS PER ABOVE AND DESIGN GUIDE NEED TO CHANGE MAPS RE CONSERVATION AREAS THAT HAVE BEEN UPDATED pg63 and pg64.	
Edward James, Historic England	O5	Policy 5	C137	We recommend the inclusion of a glossary containing relevant historic environment terminology contained in the NPPF, in addition to details about the additional legislative and policy protections that heritage assets and the historic environment in general	No need to repeat NPPF terminology and requirements in the FNP. No change recommended to the Plan.	
Mark Norman, Highways England	O6	General	C138	We welcome the fact that the promotion of sustainable development, provision of facilities and services and sustainable transport is promoted in your plan despite the challenges thrown up by the somewhat rural nature of your village.	Noted. No changes requested.	
Mark Norman, Highways England	O6	5.2	C139	It should be noted that the sites Feer 232 and Feer 233 could well be affected by our proposals for the widening of the A12 between J19-25, which is in the early stage of design. The route between J19 and 23 is fixed and subject to a route protection order. We have recently been out to consultation on four different options for the route between J23 and J25, as this is affected by Braintree District Council's aspiration for a garden community to the west of Marks Tey. The project	Noted. No changes requested.	

Name / Organisation	Organisation ref	Section / Policy which comment relates	Comment ref	Comment summary	DAC response	
					Key	Change required to meet NP basic conditions
						Change could be made, NPC to consider
						No change recommended
				team hope to make the Preferred Route Order for this next section later in 2020. Whichever option is chosen it is likely that a new junction will be built close to this location and we recommend early discussion with us to ensure that these sites can be brought forward in a way which minimises the interference with each other.		
Stewart Patience/Anglian Water	O7	Policy 1	C140	We note that it is proposed to allocate the strategic growth location identified in the emerging Braintree Local Plan together with Threshelfords Business Park is proposed to be allocated for employment purposes. Anglian Water has no objection to the principle of residential and employment development on the above sites.		Noted. No changes requested.
Stewart Patience/Anglian Water	O7	Policy 2	C141	Policy 2 - Masterplanning site F2 It is noted that the intention is that a masterplan will be prepared for allocated site at Feering identified in the emerging Braintree Local Plan which is supported. We welcome reference to water supply and foul sewerage networks and how these are to be delivered forming part of the masterplan. Reference should also be made to considering the existing foul sewer within the site boundary as part of the site layout and design so we can continue to access it for maintenance purposes.		Agreed. Recommend addition to Policy 2 as requested. ADDED
Stewart Patience/Anglian Water	O7	Policy 2	C142	We support the reference made to innovative SuDS being included in the masterplan.		Noted, no change requested.

Name / Organisation	Organisation ref	Section / Policy which comment relates	Comment ref	Comment summary	DAC response	
					Key	Change required to meet NP basic conditions
						Change could be made, NPC to consider
						No change recommended
Stewart Patience/An glian Water	O7	Policy 3	C143	Anglian Water supports the reference made to sustainable construction methods for development proposals in the Parish which promote water efficiency.	Noted, no change requested.	
Stewart Patience/An glian Water	O7	Policy 7	C144	Policy 7 states that development proposals will be expected to avoid the risk of flooding on site and elsewhere within the catchment. We fully support this principle which would also apply to <i>sewer flooding which is not currently referenced in the first sentence of Policy 7. Therefore we would ask the term be added to Policy 7.</i> The policy cross references to flood risk standards in the Local Plan. Both fluvial and surface water flooding are referenced in Policy LPP 78 (Flooding Risk and Surface Water Drainage) and LPP 80 (Sustainable Urban Drainage Systems) of the Part 2 Braintree Local Plan. However foul drainage is not currently included in the wording of Policy LPP 78. It is therefore unclear what standards development proposals would be expected to meet in relation to the risk of sewer flooding.	Agreed. Recommend addition to Policy 7 as requested. ADDED	
Pippa Potter/ Kelvedon PC	O8	General	C145	Kelvedon Parish Council's formal response to the Feering NP Reg 14 Consultation is that they fully support the Plan and its policies.	Noted, no change requested.	
Pippa Potter/ Kelvedon PC	O8	Policy 1	C146	Policy 1-the allocation of development land for FI would benefit from a plan that just has the proposed site on it and nothing else and the words 'FI' clearly used on the Key graphics and plan title.	Agreed. A map is provided in Section 6 of the Plan, however it would be helpful to include the map within the supporting text to Policy 1, and within a Policies Map.	

Name / Organisation	Organisation ref	Section / Policy which comment relates	Comment ref	Comment summary	DAC response	
					Key	Change required to meet NP basic conditions
						Change could be made, NPC to consider
						No change recommended
						AGREE THE MAPS NEED TO BE SORTED BUT HOW DO WE DEAL WITH THE F1 and/ or the Bloor Homes site?? Help!
Pippa Potter/ Kelvedon PC	O8	Formatting	C147	At least two numbering systems are used for bullet points in policies such as Policy 4 Housing has points I, I.i, I.ii, I.iii and 11.i and I.ii, whereas other policies are A.i, A.ii etc.		Agreed. The formatting will be made consistent in the submitted version of the Plan. DONE
Pippa Potter/ Kelvedon PC	O8	Formatting	C148	The same graphic box style is used for details concerning the landscape character assessment on page 47 as for the policies- it should have a different style of presentation.		The purpose of boxes within the Plan are clearly evident. However, an improved layout of the submitted Plan can consider this issue. CHANGED COLOURS
Pippa Potter/ Kelvedon PC	O8	Policy 6	C149	Concerns over delivery of Policy 6 B.iv if the developer has no legal ownership of the sites in 'close proximity' to the development via S106, and it's not owned by FPC?BDC/ECC.		Agreed. This can only be achieved where the landowners are supportive of this policy aim. No change required.
Pippa Potter/ Kelvedon PC	O8	Policy 4	C150	Will there always be residents with a local connection to Feering 'in perpetuity' for Policy 4 II.ii?		Agreed. Policy 4 II.ii should be amended to state 'The affordable housing is <u>in the first instance (for a marketing period of 3 months) made available to people</u> with a local connection to the parish in perpetuity'.
Pippa Potter/ Kelvedon PC	O8	Policy 2, 6	C151	Some terms not well-defined such as Policy 2 C.iii 'key landscapes' would be difficult to do in a relatively small area of FI. Policy 2 Cviii 'development enhancing the natural environment'- has development ever enhanced the environment unless it's a new park?, Policy 6 'important features of the natural environment' 'its surrounds'- what are these?, 'ensure that landscape		Key landscapes will be identified through the masterplan process. In Policy 6, surrounds mean surroundings. Recommend this is changed to surroundings. CHANGED

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						No change recommended
				schemes, layouts, access and public open space provision and other amenity requirements contribute to the connectivity'- appears to be talking about the same external spaces. And some phrases have too much wriggle room-vii. Incorporate the principles of SUDS, where appropriate' could be tightened up to best practice as detailed by CIRIA.		
Pippa Potter/Kelvedon PC	O8	Policy 6	C152	Missing coma in Policy 6 E 'the future management and maintenance arrangements for new areas of open space, SuDS and green infrastructure....	See C88 above. Wording amendments have been proposed by ECC as the Flood Authority. FINE	
Pippa Potter/Kelvedon PC	O8	Policy 7	C153	Use of the words 'where appropriate' sometimes seems inappropriately used such as Policy 7 'where appropriate, proposals for new development...' to strengthen - I would remove the 'where appropriate'.	Where appropriate is required because not all development will need to address flood risk. No change recommended.	
Mark Macdonald/Environment Agency	O9	Policy 7, objective FM1	C154	Add under Policy FM1 – 'Reduce the risk of surface water <i>and fluvial</i> flooding in Feering and immediate surrounding areas and take measures to ensure proper controls are applied to any development to eliminate flood risk'	Objective FM1 currently only relates to surface water flooding. The FNP objectives were identified by the NPC through consultation with the local community. The NPC should therefore consider if fluvial flooding should also be incorporated into objective FM1. DONE	
Mark Macdonald/Environment Agency	O9	General	C155	The Neighbourhood Plan should consider the issue of access to the River Blackwater, which we require to maintain assets under our control, when allocating development sites adjacent to a 'main river'. A permit may be required, and restrictions will be placed on the development, to ensure there is not a detrimental	Noted. No change required.	

Name / Organisation	Organisation ref	Section / Policy which comment relates	Comment ref	Comment summary	DAC response	
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						No change recommended
				impact upon the environment and an increase in flood risk.		
Mark Macdonald/Environment Agency	O9	General	C156	We encourage the planning and development of a community woodland and/or orchard. This would develop green infrastructure in the plan area and we also welcome the proposals for an integrated footpath and cycle path network. Considering the potential increase of over a thousand homes in the parish, and the current climate and biodiversity emergency, we would encourage the parish to be bolder and to go further wherever possible. The plan could aim to create a network of green spaces and complex habitats, promoting biodiversity and providing a green lung for people and wildlife. Examples of potential schemes could include; wet woodland; green lanes with wide wildflower rich grassy margins; new species-rich hedgerows; a new village green sown with locally sourced wildflowers; a network of new village ponds or potentially a new reed bed and bird hide.		These proposals can be incorporated into the FNP if they are supported by the NPC. Further consideration will be required to determine areas where these proposals could be provided, and the overall deliverability of the projects. HOW PUT IN SO IT IS MEANINGFUL AND CAN MAKE IT HAPPEN – VERY INTERESTED IN THIS AS PER ACTION/PROJECT 1 – CHRISTA TO EMAIL MARK MCDONALD
Mark Macdonald/Environment Agency	O9	General	C157	We support the provision of access along rivers, through the river footpath scheme, but in the case of river bank paths prefer to encourage generous spaces with lots of riverside habitat including bushes and trees. The path should not impinge on the river corridor but should be set back a suitable distance from the bank top and meander inland away from the bank at intervals. This will allow otters, water voles and other wildlife to thrive		Noted. The Plan does not go into this level of detail on the nature trail / riverside walk proposal, however this information will be noted by the NPC. No change required to the Plan.

Name / Organisation	Organisation ref	Section / Policy which comment relates	Comment ref	Comment summary	DAC response	
					Key	Change required to meet NP basic conditions
						Change could be made, NPC to consider
						No change recommended
				in the vital river bank vegetation away from disturbance. In this way the path can be an asset for wildlife and also the community.		
Mark Macdonald/Environment Agency	O9	General	C158	The neighbourhood plan committee should be made aware that we have been working to develop a flood alleviation scheme which benefits the communities of Coggeshall, Feering and Kelvedon. The aim of this development is to better protect the local communities from fluvial and surface water flooding. The scheme will provide a flood storage area, upstream of Coggeshall (via excavation), to manage flooding up to a 1 in 100 year (1% probability) fluvial flooding event. We plan to provide an off-line flood storage area, between Coggeshall and Bradwell.	Noted. No change required.	
Matt Verlander/National Grid	O10	General	C159	National Grid has identified that it has no record of electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines within the Neighbourhood Plan area.	Noted. No change required.	
Christa-Marie Dobson/Feering and Kelvedon Wildlife Group	O11	Vision	C160	We are happy that "enhancement of the local environment" has been included and hope that includes our natural environment.	The reference to the environment within the vision includes the natural environment. This is supported further by Policy 6, which relates specifically to the natural environment. Recommend no change as a result of this representation.	
Christa-Marie	O11	Policy 1	C161	We note that much of this land ear-marked for development is agricultural land and thus not	The protection of the existing natural environment is addressed in Policy 6. The	

Name / Organisation	Organisation ref	Section / Policy which comment relates	Comment ref	Comment summary	DAC response	
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						Change could be made, NPC to consider
						No change recommended
Dobson/Feering and Kelvedon Wildlife Group				considered rich in biodiversity by Ecologist's at Place Services. This leaves Habitat Assessments/Ecology Reports on these sites potentially not considered relevant, however, the hedgerows around them provide wildlife with homes, food and shelter, and rich hunting ground for birds of prey. Some sites are also close to the A12 where the rare dormouse has been found (https://www.cnhs.uk/post/a12-dormouse-habitat-improvements). Ecological studies carried out on Coggeshall Hall Farm in 2005 and 2006 show extensive biodiversity within an agricultural environment. This amount of development will have a damaging effect on our local wildlife.	development of Site F1 should be in accordance with Policy 6.	
Christa-Marie Dobson/Feering and Kelvedon Wildlife Group	O11	Policy 2	C162	Point C. vi. Talks about SUDS providing recreational open space. This can also be used to enhance and increase biodiversity. Specifically the 10% biodiversity net gain is not mentioned here. Given that Ecologists at Place Services do not hold Agricultural Sites as particularly biodiverse areas, you may want to strengthen this policy by adding in the need for Habitat Assessments or Ecological Reports prior to any type of application being approved and those reports should be less than 3 years old as per CIEEM (https://cieem.net/wp-content/uploads/2019/04/Advice-Nate.pdf).	Agreed. This can be included within Policy 2 as requested. REFERENCE ADDED BUT MORE INFO NEEDED RE SUDS AND BIODIVERSITY – CHRISTA?	

Name / Organisation	Organisation ref	Section / Policy which comment relates	Comment ref	Comment summary	DAC response	
					Key	Change required to meet NP basic conditions
						Change could be made, NPC to consider
						No change recommended
Christa-Marie Dobson/ Feering and Kelvedon Wildlife Group	O11	Policy 3	C163	This policy could separate out biodiversity net gains and enhancements of the natural open spaces. Neither does it include measures to be introduced in the development such as boxes for bats, swifts and other birds bearing in mind we are in a Zone of Interest under the Essex Coast RAMS. There are also artificial badger setts, reptile mitigation strategies, hedgehog friendly fencing and bug hotels to be considered as part of development along with the planting of native trees, hedgerows and sowing wild meadow mixes native to this part of the country. There is also the issue around the impact of artificial lighting on nocturnal wildlife which could be addressed in a policy here.	Policy 6 section A refers to net biodiversity gain. Policy 6 states that all developments should seek to deliver a net biodiversity gain. It is recommended that the supporting text to Policy 6 could outline how a net biodiversity gain could be achieved, including the provision of the items listed within the representation. NEEDS STANDARDISING THROUGHOUT THE DOC ADDED re measures and lighting	
Christa-Marie Dobson/ Feering and Kelvedon Wildlife Group	O11	Policy 5	C165	The Packehorse Bridge and Lady Meadow are detailed as non-listed heritage assets by the Kelvedon & Feering Heritage Society in the Design Guide. These are also good natural environment assets along with the Riverside Walk and Flood Plain adjoining Taylors land, the wooded area next to the Community Centre and the piece of land by footpath 13 not currently owned by Crown Estates.	Noted. This information could be included in section 3.6 on the natural environment of the Parish. NOT ADDED AS YET – maybe add to green spaces aspiration?	
Christa-Marie Dobson/ Feering and Kelvedon	O11	Policy 6	C166	As per our comments under policy 2, SUDS can be used to enhance and increase biodiversity. Specifically the 10% biodiversity net gain is not mentioned here. Given that Ecologists at Place Services do not hold Agricultural Sites as particularly biodiverse areas, you may want to strengthen this policy by adding in the need for Habitat	Agreed that reference to the need for a Habitat Assessment or Ecological Report should be undertaken where considered necessary by BDC. The need for these documents in a planning application will be determined by BDC as part of their planning application validation checklist.	

Name / Organisation	Organisation ref	Section / Policy which comment relates	Comment ref	Comment summary	DAC response	
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						Change could be made, NPC to consider
						No change recommended
Wildlife Group				Assessments or Ecological Reports prior to any type of application being approved and those reports should be less than 3 years old as per CIEEM (https:// cieem.net/wp-content/uploads/2019/04 /Advice-Note.pdf). As per our comments under policy 5 There are also good natural environment assets including the Riverside Walk and Flood Plain adjoining Taylors land, the wooded area next to the Community Centre and the piece of land by footpath 13 not currently owned by Crown Estates (behind houses 48, 50 & 52).	See C162 regarding the additional net biodiversity gain. DONE	
Christa-Marie Dobson/ Feering and Kelvedon Wildlife Group	O11	Policy 6	C167	There is no mention here of the expansion of the Blackwater Quarry and its effect on the removal of minerals and the effect on the Blackwater River Valley. Table 2 does not capture these areas.	Unclear from the representation how the expansion of the quarry should be addressed in the FNP. No changes recommended.	
Christa-Marie Dobson/ Feering and Kelvedon Wildlife Group	O11	Policy 7	C168	There is no mention here of the Environment Agencies Coggeshall, Feering & Kelvedon Flood Alleviation Scheme.	Unclear from the representation how the scheme should be referenced in the FNP. No changes recommended.	
Christa-Marie	O11	Policy 8	C169	There is nothing in the policy wording that specifically covers the communities existing desire for a community	A need for a new community woodland is identified in FNP Policy 2, Policy 11 (linked by	

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						Change could be made, NPC to consider
						No change recommended
Dobson/Feering and Kelvedon Wildlife Group				woodland/orchard which is turn is beneficial to local wildlife.	Table 1), in Table 2, and contained within the supporting text to Policy 8, Policy 6, and Policy 2. No changes recommended.	
Christa-Marie Dobson/Feering and Kelvedon Wildlife Group	O11	Policy 9	C170	With many animals found dead along busy roads and the potential for A12 improvements along the Feering boundary, a note here covering the potential need for wildlife road tunnels/bridges would be beneficial and worth documenting.	Agreed. This could be incorporated into Policy 9 if the NPC support this proposal. YES – CHRISTA TO HAVE A THINK ABOUT WHAT WE HAVE PUT IN	
Christa-Marie Dobson/Feering and Kelvedon Wildlife Group	O11	Policy 11	C181	As the Braintree Open Spaces Action Plan is updated yearly would it not be better to reference that rather than have table 2 in the draft plan? This would allow for potential new wildlife projects/plans being included within the Neighbourhood Plan.	Table 2 relates to all kinds of projects, not just open space projects. No changes recommended.	
Gary Sung/Braintree DC	O12	Policy 1	C182	BDC support the arrangements to appoint a design review panel and agree the broad allocations, subject to clarification regarding the provision of a primary education and community facilities which is discussed later.	Noted. No changes required.	
Gary Sung/Braintree DC	O12	Policy 2	C183	Does not agree with this policy. Broadly BDC supports this as much of the policy is clear and adequately builds on publication draft Local Plan	See C50 above, regarding proposed changes to primary school requirements within Policy 2. FINE – changes made earlier	

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						No change recommended
				(the Local Plan) policies, however we do find a point of conflict at point C and J. Whereas the Neighbourhood Plan requires both a new primary school and a community hall, policy LPP22 of the Local Plan states that there should be a Location for a new primary school or community centre within the masterplan area and off site contributions. This policy is not reflected in Table 1 of the Developer Contributions to Community Infrastructure chapter where it states that additional education rather than a new school is sought. BDC understands that the planned provision of education may have changed since the evidence was gathered and recommend that the provision for education infrastructure is written in consultation with ECC. Looking at timescales, BDC understands that the vanguard parcel with outline permission 16/00569/OUT for 165 dwellings will likely receive reserved matters permission before the adoption of the neighbourhood plan. As such we would prefer clarification either through an update to the policy to reflect 'phase one' or an exclusion of the site from the requirements of this policy. There are also key principles established through the submitted documentation for these planning applications which could potentially be included.	These proposed changes will address the concerns within this representation. Agreed that the smaller parcel of land with planning approval can be referred to as 'Phase 1' of Site F1 within the FNP. Recommend the change as proposed in the representation is made to Policy 2. TO BE DISCUSSED – NOT SURE HOW TO IMPLEMENT – TIM PLEASE HELP	

Name / Organisation	Organisation ref	Section / Policy which comment relates	Comment ref	Comment summary	DAC response	
					Key	Change required to meet NP basic conditions
						Change could be made, NPC to consider
						No change recommended
				Subject to ECC response to this consultation, BDC would request that point C is amended to: A new primary school or contributions to expansion of Feering Primary School. Make changes to the preamble of this policy to acknowledge planning permission on Land north east of Inworth Road 16/00569/OUT and 19/02234/REM as phase 1 of the development which must be integrated into the masterplan.		
Gary Sung/Braintr ee DC	O12	Policy 3	C184	Some specific points to the FPC Neighbourhood Plan Village Assessment & Design Guide (the Design Guide) are difficult to implement. Points i to iii: In reference to the Design Guide, BDC suggests that the policy is a little self-contradictory and ambiguous regarding design, the two goals: preserving the rural character of the village and modern or contemporary design are in conflict.	The NPC are satisfied that good quality design will be capable of achieving the requirements within Policy 3. No changes recommended.	
Gary Sung/Braintr ee DC	O12	Policy 3	C185	The case studies used include Accordia in Cambridge, Abode at Trumpington and other exemplar places which are not reflective of Feering's existing character. Other case studies are small, local sites that have a sense of place because of the shape of the site, not because someone tried to be different. These latter examples show rather normal housing of an Essex pastiche style despite the arguments presented that require contemporary design.	Noted. Recommend amending Policy 3 section Ai to state that development proposals should <i>'Include a high-quality design which will contribute positively to the character and appearance of the surrounding area <u>taking into account guidance within the FPC NP Village Assessment & Design Guide</u>'</i> ; DONE	

Name / Organisation	Organisation ref	Section / Policy which comment relates	Comment ref	Comment summary	DAC response	
					Key	Change required to meet NP basic conditions
						Change could be made, NPC to consider
						No change recommended
				It will likely be too onerous on the volume housebuilders in seeking contemporary design for all new developments. If the wording is retained for all developments BDC would suggest that changes are made to the policy to allow for some exemptions.		
Gary Sung/Braintr ee DC	O12	Policy 3	C186	Point iv: Again in reference to the Design Guide, the car parking schematics shown are very urban scenarios and the design guide is overall ambiguous. An example of the ambiguity present through the document relates to parking where the guide states that parking should be 'well integrated' which offer little strength and certainty of interpretation: "Driveways that serve in curtilage parking for dwellings should be co-located to minimize the impact on the pedestrian footpath, and the ability for street to accommodate on-street parking in a well integrated manner;"	Parking requirements will continue to be determined using the Essex Parking Standards as outlined in the Plan. The Village Design Guide provides guidance on the parking related preferences of the NPC, and is therefore satisfactory for this purpose.	
Gary Sung/Braintr ee DC	O12	Policy 3	C188	Broadband: Ultrafast broadband is referred to as a Neighbourhood Plan objective and in the preamble to this policy. However, the technology used and capability of Ultrafast is not defined in a glossary or in the text. We would recommend that the NP uses the definition in the Local Plan and at ECC which is 300mb+ via FTTP.	Agreed. Recommend that this definition is included as a footnote within the FNP. DONE	
Gary Sung/Braintr ee DC	O12	Policy 6	C190	It is likely that Natural England will provide a paragraph to cover habitat regulations assessments and a RAMS policy. In deference to their response, the paragraph should state which Habitats sites are being impacted i.e. Blackwater and Dengie, and make reference to the	Reference to RAMS is included within Policy 6, Section B viii, and within the supporting text to Policy 6.	

Name / Organisation	Organisation ref	Section / Policy which comment relates	Comment ref	Comment summary	DAC response	
					Key	Change required to meet NP basic conditions
						Change could be made, NPC to consider
						No change recommended
				RAMS SPD which is scheduled to be adopted in summer 2020.	See C90 above regarding amendments to the RAMS references within the FNP. Further information may be included within the Plan following the completion of the HRA where necessary. No changes recommended as a result of this representation.	
Gary Sung/Braintr ee DC	O12	Policy 6	C191	Regarding point vii for SUDS, not all SUDS enhance biodiversity and ecosystems per se, and can only do so with an appropriate commitment to well designed SUDS.	See C88 above. Wording amendments have been proposed by ECC as the Flood Authority. DONE AS PER ECC	
Gary Sung/Braintr ee DC	O12	Policy 8	C192	Under 8.A delete ' meet the needs of the existing and ' The wording of point A where the policy refers to 'meeting needs of existing residents' it is unlikely to pass examination. For legal reasons, all planning policies cannot ask for existing infrastructure deficits to be rectified by new development. Additionally, contributions from minor and smaller developments should not be expected contribute to a specific community facility.	Agreed. See C122 above. Change recommended. TIM - we think we have this right now but can you check? thanks	
Gary Sung/Braintr ee DC	O12	Policy 8	C193	The policy should expressly apply to residential developments of 10 or more.	Unclear how or why the threshold should be applied. Unclear what evidential basis there would be for applying a threshold in relation to the infrastructure requirements associated with Policy 8. No changes recommended.	

Name / Organisation	Organisation ref	Section / Policy which comment relates	Comment ref	Comment summary	DAC response	
					Key	Change required to meet NP basic conditions
						Change could be made, NPC to consider
						No change recommended
Gary Sung/Braintr ee DC	O12	Policy 10	C194	Section B of this policy is flexible such that BDC supports the additional requirements for applications resulting in the loss of class B uses. We note that point B(i) seems superfluous because it is unlikely to be invoked. The point, to demonstrate significant harm to character and amenity, is too onerous for developers comply with - it is likely developers would use point B(ii) instead. We are also unaware of support for a policy like this in national policy.	This Policy will require amending as changes have been made to the use classes order. Recommend amending references to B class uses to E class uses instead. See C105, where changes have been proposed by ECC which will address the concerns raised within this representation. FINE CHANGES AS PER ECC	
Gary Sung/Braintr ee DC	O12	Policy 11	C195	As noted in our response to policy 8, contributions from minor and smaller developments and non-residential developments would not be expected contribute to a specific community facility.	Appropriate developer contributions should be determined on a site by site basis, when considering the potential impact of a development proposal on local infrastructure, services and facilities. No change recommended.	
Gary Sung/Braintr ee DC	O12	Page 63	C196	As noted in the Design Guide, the Council is currently undertaking a review of the Kelvedon and the Feering conservation areas and that any changes adopted may need to be reflected on this map.	Noted. No changes recommended at this time.	

Table 2: Non-statutory consultees

Question	Respondent no.	Section / Policy which comment relates	Comment ref	Comment summary	DAC response	
					Key	
						Change required to meet NP Basic conditions
						Change could be made, NPC to consider
						No change recommended
4	1	Vision	C197	Kelvedon and Feering suffer from unacceptable levels of traffic resulting in excessive levels of noise, enormous traffic jams and a danger when exiting many junctions along Kelvedon high street and London Road Feering. It is 'an accident waiting to happen'.		Improvements to the transport network are not specifically referenced in the vision. There is no requirement to include this in the vision. These issues can be added to the vision if considered appropriate by the NPC. NO CHANGE
			C198	Unless the A12 is re-routed with multi-directional slip roads to feed Tiptree and therefore avoid the two villages for accessing the A12 north and south, then Feering could never be described as a village. Therefore, the proposed vision is impossible to achieve.		Noted. Amendments to the A12 and associated junctions are included in the FNP. No changes required.
4	2	Vision	C199	The pure size of the development will not preserve 'the individual character of the village' as stated in the plan.		Noted. The FNP seeks to enable new development to take place while preserving the character of the village. No changes required.
5	1	Vision	C200	Both sentences are individually fine, but they do not link. e.g. green tech may be required but it does not in itself necessarily bring a community together or reflect what a community tells you it wants.		Noted. No changes required.
5	2	Vision	C201	For a sustainable quality of life why is there no mention of Employment and how will this be encouraged, otherwise Feering is no more than a commuter village served by a railway station and A12 connectivity.		Noted. This can be added to the vision if considered appropriate by the NPC. NO CHANGE
5	4	Vision	C202	"Need to reflect the wishes of existing residents that; ""Residents would generally be supportive to a small amount of development (around 50 dwellings) over the next 20 years within the Parish. However, a large proportion of respondents did not want any new development in the Parish"". This needs		The vision needs to guide the Plan, and the Plan is seeking to guide new development which is proposed to be allocated in the area through the emerging Local Plan. It would therefore not be appropriate for the vision to seek less development

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				to be included in the Statement, to concur with the wishes of said majority of existing residents."		than the amount allocated in the Plan. No change recommended.
5	5	Vision	C203	It is important to keep the vision for the village and maintain the village feel and lifestyle.		Noted. This is generally included in the existing statement. No change recommended.
5	7	Vision	C204	Recognise and concentrate on the provision of new and upgraded infrastructure to support both the existing community and the proposed developments.		Noted. This is generally included in the existing statement. No changes recommended.
5	9	Vision	C205	By re-routing the A12 and providing multi-directional junctions.		Noted. Amendments to the A12 and associated junctions are included in the FNP. No changes required.
5	11	Vision	C206	It is unrealistic to think that much can be improved with such a massive influx of housing.		Noted. No changes required.
5	12	Vision	C207	'enhancing the local environment' is unclear		Noted. This is clarified within Policy 6 of the FNP. No changes required.
5	12	Vision	C208	What 'will bring the community together'? Presumably sustainable and carefully planned growth. I think it would be good to add some description around our vision for the community - bustling, thriving, happy, cohesive etc...		This can be added if the NPC are supportive of this proposed amendment. CHANGE MADE
5	13	Vision	C209	To maintain the size and make-up of the community that residents of Feering grew up in or bought into when relocating to a village in Essex.		See C202 above. No changes recommended.
5	14	Vision	C210	'incorporating sensitive and considerate design that blends new dwellings with existing historical street scenes and architecture '		This is included within the FNP policies. There is no requirement to include this within the vision, however this can be added if the NPC are supportive of this proposed amendment. NO CHANGE
5	15	Vision	C211	A drastic cutback in the number of houses proposed needs to be considered. This will help preserve the individual character of the village, rather than destroy it which is what will happen if the plan goes through in its present format.		See C202 above. No changes recommended.

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5	16	Vision	C212	Need to ensure that all the proper infrastructure is put in to place by the developers.		This is generally included within the existing statement, and addressed further in the FNP policies.
5	17	Vision	C213	There is no mention of absorbing or integrating the planned housing.		This is included within the FNP policies. There is no requirement to include this within the vision, however this can be added if the NPC are supportive of this proposed amendment. NO CHANGE
5	18	Vision	C214	Restrict the retail. No large retail complex or superstores.		This is not currently included within the draft FNP. It would not be appropriate to apply a blanket restriction on retail development. Such development proposals would be assessed against the policies within the FNP. No changes recommended.
			C215	Small groups of housing to retain village feel and community.		See C202 above. No changes recommended.
5	19	Vision	C216	include some aspiration for local employment facilities		See C201 above. This can be added to the vision if considered appropriate by the NPC. NO CHANGE
			C217	Include improving the links with the wider community and county		This is included within the FNP policies. There is no requirement to include this within the vision, however this can be added if the NPC are supportive of this proposed amendment. NO CHANGE
5	20	Vision	C218	hope it is achieved without changing the village life.		Noted. No changes required.
5	21	Vision	C219	Provide more suitable bike and pedestrian routes to make the village accessible to everyone.		This is included within the FNP policies. There is no requirement to include this within the vision, however this can be added if the NPC are supportive of this proposed amendment. NO CHANGE
5	22	Vision	C220	ADDITIONAL quality community facilities should be provided, reflecting the community's INCREASED rather than current needs		This is included within the FNP policies. There is no requirement to include this within the vision, however this can be added if the NPC are supportive of this proposed amendment. NO CHANGE

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						No change recommended
5	24	Vision	C221	Consideration for outside spaces and access to nature vital for wildlife and learning		This is included within the FNP policies. There is no requirement to include this within the vision, however this can be added if the NPC are supportive of this proposed amendment. NO CHANGE
5	27	Vision	C222	Incorporate limits to the amount of new properties as this is a village of only 2035		See C202 above. No changes recommended.
5			C223	Needs to retain village aspect.		This can be added if the NPC are supportive of this proposed amendment. NO CHANGE
5	28	Vision	C224	Better access to A12.		This is included within the FNP policies. There is no requirement to include this within the vision, however this can be added if the NPC are supportive of this proposed amendment. NO CHANGE
			C225	No development in or around Feering		See C202 above. No changes recommended.
5	29	Vision	C226	Try to keep people well informed and interested in what's going on in the village. It's important to make people feel part of the community that way they take more interest and pride in their surroundings		This can be added if the NPC are supportive of this proposed amendment. NO CHANGE
5	30	Vision	C227	We should be looking for passivehaus standard so that any further development doesn't depend on any fossil fuels for heating. There should be no ongoing carbon footprint of any further development of the village.		Passivehaus is not included in the Plan, however the FNP objectives seek to reduce the carbon footprint of the area. There is no requirement to include this within the vision, however this can be added if the NPC are supportive of this proposed amendment. NO CHANGE
5	31	Vision	C228	Promoting support of existing business and facilities the village already has.		This is included within the FNP policies. There is no requirement to include this within the vision, however this can be added if the NPC are supportive of this proposed amendment. NO CHANGE

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7	1	Policy 1	C229	Too many houses given the Housing Needs Survey April 2016 for Feering show that this number is not required by local people.		Housing number based on the draft Local Plan allocation for the area. No change recommended.
7	1	Policy 1	C230	With increasing realisation that sustainability is crucial to our survival, sustainability should be organic growth for local people and families and local jobs to go with that. Travelling miles to work is not sustainable even if it is by train.		An employment allocation is included within the FNP. No change recommended.
7	1	Policy 1	C231	5.1.1 in the plan needs to be amended as BDC's LPP 20 policy states "up to 750 homes".		Paragraph 5.1.1 does not refer to the draft Local Plan allocation, this is addressed in 5.1.2. Paragraph 5.1.1 refers to paragraph 65 of the NPPF, where a housing requirement should be set for neighbourhood plan areas by the local planning authority. No change recommended.
7	1	Policy 1	C232	BDC's policy LPP20 does not detail sustainability measures in specific reference to Feering's Strategic Growth Location.		Noted. No change required.
7	1	Policy 1	C233	Figure 7 needs to be amended to show the map on page 60 as the current map is confusing.		Agreed. See comment C146. CHANGE MADE
7	1	Policy 1	C234	Point B: The review panel will be Place Services which BDC already use on a sub-contract basis. This could not be as independent as one would hope.		The ECC Review Panel contains a range of professionals which would provide appropriate advice and guidance. No change required.
7	2	Policy 1	C235	Need to include increased sports & healthcare facilities for the increased population.		Included within Policy 11. No change required.
		Policy 1	C236	A new 2-form entry primary school OR a new community centre - not necessarily a new primary school as could expand the existing school if a new community centre was provided.		See comment C49. Education requirements will be amended as advised by ECC as the Education Authority.
7		Policy 1	C237	Facilities MUST be within walking distance of both existing and new homes.		Noted. This is included within Policy 2. No change recommended.
7	3	Policy 1	C238	In B, please replace should with must.		Flexibility within policy wording is preferred to allow the Policy to still apply and support policy aims if

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						specific circumstances change in the future. The preference and intention of the NPC is clear through the current wording in the Policy. No change recommended.
7	4	Policy 1	C239	Insufficient provision for employment. Aiming to provide 750 houses, the target should be for 350-700 jobs.		Employment allocation is consistent with the allocation in the draft Local Plan. No change recommended.
7	5	Policy 1	C240	Sufficient infrastructure needs to be in place before the additional housing is completed		The provision of infrastructure will be determined based on the requirements of infrastructure providers, and the financial viability of the development. No change recommended.
7	6	Policy 1	C241	Feering does not have the infrastructure for this development and the village will struggle to cope.		Infrastructure improvements identified within Policy 2 and Policy 11. No change recommended.
7	7	Policy 1	C242	Policy 1 refers to some 750 new houses; these are not needed or wanted in Feering.		The allocation in the FNP is consistent with the allocation in the draft Local Plan. No change recommended.
7	8	Policy 1	C243	As mentioned previously, existing residents wish to see limited (50 or so), or no further developments within Feering		See C242 above.
			C244	maintain its rural character.		Draft FNP Policy 2 and Policy 3 seek to maintain the character of the Parish.
7	11	Policy 1	C245	Feering cannot cope with the extra housing		Infrastructure improvements identified within Policy 2 and Policy 11. No change recommended.
			C246	doctors already can't cope		Infrastructure improvements identified within Policy 2 and Policy 11. No change recommended.
7	12	Policy 1	C247	Allocations F1 for housing is double the size of the existing village. Feering village will no longer exist.		Noted. No changes requested.
7	13	Policy 1	C248	the amount of development will overwhelm the village		Infrastructure improvements identified within Policy 2 and Policy 11. No change recommended.

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			C249	Development irrevocably alter the village feel that it currently has.		Draft FNP Policy 2 and Policy 3 seek to maintain the character of the Parish. No change recommended.
7	14	Policy 1	C250	Feering has only 750 houses today. By adding a further 750 houses, you are doubling the size of the village, which already has inadequate facilities and provisions to cope with today's residents.		The allocation in the FNP is consistent with the allocation in the draft Local Plan. Infrastructure improvements identified within Policy 2 and Policy 11. Draft FNP Policy 2 and Policy 3 seek to maintain the character of the Parish. No change recommended.
7	15	Policy 1	C251	It's taking away the character of a small village and turning it into a town.		See C250.
			C251	even with road improvements the additional traffic will cause many problems in the village.		See C250.
7	17	Policy 1	C252	The village was not designed to have these extra houses. It needs to keep its green space		See C250.
7	18	Policy 1	C253	F1 (incorporating FeER232, 230, 233 and 233 (opposite sides of the main road) is TOO small and intense an area to facilitate the proposed total number of dwellings.		The size of the allocation is sufficient to accommodate 750 dwellings at an appropriate density. No change recommended.
			C254	The current feel of the village would be altered from predominantly rural to a Town feel.		Noted. No change recommended.
7	19	Policy 1	C255	750 homes equates to a minimum of 1500 cars and in order to travel anywhere, they would need to access London Road in either direction, increasing the traffic, noise and danger levels at Gore Pit junction - which is already over-congested and perilous.		Highways improvements noted within FNP Policy 2 and Policy 11. No change recommended.
7	20	Policy 1	C256	The provision of employment land risks industrial and or offices being built next to or very near existing housing.		Draft FNP Policies 2 and 3 seek to protect residential amenity within new development. Draft BDC Local Plan policies, and BDC environmental health policies, will ensure there will be no conflict between neighbouring uses. No change recommended.

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7	21	Policy 1	C257	The facilities available to Feering residents are already barely sufficient to provide for the village at the moment. The school is full, there are no shops and the number of Doctor's surgeries in K&F has halved.	See C250.	
			C258	Additionally at certain times of day the roads cannot cope. These plans may include the facilities mentioned but they do not include any road plans and will only increase the number of vehicles travelling to, from and through the village.	Highways improvements noted within FNP Policy 2 and Policy 11. No change recommended.	
7	22	Policy 1	C259	Again, it comes back to the pure size of the development - a total of up to 1000 houses. This is simply not practical given the fact that local services - roads, rail, healthcare and schools would be unable to cope given the doubling of the size of the village.	See C250.	
7	23	Policy 1	C260	750 homes sounds very ambitious given that there are not many improvement proposals linked to the A12 and A120 access	See C250.	
7	24	Policy 1	C261	Plan mentions mixed sized houses and affordable but so far in the village the houses built are expensive which reflects on the location and ease of travel to London. How are the new homes going to overcome this? I don't believe they can. Get the houses only just built recently in Kelvedon sold only then consider another development. sustaining a village life is important.	Planning policies within the FNP and the emerging BDC Local Plan will ensure an appropriate housing mix and appropriate provision of affordable housing within the new development. No change recommended.	
7	25	Policy 1	C262	Objection to the scale of development proposed. 750 new homes would swamp the village and overwhelm local services in the area whilst new facilities were built.	See C250.	
			C263	Not possible to build to this scale and preserve the character of Feering village	See C250.	
7	26	Policy 1	C264	I have witness various wildlife in this area some on the amber and red endangered list	FNP Policy 2 and Policy 6 seek to protect the natural environment. No change recommended.	

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7	27	Policy 1	C265	Too many homes for our village.	See C250.	
7	28	Policy 1	C266	Existing poor traffic access	Highways improvements noted within FNP Policy 2 and Policy 11. No change recommended.	
7	29	Policy 1	C267	Because this village is already crowded enough at the best of times. With no direct access from Tiptree to the A12 the village will be in a constant state of congestion!	Highways improvements noted within FNP Policy 2 and Policy 11. No change recommended.	
			C268	Far too many homes being built here, and no doubt they'll be crammed in too. this is a ridiculous number of new homes for the size of the village/area!	See C250.	
8	2	Policy 1	C269	NO B8 uses - don't want ""sheds"", don't provide much employment & not in character.	See C194. This Policy will require amending as changes have been made to the use classes order. Recommend amending references to B class uses to E class uses instead. CHANGE MADE	
			C270	B1 & B2 uses MUST be appropriate for near-residential locations with non-intrusive work times.	See C256.	
8	3	Policy 1	C271	This should include reference to net environmental gain from any development	Included within FNP Policy 2 and Policy 6. No changes recommended.	
			C272	that new homes should include energy efficient measures	Included within FNP Policy 3. No changes recommended.	
			C273	that new homes should be suitable for a range of occupants and budgets.	Included within FNP Policy 4. No changes recommended.	
8	4	Policy 1	C274	Development of Site F1 must be conditional on provision of four way junction onto A12 north of Feering. Statement of 'associated highway improvements' is not sufficient enough as a precursor to master plan.	Included within Policy 2 and Policy 11. No changes recommended.	
8	5	Policy 1	C275	Does anyone really believe that the developers will give us new a school / doctors' surgery etc? In our dreams... 8000 people already registered at the surgery.	Infrastructure requirements set out within Policy 11. These requirements will form part of any planning permission for the site. No changes recommended.	

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8	6	Policy 1	C276	I very much support the input of a quality review panel to ensure the design guidelines are fully embedded into the masterplan and proposals	Noted.	
8	7	Policy 1	C277	To decrease the size of the development	See C250.	
8	7		C278	build suitable infrastructure around new development.	Infrastructure requirements set out within Policy 11. The provision of infrastructure will be determined based on the requirements of infrastructure providers, and the financial viability of the development. No change recommended.	
8	8	Policy 1	C279	Remove Feering from the Strategic Growth Area, as no mandate exists within Feering for said Growth Area. Residents have clearly stated that we do not want ANY large-scale housing in the village.	See C250.	
8	9	Policy 1	C280	Reduce the enormous 750-house allocation to a sustainable (much lower) number.	See C250.	
			C281	Challenge BDC's imposition of Feering as a ""Key Growth Location"	See C250.	
8	12	Policy 1	C282	Reduce housing	See C250.	
8	13	Policy 1	C283	Reduce land for housing.	See C250.	
8	14	Policy 1	C284	Reduce the number of proposed houses.	See C250.	
8	15	Policy 1	C285	Invest in the infrastructure and services first (roads, schools, healthcare, etc) - then the houses.	Infrastructure requirements set out within Policy 11. The provision of infrastructure will be determined based on the requirements of infrastructure providers, and the financial viability of the development. No change recommended.	
8	16	Policy 1	C286	Restrict the number of homes to 100	See C250.	
8	17	Policy 1	C287	I would reduce the number of dwellings to be built within the 230-233 allocated spaces. If the number of dwellings HAD to be	See C250.	

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				absorbed into the village of Feering (the boundaries) then there would need to be pockets of dwellings built in other areas - some north of the railway line. I do not agree to this number of proposed dwellings though - effectively doubling the amount of dwellings in the village.		
8	18	Policy 1	C288	The above situation can only be negated by re-routing of the A12 and slip roads directly feeding the proposed development and Tiptree. Anything less than that is totally unacceptable. The re-routing and slip-road provision would certainly need to be completed prior to any building work taking place. The objection is not against new houses being built per se, but rather the lack of infrastructure/. Already there is a question mark over the re-routing of the A12 due to the objections of Colchester Council.	Highways improvements noted within FNP Policy 2 and Policy 11. No change recommended.	
8	20	Policy 1	C289	Omit employment land.	Employment allocation is consistent with the draft BDC Local Plan. The inclusion of employment land supports sustainable development. No change recommended.	
8	21	Policy 1	C290	Expanding the current primary school, early years and childcare facilities on existing sites may be preferable to having new provision on site F1	See comment C49. Education requirements will be amended as advised by ECC as the Education Authority.	
		Policy 1	C291	thought needs to be given to traffic flows, congestion and sufficient parking being available. The village hall and parish council office could then be re-located to one of the new sites tackling one of the concerns around insufficient parking at the current site.	Highways and infrastructure requirements identified within Policy 2 and Policy 11. No change recommended.	
8	22	Policy 1	C292	On & off ramps for the A12 must be built at the Feering end of the village, ideally where it crosses Inworth Road to remove the traffic from Tiptree and the heavy vehicle traffic that has to use	Highways improvements noted within FNP Policy 2 and Policy 11. No change recommended.	

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				the Hill & Kelvedon High Street to go towards London & the M25.		
8	23	Policy 1	C293	Appreciate the need for additional housing so feel this policy is acceptable, however exact clarification is needed of the exact plans (i.e. type of dwellings etc.)		Noted. Housing mix will be based on draft BDC Local Plan policy requirements, as informed by the BDC Strategic Housing Market Assessment. Further information will also be provided within future planning application associated with the site. No changes requested.
8	24	Policy 1	C294	there will be no Feering village. It will be come a town and end up like Witham and Braintree and become a large metropolis.		See C250.
8	25	Policy 1	C295	Just ensure that all proposed infrastructure is put in place.		Infrastructure requirements set out within Policy 11. The provision of infrastructure will be determined based on the requirements of infrastructure providers, and the financial viability of the development. No change requested.
8	26	Policy 1	C296	the plan MUST include infrastructure improvements. For public transport we will need more peak time train services and vast improvements to the lamentable bus service.		Infrastructure requirements set out within Policy 11. The provision of infrastructure will be determined based on the requirements of infrastructure providers, and the financial viability of the development. No change recommended.
			C297	The A12 access must be improved and bi-directional access to the A12 at each end of Kelvedon/Feering (ideally a junction for Tiptree as well!). 750 houses will mean at least 1000 cars using Feering Hill and Kelvedon High Street.		Highways improvements noted within FNP Policy 2 and Policy 11. No change recommended.
8	29	Policy 1	C298	Reduce the house numbers proposed to ensure the village life is sustained.		See C250.
			C299	Get the services in place improved to support the houses already in the joint village.		Infrastructure requirements set out within Policy 11. The provision of infrastructure will be determined based on the requirements of infrastructure

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						providers, and the financial viability of the development. No change requested.
			C300	Action the A12 road link from Tiptree asap so that the current road through feering/Kelvedon is not used as a major road to the A12...perhaps then you might find residence more acceptable of a development which will increase the number of cars, vans etc through the heart of these joined villages.		Infrastructure requirements set out within Policy 11. The provision of infrastructure will be determined based on the requirements of infrastructure providers, and the financial viability of the development. No change requested.
8	30	Policy 1	C301	The map for site F1 is on page 31, make it more clear that site F1 is the whole of the growth location (pink colour)		Agreed. See comment C146. MAP MOVED
8	31	Policy 1	C302	Needs to outline role of independent panel. Panel must be able to challenge developer plans which detrimentally effect existing and future residents and request amendments		Outlined in paragraph 5.1.6. No change recommended.
8	32	Policy 1	C303	If the development has to happen, this seems the most sensible/favourable location.		Noted. No change required.
8	33	Policy 1	C304	Improve the a12 and access first		Infrastructure requirements set out within Policy 11. The provision of infrastructure will be determined based on the requirements of infrastructure providers, and the financial viability of the development. No change requested.
8	34	Policy 1	C305	Emphasis importance of better road connections with A12 to relieve pressure created by the development		Highways improvements noted within FNP Policy 2 and Policy 11. No change recommended.
8	35	Policy 1	C306	Spread new houses instead of all in one area ie Inworth/London Roads.		See C250.
8	36	Policy 1	C307	No further housing development		See C250.
8	37	Policy 1	C308	Working with the developers to ensure that provide shat is necessary for our village		Unclear comment.
8	38	Policy 1	C309	Limit the development to just a couple of hundred homes extra - unless direct access on and off the A12 from tiptree/Feering		See C250. Highways improvements noted within FNP Policy 2 and Policy 11. No change recommended.

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				can be secured without having to drive all the way through Kelvedon. This is key		
10	1	Policy 2	C310	Point A in the policy states that the allocation has been endorsed by Feering Parish Council, but minutes of previous meetings suggest that Feering Parish Council have not endorsed this Strategic Growth Location site.		Policy 2 states that a masterplan for site F1 should be endorsed by the Parish Council. There is no reference to Parish Council endorsement of the site in Policy 2. No change recommended.
10	1	Policy 2	C311	Point B. v. g. should include “Sustainable”.		Not necessary. No change required.
10	1	Policy 2	C312	Point B. v. j. should include “expansion of cemetery”		Agreed. Identified in Policy 11, but could also be identified within Policy 2. Recommend that this change can be included as proposed. DONE
10	1	Policy 2	C313	Point B. v. does not include heat generation and distribution.		This could be included within Policy 3, A ix if this is supported by the NPC. DONE
10	1	Policy 2	C314	Point C. v. given the current Covid-19 pandemic mean that everyone should be entitled to their own private open space, i.e. a garden or allotment rather than communal space.		Garden space standards will be guided by the Village Design Guide, the Essex Design Guide, and the recommendations of the Quality Review Panel. No change recommended.
10	1	Policy 2	C315	Point C. v. ii. does not mention heritage assets.		Heritage assets are addressed within FNP Policy 5. No change recommended.
10	1	Policy 2	C316	Point C. v. use of the word “imaginatively” could be detrimental to existing built form and would therefore suggest “sympathetic” as per the NPPF and Essex Design Guide.		The aim of Policy 2, C v, would be changed through this proposed wording change. Sympathetic design relates more the protection of character and appearance, which is included within Policy 3. No change recommended.
10	1	Policy 2	C317	Point C, xi. Could be strengthened by adding “including roof lines” at the end of the sentence.		Part xi relates to density rather than building heights. See C384. No change recommended.
10	1	Policy 2	C318	Point C could be enhanced as SUDS can be used to create 10% biodiversity net gain.		Agreed. See C162. DONE

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10	1	Policy 2	C319	Point D: The review panel will be Place Services which BDC already use on a sub-contract basis. This could not be as independent as one would hope.		The ECC Review Panel contains a range of professionals which would provide appropriate advice and guidance. No change required.
10	1	Policy 2	C320	Point E and 5.2.4 is vital given the current Reserved Matters Application 19/01222/REM. It should be suggested that this plans designs should play little part in shaping the rest of the Masterplan		Noted. The masterplan will need to consider any planning approvals. No change recommended.
10	1	Policy 2	C321	As BDC do not class this land as particularly "Rich in Biodiversity", I believe it is the job of this neighbourhood plan to insist on the developers carrying on Habitat Assessments in line with the CIEEM guidelines (https://cieem.net/wp-content/uploads/2019/04/Advice-Note.pdf) regardless on the type of planning application.		Noted. A HRA Screening Report will be undertaken with support from Braintree District Council. DONE
10	1	Policy 2	C322	There is no reference here to the governments emerging National Energy and Climate Plan.		Noted. These documents were not considered necessary to reference within the FNP. No change recommended.
10	1	Policy 2	C323	No mention of improving Air Quality or Carbon Neutral plans.		Noted. These documents were not considered necessary to reference within the FNP. No change recommended.
10	1	Policy 2	C324	There is no mention of the governments Building Better, Building Beautiful.		Noted. These documents were not considered necessary to reference within the FNP. No change recommended.
10	2	Policy 2	C325	1. re c) either expand the existing primary school OR a new primary school. IF the existing primary school is expanded, then a new community centre is required.		See comment C49. Education requirements will be amended as advised by ECC as the Education Authority.
10	1	Policy 2	C326	f) clarify what is mean by a ""local centre"" - retail only or?		Agreed. Recommend that a local centre should be defined in the supporting text to Policy 2. DONE IN POLICY

Question	Respondent no.	Section / Policy which comment relates	Comment ref	Comment summary	DAC response	
					Key	
						Change required to meet NP Basic conditions
						Change could be made, NPC to consider
						No change recommended
10	1	Policy 2	C327	vi. SUDS do not have to be capable of being used for recreation provided that there is sufficient other areas of public open space. SUDS could provide bio-diversity / habitat areas with no open public access.	See C53, where ECC has recommended policy wording changes which would address these concerns.	
	3	Policy 2	C328	In C, please replace should with must.	Flexibility within policy wording is preferred to allow the Policy to still apply and support policy aims if specific circumstances change in the future. The preference and intention of the NPC is clear through the current wording in the Policy. No change recommended.	
10	4	Policy 2	C329	Policy 2 allows for the huge 750 house development to proceed; this is not wanted or needed. Please revoke it.	See C250.	
10	5	Policy 2	C330	the number of houses being planned is massively too high, far out of proportion to that which Feering could sustainably support.	See C250.	
10	7	Policy 2	C331	Policy 2B needs further requirement as below	Representation is unclear.	
10	7	Policy 2	C332	Policy 2B numbering is not correct	Unclear where the numbering is incorrect. This will be checked within the final drafting of the submission version of the Plan. No change required.	
10	8	Policy 2	C333	I'm not sure all these extra facilities/increase infrastructure will be delivered which then leaves a village that can't cope with these extra houses.	Infrastructure requirements set out within FNP Policy 2 and Policy 11 will be requirements included within any planning permission as S106 agreements. There will therefore be an obligation for new infrastructure to be delivered as required within the S106 agreement. No change recommended.	
10	9	Policy 2	C334	Re Bviii - it needs to be specific about what is considered to be 'suitable, sustainable. links'	Agreed. Recommend a change to define this within the supporting text to the policy. DONE	
10	9	Policy 2	C335	Re Bviii – specify whether such businesses would require deliveries by vehicles of over 3.5 tons.	This detail does not need to be included within the FNP. Any weight restrictions based on surrounding	

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						No change recommended
					roads will be identified at the planning application stage. No change recommended.	
10	9	Policy 2	C336	Additionally, when referring to surrounding areas, this in reality includes Tiptree and Coggeshall - both having significant development plans underway. With Feering located exactly in the middle - the need for infrastructure to feed the major routes, north and south, is imperative as Feering is already used as a 'rat run' with the currently-overloaded traffic situation.	Required highways infrastructure improvements are identified within Policy 11. These infrastructure items are consistent with the emerging draft BDC Local Plan, which has considered the strategic impacts on the highway network as a result of development in Feering and the surrounding area. No change required.	
10	10	Policy 2	C337	This documents only real commitment is to building over 700 homes and doubling the size of the village. The words describing the infrastructure changes are far less concrete and one suspects will not materialise.	Infrastructure requirements set out within FNP Policy 2 and Policy 11 will be requirements included within any planning permission as S106 agreements. There will therefore be an obligation for new infrastructure to be delivered as required within the S106 agreement. No change recommended.	
10	11	Policy 2	C338	Many of the points stated in this point to the development from being a village into a town, as in B for example	Representation unclear.	
10	12	Policy 2	C339	Need to include medical facilities for cradle to grave support	Required infrastructure improvements are identified within FNP Policy 2 and Policy 11. This includes healthcare improvements. No change recommended.	
10	14	Policy 2	C340	Just the sheer scale & upheaval of this development will ruin this poor little village.	See C250.	
			C341	Development is far too large & the current infrastructure (and the new tweaks promised which will never materialise) just won't be able to take it.	See C250. Infrastructure requirements set out within FNP Policy 2 and Policy 11 will be requirements included within any planning permission as S106 agreements. There will therefore be an obligation for new infrastructure to	

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						No change recommended
						be delivered as required within the S106 agreement. No change recommended.
11	2	Policy 2	C342	Add B iv: Masterplan will - Ensure that.. will be secured		A masterplan cannot ensure the delivery of these aims. Masterplan can only guide the production of planning applications. Policy requirements will be achieved through the planning application. No change recommended.
11	2	Policy 2	C343	Add Policy 2B vi: Any phased / partial development of the site, MUST conform to the masterplan - not just identify requirements.		Flexibility within policy wording is preferred to allow the Policy to still apply and support policy aims if specific circumstances change in the future. The term must is therefore not preferred. The preference and intention of the NPC is clear through the current wording in the Policy. No change recommended.
11	2	Policy 2	C344	Add Policy 2B vii. Design Codes MUST be followed - not just guide		A masterplan and associated design codes are not proposed to be set out as policy requirements within a development plan document. The design codes can therefore only guide the production of planning applications. Policy requirements will be achieved through the assessment of the planning application. No change recommended.
11	2	Policy 2	C345	Masterplan must include multi-user routes for pedestrians, cyclists, joggers, mobility-impaired users, horse-riders for sustainable non-motorised connections between existing & new developments and local facilities in Feering & Kelvedon. These must be delivered without involving 3rd party land.		FNPP Policy 2 states that the masterplan should include place shaping principles which will provide for sustainable movement and access to local and strategic destinations including rail, bus, pedestrians and cycling. It is unclear why 3 rd party land cannot be used where there is appropriate agreements in place to allow the land to form part of the planning application. No change recommended.

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						Change could be made, NPC to consider
						No change recommended
11	2	Policy 2	C346	Add Policy 2E: The adoption of the FNP masterplan MUST be capable of.... and with the delay in the adoption of the BDC Local Plan, must be capable of being adopted when ready and not be dependent on the adoption of the BDC Local Plan.	Policy 2E does not require the masterplan to be adopted as an SPD. It only requires the masterplan to be capable of being adopted as an SPD should this approach be support by BDC. The masterplan will form a material consideration in the determination of a planning application irrespective of being an SPD. The inclusion of 'must' would therefore not be appropriate or necessary. No change recommended.	
11	2	Policy 2	C347	Add: Masterplan MUST include an all-ways A12 junction at the north end of Feering with improved connectivity to the Tiptree and Coggeshall roads.	The improvements to the A12 are outlined within Policy 11, and will therefore be included within the masterplan and considered within proposals for Site F1. There is therefore no need to state that the masterplan must include certain items. Flexibility within policy wording is preferred to allow the Policy to still apply and support policy aims if specific circumstances change in the future. The term must is therefore not preferred. The preference and intention of the NPC is clear through the current wording in the Policy. No change recommended.	
11	3	Policy 2	C348	Policy 2B: infrastructure improvements should include impacts on rail and bus services, to ensure engagement and communication with relevant parties, so that they are aware and capacity and can cope with the development.	Included within FNP Policy 2, B, h. This is also included within Policy 11. No change recommended.	
11	3	Policy 2	C349	Policy 2C iii: the net positive gains for biodiversity, habitats etc should be general, not just 'key aspects'.	Agreed. Recommend removing the word key from Policy 2Ciii. DONE	

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						Change could be made, NPC to consider
						No change recommended
11	4	Policy 2	C350	Policy does not fully cross reference with Vision statement. How will green technologies be initiated and secured?		Policy 3 requires new development proposals to incorporate sustainable design features which promote energy efficiency, biodiversity gains, innovative low carbon technology, water efficiency, energy conservation and efficiency, flood resilience, sustainable waste and mineral management. No change recommended.
11	5	Policy 2	C352	Bvc. Enlarged primary school on existing site (rather than a new school).		See comment C49. Education requirements will be amended as advised by ECC as the Education Authority.
11	5	Policy 2	C353	Bxii. Ensure employment site is well designed and / or screened from housing development		Design of all development is addressed within Policy 3. No change recommended.
11	6	Policy 2	C354	how are we going to get A12 junction in / out of Feering, when work has started at Gore Pit, where the new junction would be?		The alignment of the new junction will be determined by the Highways Agency and ECC. As outlined in the emerging draft Local Plan and FNP, improvements at this junction will be required to enable the development of Site F1. No change recommended.
		Policy 2	C355	Biodiversity? Wildlife is already being squeezed out of places to live."		FNP Policy 2 and 6 seek net biodiversity gains. No change requested.
11	7	Policy 2	C356	Insist on a minimum provision for bio-diversity, green corridors, maintenance of existing hedgerows..		Through existing text and additions proposed in C162, FNP Policy 2 and 6 seek net biodiversity gains. No change recommended.
		Policy 2	C357	Ensure that no development was done before the A12 & A120 improvement schemes were agreed and committed to		The provision of infrastructure will be determined based on the requirements of infrastructure providers, and the financial viability of the development. Only transport schemes directly linked the impacts of the development can influence development timescales. No change recommended.

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						Change could be made, NPC to consider
						No change recommended
11	8	Policy 2	C358	Is policy strong enough to resist any poor, bad or ill conceived design/ planning allowed during the first phase of this development from being repeated again?	The masterplan will include design codes. A quality review panel will be used to assess design proposals. In addition to the requirement contained within Policy 3. No changes recommended.	
11	9	Policy 2	C359	remove Feering from the Strategic Growth Area.	See C250.	
11	10	Policy 2	C360	Drastically reduce the proposed housing numbers to a manageable level.	See C250.	
11	11	Policy 2	C361	Policy 2C XII is not complete ""...and avoids a significant increase in con""	Policy 2C xii states 'Establish an appropriate location for employment land which provides good access to surrounding transport networks and avoids a significant increase in congestion within Feering village'. This is complete in the published version of the draft FNP. No change required.	
11	12	Policy 2	C362	Concerned that no guarantee that any items identified as being required will be met. Suspect only housing will appear. Items identified in B/C/D to provided simultaneously with housing.	Infrastructure requirements set out within FNP Policy 2 and Policy 11 will be requirements included within any planning permission as S106 agreements. There will therefore be an obligation for new infrastructure to be delivered as required within the S106 agreement. No change recommended.	
11	13	Policy 2	C363	If we have more development yes I agree with the master plan. However really concerned that the developers will only build houses and the promised infrastructure will not materialise.	Infrastructure requirements set out within FNP Policy 2 and Policy 11 will be requirements included within any planning permission as S106 agreements. There will therefore be an obligation for new infrastructure to be delivered as required within the S106 agreement. No change recommended.	
11	14	Policy 2	C364	invest in the infrastructure first	The provision of infrastructure will be determined based on the requirements of infrastructure providers, and the financial viability of the development. No changes recommended.	

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						No change recommended
11	15	Policy 2	C365	add a requirement that the graveyard in Coggeshall Road is extended to allow for the proposed increased in population in Feering and Kelvedon (although Feering graveyard still has space currently, Kelvedon does not and the amount of housing being proposed cannot be catered for in the existing facilities).		Agreed. Identified in Policy 11, but could also be identified within Policy 2. Recommend that this change can be included in Policy 2, B, v, j. DONE
11	16	Policy 2	C366	Policy 2 is suitable for Policy 1 but I don't agree to the siting and number of proposed new dwellings in Policy 1. If Policy 1 happens then I am happy with the wording within policy 2 to apply to policy 1.		Noted. See C250. No change recommended.
11	17	Policy 2	C367	Build nothing until a properly defined 'suitable' transport link solution has been agreed by current residents and implemented. This must include the development of the A120.		The provision of infrastructure will be determined based on the requirements of infrastructure providers, and the financial viability of the development. Only transport schemes directly linked the impacts of the development can influence development timescales. No change recommended.
11	19	Policy 2	C368	With the distance from the new development areas to Kelvedon station, it is hard to see new residents travelling there by any means other than by car.		Policy 2 seeks good quality access from Site F1 to sustainable transport connections, with the aim of reducing car use from the new development. No change requested.
11	19	Policy 2	C369	Also there is virtually no spare capacity on the rail network at peak times so new residents will be in for a shock when they realise how difficult travelling to London will be.		Existing rail capacity will be able to accommodate the demand created from Site F1. No change requested.
11	21	Policy 2	C370	The infrastructure changes should be carved in stone and should be a prerequisite of the building of new homes.		Infrastructure requirements set out within FNP Policy 2 and Policy 11 will be requirements included within any planning permission as S106 agreements. There will therefore be an obligation for new infrastructure to be delivered as required within the S106 agreement. No change recommended.

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11	22	Policy 2	C371	Ensure that 'the developer/site promotor and all other relevant parties listen and take note of what the people who actually live here are saying and take the necessary action to ensure that the quality of life that we currently have remains in place.	Noted. Consultation will form part of the production of the masterplan and any future planning application. No change recommended.	
11	23	Policy 2	C372	I would like to see binding commitments that the new housing will be weighted to affordable 1/2/3 bedroom properties and not flooded with more 4/5 bedroom detached houses. Young people can not afford to stay in the area.	Housing mix and affordable housing requirements will be based on the draft BDC Local Plan requirements, which are informed by the Braintree District Strategic Housing Market Assessment. No change recommended.	
11	26	Policy 2	C373	If this does occur the proposed plans need to be sympathetically carried out to ensure this village community is not destroyed.	Noted. No change requested.	
			C374	don't destroy land already utilised as playing fields etc just to cover what has been stated as part of the Policy.	Noted. No proposals to develop on playing fields. No change required.	
11	28	Policy 2	C375	Additional information to be added about developer assurances that facilities will match size of development and be built at the same time, alongside housing.	The provision of infrastructure will be determined based on the requirements of infrastructure providers, and the financial viability of the development. No changes recommended.	
			C376	Add ways to ensure masterplan is met and phased approach adhered to	The production of a masterplan is a requirement of FNP Policy 2. The phased approach to delivery will be outlined within the masterplan, and agreed with infrastructure providers through the determination of a planning application. No change recommended.	
11	29	Policy 2	C377	add provision for additional community allotment space.	There is no evidence that additional allotment spaces are required. No change recommended.	
11	31	Policy 2	C378	Smaller amount of development and more green development	See C250.	
11	32	Policy 2	C379	Limit the development or relocate it altogether to somewhere with better transport links. This will bring Feering & Kelvedon to a standstill!	See C250.	

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						No change recommended
13	1	Policy 3	C380	(same comment C322)	Noted. These documents were not considered necessary to reference within the FNP. No change recommended.	
13	1	Policy 3	C381	(same comment C323)	Noted. These documents were not considered necessary to reference within the FNP. No change recommended.	
13	1	Policy 3	C382	(same comment C324)	Noted. These documents were not considered necessary to reference within the FNP. No change recommended.	
13	1	Policy 3	C383	The policy talks about car parking provision which is good but it does not explicitly mention improving or providing cycle paths or footways which are essential to reduce carbon emissions and promote walking and cycling as per the Government's Cycling and Walking Investment Strategy or Essex Cycling Strategy or the Essex Walking Strategy. Maybe a D8 objection is needed for this?	Included within FNP Policy 2, B, v, j, Policy 9 and Policy 11. No change recommended.	
13	1	Policy 3	C384	Point A. ii. could potentially add existing built height.	Agreed. Recommend addition as proposed within the representation to limit building heights. CHANGED	
13	1	Policy 3	C385	Point A. ix. Includes biodiversity net gain and feel that this could be a separate point along with the enhancement of the natural environment such as hedgerows and native species.	Through existing text and additions proposed in C162, FNP Policy 2 and 6 seek net biodiversity gains. No change recommended.	
13	1	Policy 3	C386	Point B talks about commercial buildings reaching BREEAM status. However, it doesn't say if commercial development should be in-keeping with Feering's character and built form.	FNP Policy 3 part A relates to all development, including commercial development. Part A requires development to be in-keeping with the character of the area. No change recommended.	
13	1	Policy 3	C387	Objective D3 says development should be responsive; sympathetic would be a better word and less open to interpretation by developers.	Proposed change would not affect the achievement of the objective. No reason to change objective	

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						No change recommended
					which has been identified through previous consultation exercises. No change recommended.	
13	1	Policy 3	C388	5.3.3 iii. With the draft plan talks about “generous garden areas front and back” should be considered. Could that not be changed so that it sets out square meterage for homes with a minimum of 3 bedroom having at least 100 square meters and 1-2 bedroom homes having 50 square meters. That way, we can have houses without any front gardens which would co-inside with the current design of some properties in Feering and would reduce the need for flatted development through use of the Essex Design Guide’s continual frontage. Maybe have that each flat has its own private garden or nearby allotment.	These details will be determined through the design codes within the masterplan. FNP Policy 2 enables these issues to be determined through the production of the masterplan. No change recommended.	
13	3	Policy 3	C389	In A and B, please replace should with must.	Flexibility within policy wording is preferred to allow the Policy to still apply and support policy aims if specific circumstances change in the future. The preference and intention of the NPC is clear through the current wording in the Policy. No change recommended.	
13	6	Policy 3	C390	How will building 700 houses on farmland achieve D1 or D2	See C250.	
13	6	Policy 3	C391	how will the carbon emissions of over 1000 additional cars making daily & weekly journeys to places of work, decent sized supermarkets and large towns offset the energy efficient homes being proposed.	The FNP does not seek any development to offset carbon produced from car use. No change required.	
13	7	Policy 3	C392	On the scale of development that is being proposed, I don't agree with design described on the basis that should this all go through, Feering will become a town.	See C250.	
13	8	Policy 3	C393	Where do you plan to arrange off street parking? Feering/kelvedon is not huge and already. Parking at the train station is costly and difficult. I'm sure all the new homes will	These details will be determined through the design codes within the masterplan. FNP Policy 2 enables these issues to be determined through the	

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				have a drive, but the problem is when they all try to access, park or drive through the village...gridlock...at peak times!!		production of the masterplan. No change recommended.
			C394	The A12 bypass to reduce the larger lorries from driving needs to be dealt with		Required highways infrastructure improvements outlined in Policy 11. No change recommended.
13	9	Policy 3	C395	Consider changing BREEAM from very good rating to excellent		Very good is the standard more commonly used within policy documents. No change recommended.
14	2	Policy 3	C396	Policy 3A: Change "should" to "must"		Flexibility within policy wording is preferred to allow the Policy to still apply and support policy aims if specific circumstances change in the future. The preference and intention of the NPC is clear through the current wording in the Policy. No change recommended.
14	3	Policy 3	C397	Policy 3A ix: the word 'promote' is inadequate. This policy should have an aspiration to see these are included. The policy gives no indication of how these areas will be measured or validated? or what action will be taken if they are not delivered. Will there be a monitoring programme for bio-diversity or energy tied to some penalty programme for the developer if not delivered?"		Flexibility within policy wording is preferred to allow the Policy to still apply and support policy aims if specific circumstances change in the future. The preference and intention of the NPC to encourage sustainable development is clear through the current wording in the Policy. No change recommended.
14	4	Policy 3	C398	Include reference to Traffic and Movement as there is insufficient emphasis on the creation of footpath and cycle ways over priority given to the car. Sustainability may be a vision but there is little supporting policy action.		Included within FNP Policy 2, Policy 9, and Policy 11. No change recommended.
14	5	Policy 3	C399	In all cases, on all pages, get rid of the word "should". Replace with "must" or "shall".		Flexibility within policy wording is preferred to allow the Policy to still apply and support policy aims if specific circumstances change in the future. The preference and intention of the NPC is clear through the current wording in the Policy. No change recommended.

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						Change could be made, NPC to consider
						No change recommended
14	6	Policy 3	C400	Make policy stronger	Unclear how the Policy should be made stronger. No change recommended.	
14	7	Policy 3	C401	Should there be something in this policy to encourage the installation of electric car charging points by the developers?	This is included in the BDC draft Local Plan, and is therefore not essential to be included in the FNP. This could be included within the Plan if the NPC are supportive of this proposal. Could be included within Policy 3 or Policy 9. DONE	
14	8	Policy 3	C402	policy should apply to only a small number of new houses (around fifty), as clearly preferred by local residents.	See C250.	
14	9	Policy 3	C403	Policy is to be enforced and enhanced, particularly in the protection of hedgerows, green corridors etc, to protect wildlife.	Protection of hedgerows, green corridors, and wildlife is included in FNP Policy 6. No change recommended.	
14	11	Policy 3	C404	Any developments must fit in with the overall aesthetics of the village - ie, nothing above 2 stories tall. Go into the ground and create basements if the developers want more accommodation for the foot print of their developments.	Agreed. See C384. DONE	
14	12	Policy 3	C405	Add something about ensuring that 100% of any development complies with the Feering Parish Council Neighbourhood Plan Village Assessment and Design Guide.	The need to take account of the Village Design Guide is already sufficiently stated within Policy 3. No change recommended.	
14	15	Policy 3	C406	The NP suggests that in order to cater for older residents, new sheltered housing should be provided. This is wrong, what is needed is 3 bedroom bungalows so that families can still visit and stay with their parents.	Policy 4 requires the provision of housing types which meet the current housing needs in the Parish. This will be informed by the Braintree District Strategic Housing Market Assessment, in addition to any further research undertaken by developers. Sheltered housing is not required within the FNP. No change recommended.	
14	16	Policy 3	C407	Building the same energy efficient homes nearer the places people need to regularly visit would be far better for the environment.	Unclear representation. No change required.	

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					Key	
						Change required to meet NP Basic conditions
						Change could be made, NPC to consider
						No change recommended
14	17	Policy 3	C408	Scale the current design plan down so that a new plan will reflect that we retain the village environment.	See C250.	
14	19	Policy 3	C409	Get the A12 bypass done.	Required highways infrastructure improvements outlined in Policy 11. No change required.	
			C410	Consideration also needs to be given to the number of London bound trains....not enough at peak times.	Existing rail capacity will be able to accommodate the demand created from Site F1. The demand from growth proposed in the FNP will not be sufficient to require additional rail capacity. No change recommended.	
14	20	Policy 3	C411	Add in the limiting structure height to 2.5 stories	See C384.	
14	21	Policy 3	C412	In an ideal world it would be great if as much materials could be sourced as locally as possible to reduce carbon footprint and benefit local/national enterprises but that's probably too idealistic!	Agreed. The Plan could seek to encourage the local sourcing of materials where possible within Policy 3 if the NPC are supportive of this proposal. DONE	
14	23	Policy 3	C413	Ideally not over develop this area	See C250.	
14	24	Policy 3	C414	We ask for BREEM for commercial but is there no way to be more restrictive to the residential properties to potentially ask that they adhere to Passivhaus standards like the current RIBA Sterling Prize winning project for 2019 where Norwich Council made an entire estate Passivhaus compliant.	Passivehaus is not included in the Plan, however the FNP objectives seek to reduce the carbon footprint of the area. There is no requirement to include this within the vision, however this can be added if the NPC are supportive of this proposed amendment. DONE	
16	1	Policy 4	C415	The housing objectives talk about high quality housing and that homes should be built to lifetime standards but this is not carried through into the policy itself.	Agreed. Recommend moving or amending housing objectives associated with housing design (H1) into section 5.3 on design. Also recommend including policy requirements within Policy 3 and Policy 4 in relation to the provision of new dwellings which support lifetime home standards or similar. Copied H1, left policy requirement in Policy 3.	

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						Change required to meet NP Basic conditions
						Change could be made, NPC to consider
						No change recommended
16	2	Policy 4	C416	In 1, should is used three times. Please replace with must.		Flexibility within policy wording is preferred to allow the Policy to still apply and support policy aims if specific circumstances change in the future. The preference and intention of the NPC is clear through the current wording in the Policy. No change recommended.
16	3	Policy 4	C417	this policy would not be in keeping with the village		Unclear what changes are required to Policy 4. No change recommended.
16	4	Policy 4	C418	Disagree with the part that refers to additional development outside the (already too big) site, see part IIb.		Noted. Through Policy 4, the NPC are seeking to support rural exception schemes within the FNP to assist the development of more affordable housing in the area. No change recommended.
16	5	Policy 4	C419	Policy 4II is unsupportable, because it gives carte blanche to any and all future developments outside the current proposals for 750 houses, which in itself is far too large an allocation.		Noted. Through Policy 4, the NPC are seeking to support rural exception schemes within the FNP to assist the development of more affordable housing in the area. No change recommended.
16	8	Policy 4	C420	Policy 4II: there should be no additional land released for further development - that shown on the F1 plan is significantly large and any increase would be to the detriment of the 'village' which will end up becoming a town.		Noted. Through Policy 4, the NPC are seeking to support rural exception schemes within the FNP to assist the development of more affordable housing in the area. No change recommended.
			C421	Also, 'affordable housing' should be included in the current proposal of 750 dwellings.		Affordable housing is proposed for Site F1 as outlined in FNP Policy 4. No change recommended.
16	9	Policy 4	C422	Feering has 2000 residents and 830 houses, the vast majority of which are family homes. Building 750 more with a possible further 250 means that the current residents of the Parish will virtually have a house each. This far exceeds the housing needs of the Parish and doubt very much that many of the new houses will be taken by current residents of the Parish.		See C250.

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16	10	Policy 4	C423	the point II. ii. states 'by virtue of it's size, scale and type will be consistent with up to date evidence of local need'	This is stated in Policy 4. No change required.	
16	11	Policy 4	C424	no mention anywhere of the land that cannot and should not be built on because it is potential flood plain. There are pockets of land not in use but perhaps there is a reason why not.	Flooding is addressed within FNP Policy 7. The control of development in floodplains is addressed within national planning policy and within the draft BDC Local Plan. This is therefore no need to include further policy requirements within the FNP. No changes recommended.	
			C425	a small development with affordable houses should be first and foremost.	See C250.	
16	12	Policy 4	C426	I am unsure how local affordable housing needs are calculated and what % is considered as a maximum in an area such as Feering	This is outlined within the draft BDC Local Plan, informed by the production of a District wide viability assessment to identify appropriate affordable housing rates throughout the District. There is no need to include an affordable housing rate within the FNP unless the NPC has produced new evidence base information which would suggest a change to the requirements within the draft BDC Local Plan. No new viability evidence has been produced to support the production of the FNP. No change recommended.	
			C427	the policy needs to state how consideration should be given to local residents when deciding how the different housing needs will be spread in the area	The identification of local housing needs in the Parish includes the needs of existing residents. The FNP does not need to specify how this should be evidenced, which provides flexibility for developers to determine how this information should be identified and presented. No change recommended.	
16	13	Policy 4	C428	Too much development	See C250.	

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					Key	
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						Change could be made, NPC to consider
						No change recommended
16	14	Policy 4	C429	Affordable housing in a decent area will ruin yet another iconic village in Essex.	There is a significant affordable housing need in the District and within the Parish. The FNP should seek to address these needs. No change recommended.	
17	2	Policy 4	C430	Policy 4II. ii. Local connection must include the wider family e.g. grandparents, siblings, Uncles/Aunts, in-laws	Agreed. The local connections policy is managed by BDC. Local connections does include family members. No change recommended.	
17	3	Policy 4	C431	This possibly a constraint of the terms of reference for the plan, but this section is very parochial. Should we be considering the wider community needs as well as those of the parish? e.g. should the housing built fit with the parish and societal need as well as the district plan?	The draft BDC Local Plan considers the wider housing need of the District. The FNP provides the opportunity to focus of the needs of the Parish. No change recommended.	
17	4	Policy 4	C432	What is affordable housing? Please be more specific. Is it social housing for rent, shared equity or discount level to local first time buyers? Or is there a mixture of these tenures and what are the priorities to meet the local needs?	Affordable housing is defined within the supporting text to Policy 4. No change recommended.	
			C433	Why no inclusion of self build allocation of sites to encourage more local determination of housing supply.	Self build has thus far not been identified as required for inclusion within the FNP. If the NPC are interested in encourage self build opportunities in the Parish, this could be included within the Plan. DONE	
17	5	Policy 4	C434	Concern over who is able to have access to affordable housing	Affordable housing can be accessed by anyone. Regarding social housing, see BDC social housing allocation policies. No change required.	
17	6	Policy 4	C435	What is " a local connection". Need provision for "grand parents" to move in.	Local connection are defined within BDC social housing allocation policies. To provide clarity, include a definition of a 'local connection' within the supporting text to Policy 4. DONE	
17	7	Policy 4	C436	Build less houses	See C250.	

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						Change could be made, NPC to consider
						No change recommended
17	8	Policy 4	C437	Get rid of any statement that would give future housing development outside of the village envelope.		Noted. Through Policy 4, the NPC are seeking to support rural exception schemes within the FNP to assist the development of more affordable housing in the area. No change recommended.
17	9	Policy 4	C438	Remove Policy 4II; we cannot EVER contemplate handing over still more agricultural land for development outside the already outrageously huge Site F1.		Noted. Through Policy 4, the NPC are seeking to support rural exception schemes within the FNP to assist the development of more affordable housing in the area. No change recommended.
17	10	Policy 4	C439	Limit development to the F1 site		See C250.
17	11	Policy 4	C440	Any social housing or affordable housing should be spread throughout the development rather than creating 'ghettos'		This is often hard to deliver in practice, where social housing providers prefer dwellings to be clustered together. If the NPC are supportive of this representation, it is recommended that Policy 4 could require affordable housing to be dispersed throughout new development in small clusters. DONE
17	12	Policy 4	C441	specify the policy around style of housing		This is included within Policy 3 and within the Village Design Guide. No change required.
17	13	Policy 4	C442	Include affordable housing within the current F1 plan		This is required within Policy 4. No change recommended.
			C443	make it clear to builders that the further purchase/release of land will not be permitted for building purposes.		This can not be stated in the Plan. This would not comply with national planning policy, and would therefore not meet the neighbourhood plan basic conditions. No change recommended.
17	15	Policy 4	C444	provide bungalows.		Policy 4 requires the provision of housing types which meet the current housing needs in the Parish. This will be informed by the Braintree District Strategic Housing Market Assessment, in addition to

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					any further research undertaken by developers. No change recommended.	
17	16	Policy 4	C445	in favour of the housing mix suggested but there needs to be far fewer in the plan.	See C250.	
17	17	Policy 4	C446	Remove this point. It implies that this development is going to huge and is therefore not talking about village development but that of a town.	Unclear representation.	
17	18	Policy 4	C447	Affordable housing should not be rent only (per plans for the Inworth Road development ref 01222) but need to include in government schemes to help first time buyers.	Noted. Policy 4 requires the provision of housing types which meet the current housing needs in the Parish. This will be informed by the Braintree District Strategic Housing Market Assessment, in addition to any further research undertaken by developers.	
17	20	Policy 4	C448	Reduce the size of the development.	See C250.	
17	20	Policy 4	C449	Make sure the houses are affordable so that some of the local children might be able to actually live here.	This is required within Policy 4. No change recommended.	
17	20	Policy 4	C450	Ensure the houses built are all sold before more development occurs.	This can not be controlled through planning policy in a development plan document. No change recommended.	
17	22	Policy 4	C451	Hold consultation with local people on how types of housing will be mixed together	For site F1 this will be undertaken through consultation on the draft masterplan. No change recommended.	
17	25	Policy 4	C452	Stop all development	See C250.	
17	26	Policy 4	C453	Keep the integrity of the village by having similar houses & dynamics to what already exist here.	Included within Policy 3. No change recommended.	
19	1	Policy 5	C454	There is no mention here of the Conservation areas that exist in the Village although mentioned within the Design Guide it may be an important element given Feering Hill's conservation area	The local conservation areas are referenced within section 3.4. Changes to amending the administration of conservation area boundaries has not previously been identified as an issue to be	

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				actually falls under the Parish of Kelvedon which is technically no longer correct. A policy around correcting this area could be a key point given that BDC are currently reviewing the Conservation Areas within the district.		included within the FNP. This issue may need further consideration with the NPC. Further information is required to determine if this is an issue which is appropriate for inclusion in the FNP. DONE
19	1	Policy 5	C455	Page 67 of the Design Guide looks at the Non-Listed Assets. It is the Kelvedon & Feering Heritage Society, not the Feering Heritage Society. Currently this detail is not factually correct.		Noted. This should be amended in the Village Design Guide accordingly. WE CAN'T CHANGE DESIGN GUIDE – LEE TO INVESTIGATE
19	1	Policy 5	C456	Recognize Non-Listed Assets like Taylors land, The River Walk and flood plain, the area next to the Community Centre with the trees and pond, and the land behind the 50 & 52 Feering Hill where footpath 13 runs.		Non-listed heritage items are not included within the FNP. These can be included where this is supported by the NPC. DONE
19	2	Policy 5	C457	Please replace the two shoulds with musts.		Flexibility within policy wording is preferred to allow the Policy to still apply and support policy aims if specific circumstances change in the future. The preference and intention of the NPC is clear through the current wording in the Policy. No change recommended.
			C458	the second sentence is unclear		The policy appears clear. No change recommended.
20	2	Policy 5	C459	developer contributions to community infrastructure should be an important factor and driver to enhance and add to our heritage. For instance the former Crab & Winkle Line needs to be an entity, as a footpath and cycleway amenity for the Feering residents, not just a protected route.		Developer contributions can only contribute to infrastructure required to support the impact of the development. This is unlikely to include works to the former Crab and Winkle line. No change recommended.
20	3		C460	remove "should".		Flexibility within policy wording is preferred to allow the Policy to still apply and support policy aims if specific circumstances change in the future. The preference and intention of the NPC is clear through

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						the current wording in the Policy. No change recommended.
20	4		C461	Better definition of "heritage asset".		Unclear how the definition of heritage asset can be improved. No change recommended.
20	5		C462	Strengthen policy		Unclear representation, further information is required to understand which parts of the policy required strengthening, and why.
20	8		C463	How can new development and urbanisation enhance the heritage of the village?		There are many examples where new development has positively supported and enhanced the protection of heritage assets. No change required.
20	9		C464	I agree the heritage buildings and fabric of Feering should be protected. Keeping the architectural history and look of the village will be a challenge but the plan seems to be addressing this so far.		Noted. No change required.
20	10		C465	Ensure the heritage and green sites are totally protected. That no development can be allowed on a site that's actually protected.		Included within FNP Policy 5 and Policy 6. No change required.
20	14		C466	Don't develop the area at all		See C250.
22	1	Policy 6	C467	(same comment C321)		Noted. A HRA Screening Report will be undertaken with support from Braintree District Council. OK
			C468	We need to create a minimum of 10% net biodiversity gain.		Through existing text and additions proposed in C162, FNP Policy 2 and 6 seek net biodiversity gains. No change recommended.
			C469	Taylors land, The River Walk and flood plain, the area next to the Community Centre with the trees and pond, and the land behind 48, 50 & 52 Feering Hill where footpath 13 runs could all be part of the areas identified for protection. Table 2 does not capture these areas.		FNP Table 2 relates to new projects, rather than protecting existing assets. Policies within the FNP should already provide sufficient protection to these areas as appropriate. No change recommended.

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22	2	Policy 6	C470	In A and C please replace shoulds with musts.		Flexibility within policy wording is preferred to allow the Policy to still apply and support policy aims if specific circumstances change in the future. The preference and intention of the NPC is clear through the current wording in the Policy. No change recommended.
22	3	Policy 6	C471	Contradiction in terms. Any significant development will adversely affect the environment		Unclear if this representation relates to the Site F1. Where it does, see C250.
22	5	Policy 6	C472	Language such as 'where possible', 'should seek to', 'where appropriate' is too nebulous and should be removed.		Flexibility within policy wording is preferred to allow the Policy to still apply and support policy aims if specific circumstances change in the future. The preference and intention of the NPC is clear through the current wording in the Policy. No change recommended.
			C473	there should be no risk of there being ANY 'negative impact'.		Policy seeks to mitigate any negative impacts. This approach is consistent with national planning policy. No change recommended.
23	2	Policy 6	C474	Should this section include provision for activities that identify species / habitats of particular interest (as well as protecting them).		The purpose of the policy is to protect the natural environment from the impacts of development. In undertaking this activity, species and habitats will be identified. No change recommended.
			C475	There is mention of EU schemes in here: what happens when the UK has withdrawn from the EU. Is some wording needed to indicate how the provision / requirement will be replaced / enforced beyond this?		European sites will continue to be protected following Brexit, as these sites will be continue to environmentally important, and will therefore be protected through future UK legislation. No change recommended.
23	3	Policy 6	C476	Is there any reason why connectivity between wildlife areas and public open spaces through green corridors and/or improvements to the Public Rights of Way, cycle, footpath and		These routes can include access to public transport. Policy 6 does not preclude this. Ensuring

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				bridleway networks, cannot include access to public transport e.g. trains and buses?		connections to public transport are address within Policy 9. No change recommended.
23	5	Policy 6	C477	Against 750 houses. the destruction of wildlife corridors in this area would be tantamount to criminal in these times of stress on our wildlife. G.S.Dolden MRICS in his Wildlife Habitats Around Feering consultation : "From the development plans put forward it appears that these areas are intended to be preserved and the riverside walkways extended however the value to the wildlife is the relative isolation of these areas, if they are reduced to small corridors all but the smallest of animals will retreat back along the river. The small animals will also be subject to human interference and predation from dogs and cats. "		Policy 2 seek to incorporate wildlife corridors within the proposed development. An inevitable consequence of the impact of new development is the reduction in the open countryside. However good quality wildlife corridors within new developments can minimise the impacts of the development. No change recommended.
23	6	Policy 6	C478	The wording itself gives weight to the argument that there is too large an allocation of housing for the rural village of Feering; Policy 6B i: "Protect and where possible enhance public open space, local wildlife sites, important features of the natural environment, & biodiversity of the site", this is completely at odds with building 750 houses!		See C250.
23	7	Policy 6	C479	SUDs are an important critical consideration for the planning authority?		SuDS are included within FNP Policy 6. No change required.
			C480	encourage grey water systems where appropriate?		Wastewater is addressed within FNP Policy 7. Further information could be provided within FNP Policy 7 regarding grey water management, if this is an issue which is considered important for the area. There is no requirement to include this within the Plan. NO CHANGE
23	8	Policy 6	C481	use of words 'where possible' is too vague, use words like 'will' must' 'penalties'		Flexibility within policy wording is preferred to allow the Policy to still apply and support policy aims if

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						specific circumstances change in the future. The preference and intention of the NPC is clear through the current wording in the Policy. No change recommended.
23	9	Policy 6	C482	the wording should be much stronger i.e. 'the developer will' etc. not for example 'where possible'.		Flexibility within policy wording is preferred to allow the Policy to still apply and support policy aims if specific circumstances change in the future. The preference and intention of the NPC is clear through the current wording in the Policy. No change recommended.
23	11	Policy 6	C483	Be more definitive with the wording to avoid leaving future loopholes		Flexibility within policy wording is preferred to allow the Policy to still apply and support policy aims if specific circumstances change in the future. The preference and intention of the NPC is clear through the current wording in the Policy. No change recommended.
23	13	Policy 6	C484	If BDC get approval for the 'Garden Villages' (urban areas), then there will be minimal green and natural areas between Feering and this new development, thus making the policy irrelevant.		See C250. No change requested.
23	14	Policy 6	C485	I am interested to see the list of potential projects listed in 5.6.9 which could be developed to enhance the provision and quality of green infrastructure in the village.		Noted. No change requested.
23	15	Policy 6	C486	Consider how the vast up-tick in car journeys and standing traffic that will be stuck on Inworth Road, will impact pollution levels already heavily influenced by the ever increasing amount of traffic on the A12		Transport infrastructure improvement identified within Policy 2 and Policy 11 will seek to reduce congestion and air pollution in the area. As outlined in paragraph 5.11.2, new development proposals will be expected to demonstrate the impact of the proposals on infrastructure in the local area, including impact on traffic volumes, noise pollution

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						and air quality. They will be required to outline how appropriate infrastructure improvements can be implemented to mitigate the identified impacts. No change recommended.
23	16	Policy 6	C487	Can the PC stop developments that have an adverse impact on the local ecology or is this 'trumped' by perceived economic benefit? Having lived thru the flood in 2000 I am concerned about the impact the planned building work will have on drainage.		FNP Policy 2 and Policy 6 seek to manage the impact on ecology from new development. The Parish Council will assess how new development proposals use the criteria set out within these policies. Drainage is addressed within FNP Policy 7.
23	18	Policy 6	C488	Ensure green sites are protected, land isn't built on		This is included within the aims of Policy 6. No change recommended.
			C489	Ensure the village remains just that.		Noted. No change requested.
23	19	Policy 6	C490	Add in management and maintenance should transfer to the Parish Council once the development is complete		Policy 6 provides the Parish Council with the opportunity to be consulted on future management and maintenance arrangements. The Parish Council can then consider on a site by site basis whether any further involvement from the Parish Council may be appropriate. No change recommended.
23	20	Policy 6	C491	Ideally it would be great if new green infrastructure and development could be created and maintained using permaculture and organic principles.		This can be identified within the supporting text to Policy 6 if the NPC are supportive of this. There is no requirement to include this within the Plan. NO CHANGE
23	22	Policy 6	C492	As little development as possible		See C250.
			C493	We're in a climate emergency yet there is no mention of any restrictions on carbon from heating or electric infrastructure for electric cars/transport.		Sustainable design features are included within Policy 3. The requirement for electric car charging points is included in the BDC draft Local Plan, and is therefore not essential to be included in the FNP. This could be included within the Plan if the NPC are

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						supportive of this proposal. Could be included within Policy 3 or Policy 9. NO CHANGE
25	1	Policy 7	C494	Please replace should with must.		Flexibility within policy wording is preferred to allow the Policy to still apply and support policy aims if specific circumstances change in the future. The preference and intention of the NPC is clear through the current wording in the Policy. No change recommended.
25	2	Policy 7	C495	need to replace "should" with " must".		Flexibility within policy wording is preferred to allow the Policy to still apply and support policy aims if specific circumstances change in the future. The preference and intention of the NPC is clear through the current wording in the Policy. No change recommended.
25	3	Policy 7	C496	the wording is again left too open. 'Where appropriate' and 'should avoid' are too nebulous again.		Flexibility within policy wording is preferred to allow the Policy to still apply and support policy aims if specific circumstances change in the future. The preference and intention of the NPC is clear through the current wording in the Policy. No change recommended.
			C497	Given the increasing levels of flood problems in many parts of the UK, water run-off is a direct result of developments and there is evidence that this issue is not given enough credence.		SuDS is included within FNP Policy 2 and 6. Surface water flooding is addressed in Policy 7 as pluvial flooding. No change required.
25	4	Policy 7	C498	Flood management is a must and it is not right to say 'where appropriate'.		Flexibility within policy wording is preferred to allow the Policy to still apply and support policy aims if specific circumstances change in the future. The preference and intention of the NPC is clear through the current wording in the Policy. No change recommended.

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25	5	Policy 7	C499	There is no mention of what will be done as part of the development to help improve the current flood management		The Plan cannot require new development proposals to address existing flooding issues. New development only need to address flooding issues associated with the site being developed. Projects for existing flooding issues, where identified, can be included in the FNP. No change recommended.
26	1	Policy 7	C500	mention the Parish's position on the Environment Agencies Coggeshall, Feering & Kelvedon Flood Alleviation Scheme.		This can be included in the FNP where considered relevant by the NPC. NO CHANGE
26	2	Policy 7	C501	Remove "where appropriate" and replace "should" with "must".		Flexibility within policy wording is preferred to allow the Policy to still apply and support policy aims if specific circumstances change in the future. The preference and intention of the NPC is clear through the current wording in the Policy. No change recommended.
26	3	Policy 7	C502	Change 'should avoid and reduce' to 'should overcome and eliminate'.		The elimination of flood risk may be too difficult to achieve. The term reduce is consistent with national planning policy. No change recommended.
26	4	Policy 7	C503	strengthen "as a minimum"		Unclear how this should be changed. No change recommended.
26	5	Policy 7	C504	"Words such as 'Where appropriate' and 'Should' too weak. Use mandatory words such as 'Will and Must' stronger conditions."		Flexibility within policy wording is preferred to allow the Policy to still apply and support policy aims if specific circumstances change in the future. The preference and intention of the NPC is clear through the current wording in the Policy. No change recommended.
26	6	Policy 7	C505	Place stronger conditions on the developer.		Unclear what additional conditions should be place on the developer. No change recommended.
26	7	Policy 7	C506	Use much more forceful language. Change to must, will, etc, much more positive language.		Flexibility within policy wording is preferred to allow the Policy to still apply and support policy aims if

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					specific circumstances change in the future. The preference and intention of the NPC is clear through the current wording in the Policy. No change recommended.	
26	9	Policy 7	C507	Change wording to, for instance, 'must' rather than 'should'.	Flexibility within policy wording is preferred to allow the Policy to still apply and support policy aims if specific circumstances change in the future. The preference and intention of the NPC is clear through the current wording in the Policy. No change recommended.	
26	11	Policy 7	C508	The word appropriate should be deleted.	The Policy may not apply to all development. The term 'where appropriate' clarifies this, and demonstrates that the policy requirements will only apply where appropriate. No change recommended.	
26	13	Policy 7	C509	Review all flood management currently in place for both Feering but most importantly Kelvedon.	This has not been identified previously as required for inclusion in the FNP. It may not be appropriate or necessary for the FNP to consider flood management in such detail. No change recommended.	
26	17	Policy 7	C510	Want minimal housing	See C250.	
28	1	Policy 8	C511	The objectives and the actual policy are not specific enough given the community feedback. The community orchard woodland for example has been on the communities' wish list for some time and therefore falls under 5.8.3 in the draft plan, not 5.8.4.	It is acknowledged that there is an existing wish for a community woodland. However, the size of Site F1 will increase the need for additional green infrastructure, and the community woodland could then meet additional needs from the development, whilst also satisfying existing wishes for additional woodland areas. No change recommended.	
			C512	There is no reference to the keen interest in the off-road cycle route to Kelvedon and Coggeshall along the River Blackwater.	This can be included within section 3 of the Plan.	

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28	2	Policy 8	C513	In Policy 8A and 8C replace shoulds with musts.	Flexibility within policy wording is preferred to allow the Policy to still apply and support policy aims if specific circumstances change in the future. The preference and intention of the NPC is clear through the current wording in the Policy. No change recommended.	
28	2	Policy 8	C514	Consider removing would from Policy B	This will not change the aims of the Policy. Change is not necessary. No change recommended.	
28	3	Policy 8	C515	Strengthen. Policy 8A should insist upon the improvement or expansion of facilities	It will not be appropriate for all development to contribute to community facilities. The Policy cannot therefore insist that all new developments contribute to community facilities. This should only be required where it is possible for a development to deliver such facilities, which is likely to affect larger developments. The policy wording is consistent with national planning policy. No change recommended.	
			C516	Strengthen. Policy 8B should refuse any proposals that result in a net loss of facilities.	The FNP and Parish Council do not have the powers to refuse or approve applications. The policy wording in Policy 8 reflects the powers available to the Parish Council. No change recommended.	
			C517	Strengthen. Policy 8C developers must contribute and ECC should demonstrate the increase in educational facilities.	Flexibility within policy wording is preferred to allow the Policy to still apply and support policy aims if specific circumstances change in the future. The preference and intention of the NPC is clear through the current wording in the Policy. No change recommended.	
28	4	Policy 8	C518	Not sure what "leisure facilities" means.	The term is defined in paragraph 5.8.1. No change required.	

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28	5	Policy 8	C519	Change Policy 8A: 'Development proposals SHOULD also identify opportunities to improve and expand community provision.'	This will not change the aims of the Policy. Change is not necessary. No change recommended.	
			C520	Change Policy 8B: 'Development proposals which would result in the net loss of facilities will be resisted <u>removed</u> '	The proposed change would not make sense. The policy wording needs to be clear and unambiguous. No change recommended.	
29	2	Policy 8	C521	Policy 8A. replace ""should"" with ""must"" x2	Flexibility within policy wording is preferred to allow the Policy to still apply and support policy aims if specific circumstances change in the future. The preference and intention of the NPC is clear through the current wording in the Policy. No change recommended.	
			C522	Policy 8A remove ""where possible""	Flexibility within policy wording is preferred to allow the Policy to still apply and support policy aims if specific circumstances change in the future. The preference and intention of the NPC is clear through the current wording in the Policy. No change recommended.	
			C523	Policy 8C. replace ""should"" with ""must""	Flexibility within policy wording is preferred to allow the Policy to still apply and support policy aims if specific circumstances change in the future. The preference and intention of the NPC is clear through the current wording in the Policy. No change recommended.	
			C524	ADD under Policy 8C: All-weather full-size community sports pitch AND a sports hall sufficiently large for 2 badminton courts.	Additional sporting facilities from new development are included within Policy 11. The need for specific facilities should be evidenced. The FNP does not have evidence of the need for a sports hall and a badminton court.	

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29	3	Policy 8	C525	If a development changes the projected community demographic (e.g. age range, ethnicity, religion etc) how will this be considered in the community and leisure facilities?	Through Policy 2 and Policy 11, new development will be required to contribute towards the need for new community and leisure facilities that arise as a direct result of the new development. No change recommended.	
29	4	Policy 8	C526	Change 'should contribute proportionately towards the provision of community' as a minimum and add contribute to superior and extensive facilities. There has never been a better opportunity in Feering's development history to benefit from developer contributions of £Ms.	To be in accordance with CIL Regulation 122, the requirements placed upon new development must be fair and reasonable. New development should only therefore provide new infrastructure which address the needs directly relating to the needs of the development. Requiring 'superior' facilities may not directly relate to the needs of the development. The development will only be required to increase the provision of facilities, not necessarily improve its quality. No change recommended.	
29	5	Policy 8	C527	Development proposals which create new leisure or community facilities should work towards local community ownership and management of those facilities	This could be included if the NPC are interested in this approach. There is no requirement to include this within the Plan.	
29	6	Policy 8	C528	Again use stronger words 'Should' not 'Where possible'	Flexibility within policy wording is preferred to allow the Policy to still apply and support policy aims if specific circumstances change in the future. The preference and intention of the NPC is clear through the current wording in the Policy. No change recommended.	
29	7	Policy 8	C529	Stronger conditions on the developer.	Unclear what additional conditions should be placed on the developer. No change recommended.	
29	8	Policy 8	C530	"Language it too soft... more must, will, as opposed to could and should.	Flexibility within policy wording is preferred to allow the Policy to still apply and support policy aims if specific circumstances change in the future. The	

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						preference and intention of the NPC is clear through the current wording in the Policy. No change recommended.
			C531	The school is already over-subscribed, so any additional houses and their ""families will be struggling to get quality education for their children. We need a new purpose built school before any future housing developments.		See comment C49. Education requirements will be amended as advised by ECC as the Education Authority.
29	9	Policy 8	C532	If Policy 1 goes ahead, it is crucial that it only does if the detail in this policy 8 (and the other policies) is completely adhered to.		Site F1 will be expected to comply with all policies in the FNP, where appropriate. No change required.
29	10	Policy 8	C533	The lack of GPs willing to open surgeries brings into serious question whether the new developments will be sustainable.		Required infrastructure improvements are identified within FNP Policy 2 and Policy 11. This includes healthcare improvements. Healthcare provision is managed by the NHS. The contributions requested by the NHS will be required from the developers through the S106 agreement. There will therefore be an obligation for the developers to provide the healthcare contribution in support of the development. The NHS will then manage how the improvements are delivered to the community. No change recommended.
29	13	Policy 8	C534	concerned about local amenities and infrastructure. The new housing will generate more traffic		Improvements to local infrastructure, including amenities and highways, are included within Policy 2 and Policy 11. No change required.
			C535	The new housing will impose demand on a local doctor surgery that is already crumbling under demand today let alone having to absorb another 1500 (approx) people from 750 new houses.		Improvements to health facilities are included within Policy 11. No change recommended.
29	14	Policy 8	C536	How will the village remain a quiet and peaceful place to live? Not everyone wants sports facilities, play areas more shops and busy roads!		FNP Policy 2 and Policy 3 see to maintain the character of the village. No change required.

Question	Respondent no.	Section / Policy which comment relates	Comment ref	Comment summary	DAC response	
					Key	
						Change required to meet NP Basic conditions
						Change could be made, NPC to consider
						No change recommended
29	15	Policy 8	C537	There isn't loads for the children of this parish to do, protecting and enhancing what is available should be paramount.	Noted. This is included within Policy 8. No change required.	
			C538	Would be great to see other amenities for children to utilise.	FNP Policy 2 and Policy 11 seeks additional facilities within the Parish. No change recommended.	
29	16	Policy 8	C539	Add in a section about developments contributing to the existing Health service provision	Improvements to health facilities are included within Policy 11. No change recommended.	
29	17	Policy 8	C540	(same comments C519 and C520)	See C519 and C520.	
31	1	Policy 9	C541	In Policy 9A please replace should with must.	Flexibility within policy wording is preferred to allow the Policy to still apply and support policy aims if specific circumstances change in the future. The preference and intention of the NPC is clear through the current wording in the Policy. No change recommended.	
			C542	In Policy 9A ii consider removing where possible.	Flexibility within policy wording is preferred to allow the Policy to still apply and support policy aims if specific circumstances change in the future. The preference and intention of the NPC is clear through the current wording in the Policy. No change recommended.	
31	2	Policy 9	C543	Wording needs to be tighter around Policy 9A iii	Unclear how the policy wording could be 'tighter'. The policy wording is consistent with national planning policy. No change recommended.	
31	3	Policy 9	C544	Yet again, the 'where possible' and 'where appropriate' terminology leaves the proposals at risk of being amended and abused.	Flexibility within policy wording is preferred to allow the Policy to still apply and support policy aims if specific circumstances change in the future. The preference and intention of the NPC is clear through the current wording in the Policy. No change recommended.	

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					Key	Change required to meet NP Basic conditions
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						No change recommended
31	4	Policy 9	C545	Words like 'significantly' and detrimentally should be deleted from the text.	The policy needs to be realistic and achievable. Without these terms the policy could become too difficult for developers to achieve, and this would not meet the neighbourhood plan basic conditions. No change recommended.	
32	1	Policy 9	C546	Specific reference should be given regarding the need to alleviate heavy goods vehicles from the village.	This has not previously been identified as an issue for inclusion in the Plan. Reference can be made to this within the Plan if this is supported by the NPC, however further discussions may be needed with ECC to consider what could be done, and if this could be achievable.	
			C547	If not mentioned in policy 3 here is a good place to bolster cycle paths and footways and how they are essential to reduce carbon emissions and help towards air quality.	Included within Policy 9. No change required.	
			C548	A brief note within the draft plan regarding wildlife road tunnels/bridges could be included as a material consideration with the improved A12 and junction.	This could be included within section 5.6 if the NPC supports this issue. There is no requirement to include this within the Plan.	
32	2	Policy 9	C549	Policy 9A ii: Remove "where possible" Strengthen policy	Flexibility within policy wording is preferred to allow the Policy to still apply and support policy aims if specific circumstances change in the future. The preference and intention of the NPC is clear through the current wording in the Policy. No change recommended.	
			C560	Policy 9A iv: remove "where appropriate" Strengthen policy	Flexibility within policy wording is preferred to allow the Policy to still apply and support policy aims if specific circumstances change in the future. The preference and intention of the NPC is clear through the current wording in the Policy. No change recommended.	

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					Key	
						Change required to meet NP Basic conditions
						Change could be made, NPC to consider
						No change recommended
			C561	Replace pedestrian & cycle routes with "non-vehicular multi-user routes" to ensure that routes are suitable for pedestrians, cyclists, mobility-impaired users, joggers and horse-riders"		Policy 9 refers to 'sustainable modes of transport'. It is recommended that this is defined within the support text to Policy 9, and that the definition should include mobility-impaired users, joggers, and horse-riders as suggested within the representation. CHANGED IN POLICY
32	3	Policy 9	C562	In addition to access to Kelvedon Station and bus stops, there should be engagement with the rail and bus providers to encourage review of services to help ensure adequate provision to accommodate any new development.		Agreed. Policy 9, part A should include an additional requirement for proposals for new development to 'where appropriate, include evidence of engagement with rail and bus providers to ensure adequate provision of services to meet the needs of the new development'. DONE
32	4	Policy 9	C563	Be more specific on key connectivity issues as how to improve and address London Road and Feering Hill increased traffic flows / congestion		This will be addressed further within the masterplan required through Policy 2, and later through the production of a planning application which meets the infrastructure requirements of Policy 11. No changes recommended.
			C564	Be more specific on key connectivity issues as how to improve and address access (four-way) onto A12 north of Feering.		This will be addressed further within the masterplan required through Policy 2, and later through the production of a planning application which meets the infrastructure requirements of Policy 11. No changes recommended.
32	5	Policy 9	C565	All good aspirations but none of this will happen without the aforementioned access to / from the A12 at the north end of Feering. Speeding vehicles on Feering Hill and the horrible congestion / pollution of the High Street in Kelvedon will get very much worse.		Highways improvements are proposed through FNP Policy 2 and Policy 11. No changes required.

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						No change recommended
32	6	Policy 9	C566	Policy 9B - Employment sites may need more parking for staff and visitors than that provided at other sites in the parish e.g. at Threshelfords business park.		Parking requirements are subject to the ECC Parking Standards, which is included within Policy 9. No changes recommended.
32	7	Policy 9	C567	Reduce the number of proposed dwellings to fifty or so. This would be the ONLY way to achieve the stated ambition from the Policy, as follows; "Not significantly increase levels of congestion within the Parish". 750-plus houses will inevitably bring congestion, speeding, antisocial behaviour, criminality and overcrowding.		See C250.
32	8	Policy 9	C568	the fact that the proposed development contains such an enormous number of houses means that the Policy is completely unrealistic, and will inevitably result in increased traffic, speeding, air pollution and so on, thus negating the policy		See C250. Highways improvements are proposed through FNP Policy 2 and Policy 11. No changes required.
			C569	the proposed development will seriously impact the quality of life for existing residents.		FNP Policy 2 and Policy 3 seek to protect the character of the village from new development proposals. No change recommended.
32	9	Policy 9	C570	Again use stronger words 'Should' not 'Where possible' as there should be more responsibility on the developer.		Flexibility within policy wording is preferred to allow the Policy to still apply and support policy aims if specific circumstances change in the future. The preference and intention of the NPC is clear through the current wording in the Policy. No change recommended.
32	10	Policy 9	C571	Stronger conditions on the developer.		Unclear what conditions should be included. No change recommended.
32	11	Policy 9	C572	Again, the language used is too soft. Too many "shoulds"....		Flexibility within policy wording is preferred to allow the Policy to still apply and support policy aims if specific circumstances change in the future. The preference and intention of the NPC is clear through

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						No change recommended
					the current wording in the Policy. No change recommended.	
32	12	Policy 9	C573	There should be no increased level of congestion as all expansion in dwellings needs to be catered for within expanded and enhanced roadways or accessibility to the dwellings within the Parish.	Highways improvements are proposed through FNP Policy 2 and Policy 11 which should address potential impacts on congestion. No changes required.	
32	13	Policy 9	C574	Under Policy 9A omit 'where possible' and 'where appropriate'	Flexibility within policy wording is preferred to allow the Policy to still apply and support policy aims if specific circumstances change in the future. The preference and intention of the NPC is clear through the current wording in the Policy. No change recommended.	
			C575	Under Policy 9B change 'should' to 'must'	Flexibility within policy wording is preferred to allow the Policy to still apply and support policy aims if specific circumstances change in the future. The preference and intention of the NPC is clear through the current wording in the Policy. No change recommended.	
			C576	Under Policy 9B iii change 'Avoid' to 'Reduce'	Employment generating development is unlikely to be able to support a reduction in traffic flows through the village. The purpose of this policy requirement is to avoid increased traffic flows through the village as a result of development. No change recommended.	
32	15	Policy 9	C577	No new development should start until a viable off-road pedestrian/cycle route is established between Feering and Kelvedon. The only possibility is a route following the river Blackwater and provision of a bridge over the river near to the station.	The need for this project cannot be linked directly to needs arising from the new development. The FNP could not therefore restrict development until the completion of this project. This project is however	

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						No change recommended
						included within the Neighbourhood Plan Action Plan. No change recommended.
32	16	Policy 9	C578	Remove the word 'significantly' from Policy9A III		The policy needs to be realistic and achievable. Without this term the policy could become too difficult for developers to achieve, and this would not meet the neighbourhood plan basic conditions. No change recommended.
			C579	Remove the word 'significantly' from Policy 9B III		The policy needs to be realistic and achievable. Without this term the policy could become too difficult for developers to achieve, and this would not meet the neighbourhood plan basic conditions. No change recommended.
32	17	Policy 9	C580	Make sure that the developers do what is lined out in this policy or the village will cease to function		Noted. This is the purpose of the FNP. No change required.
32	18	Policy 9	C581	Under Policy 9A iii Text should read 'Not significantly increase levels of congestion		The policy needs to be realistic and achievable. Without this term the policy could become too difficult for developers to achieve, and this would not meet the neighbourhood plan basic conditions. No change recommended.
			C582	Under Policy 9A v Text should read 'Not detrimtally impact on air quality and public health within the Parish.....'		The policy needs to be realistic and achievable. Without this term the policy could become too difficult for developers to achieve, and this would not meet the neighbourhood plan basic conditions. No change recommended.
			C583	Under Policy 9B iii Text should read 'Avoid significantly increasing traffic flows through the village.....'		The policy needs to be realistic and achievable. Without this term the policy could become too difficult for developers to achieve, and this would not meet the neighbourhood plan basic conditions. No change recommended.

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32	19	Policy 9	C584	I wouldn't change it but I have no idea how we can achieve this without serious upgrades to the A12 access and improvements to the bus service. It doesn't matter how many cycle paths are built people are going to drive to station to either park or pick partners up. how can we minimise the impact.	FNP Policy 9 seeks to increase the use of sustainable modes of transport, and FNP Policy 2 and Policy 11 seek to deliver improvements to the highways network. No change required.	
32	21	Policy 9	C585	Some of the pavements are not great, these need to be repaired. The Inworth Road has a section by the Anchor where there is no pathway...surely this should be sorted, even if it does mean reducing the road width...which would be great to assist with traffic calming.	FNP Policy 9 seeks to improve accessibility. These proposed pavement improvements are not listed within the Plan. These could be projects which could be identified within the Plan and listed within the Neighbourhood Plan Action Plan if supported by the NPC. DONE	
			C586	past The Bell pub there is a walk way identified for pedestrians but no pathway to walk on and this continues right up to the bridge...nothing to walk on except the road. Very dangerous for everyone.	FNP Policy 9 seeks to improve accessibility. This proposed pavement improvement is not listed within the Plan. This could be a project which could be identified within the Plan and listed within the Neighbourhood Plan Action Plan if supported by the NPC. DONE	
32	22	Policy 9	C587	Policy 9B ii should not just single out Kelvedon Station but include all aspects of the village and surrounding area	The station is highlighted as it is likely to be an important transport connection for workers. The representation does not state which other pedestrian links are important for employment generating development. No change recommended.	
32	23	Policy 9	C588	Remove the word 'significantly' from Policy 9A iii	The policy needs to be realistic and achievable. Without this term the policy could become too difficult for developers to achieve, and this would not meet the neighbourhood plan basic conditions. No change recommended.	
				Remove the word 'significantly' from Policy 9B iii.	The policy needs to be realistic and achievable. Without this term the policy could become too	

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						Change required to meet NP Basic conditions
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						No change recommended
						difficult for developers to achieve, and this would not meet the neighbourhood plan basic conditions. No change recommended.
			C589	Feering does not have the infrastructure to cope with increased amounts of congestion or flow going through it		FNP Policy 9 seeks to manage the amount of traffic going through the village. FNP Policy 2 and 11 seek highways improvements to reduce congestion levels within the Parish. No change recommended.
32	26	Policy 9	C590	Provide alternative access to A12		This proposed highway improvement is included within Policy 11. No change required.
32	27	Policy 9	C591	Consider electric car charging infrastructure bearing in mind the fact combustion engines will be banned for sale in 2035.		The requirement for electric car charging points is included in the BDC draft Local Plan, and is therefore not essential to be included in the FNP. This could be included within the Plan if the NPC are supportive of this proposal. Could be included within Policy 3 or Policy 9. DONE
32	28	Policy 9	C592	But your development clearly won't result in any of this!!! Not increasing congestion-The place will be gridlocked at rush hours.		FNP Policy 9 seeks to manage the amount of traffic going through the village. FNP Policy 2 and 11 seek highways improvements to reduce congestion levels within the Parish. No change recommended.
34	1	Policy 10	C593	In Policy 10A please replace 'should' with 'must'.		Flexibility within policy wording is preferred to allow the Policy to still apply and support policy aims if specific circumstances change in the future. The preference and intention of the NPC is clear through the current wording in the Policy. No change recommended.
			C594	In Policy 10B please replace 'should' with 'must'.		Flexibility within policy wording is preferred to allow the Policy to still apply and support policy aims if specific circumstances change in the future. The preference and intention of the NPC is clear through

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						the current wording in the Policy. No change recommended.
			C595	In Policy 10B ii please replace 'would' with 'must'.		Flexibility within policy wording is preferred to allow the Policy to still apply and support policy aims if specific circumstances change in the future. The preference and intention of the NPC is clear through the current wording in the Policy. No change recommended.
34	2	Policy 10	C596	Wording to Policy 10A iv needs to be tighter		Unclear how the policy wording could be 'tighter'.
34	3	Policy 10	C597	Policy 10A iv 'without having a significantly detrimental impact' - no detrimental impact must be permitted. Access should only be via the new A12 and new multi-directional junction.		The policy needs to be realistic and achievable. Without the term significant, the policy could become too difficult for developers to achieve, and this would not meet the neighbourhood plan basic conditions. National planning policy seeks growth, even where there may be some impact on the transport network. No change recommended.
34	4	Policy 10	C598	Don't want offices and industrial units close to housing.		Noted. Policies within the FNP and Local Plan will manage the impact of industrial uses on neighbouring area. No change recommended.
35	1	Policy 10	C599	We could try and promote environmentally friendly businesses and encourage existing and new businesses to be "environmentally sustainable" or even "carbon neutral".		This could be incorporated into the Plan if the NPC are supportive of this. There is no requirement to include this within the Plan. DONE
35	2	Policy 10	C600	Some dwelling suitable for homeworking / tradesmen working from a home base		Policy 10 can support development associated with home working. Paragraph 5.10.3 outlines the Parish Council's support for home working. No change recommended.
35	3	Policy 10	C601	Lacks a bit of detail in places e.g. in Policy 10A, in what way(s) will the plan enable new SMEs to locate here		FNP Policy 10 requires employment generating development to enable SME, but does not outline further how SMEs will be encouraged locate in the

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						No change recommended
						area. Further information could be included within the supporting text to Policy 10 where this is supported by the NPC. DONE
			C602	Lacks detail in Policy 10B, would number of people employed be a factor?		FNP Policy 10 part B is proposed to be amended, see C105. The number of people employed is not proposed to be a factor. The policy seeks to protect employment land irrespective of the number of people being employment. No change recommended.
35	4	Policy 10	C603	It is a wholly policy description and why not be more visionary and ambitious? Feering needs to build on success of Threshelfords Business Park and encourage similar activities and high tech industries.		FNP Policy 1 allocates additional employment land in the Parish, and Site F1 is the proposed location for this. The masterplan proposed within FNP Policy 2 will consider the appropriate location and precise uses for the site. No change recommended.
35	5	Policy 10	C604	Policy 10A, add a para v. Provide a walking route with safe footway access to Kelvedon Station (this has still not been provided for Threshelfords where walking is in the road), and a cycling route.		This is included within Policy 9. No change recommended.
35	6	Policy 10	C605	Under Policy 10A iv remove the words "significantly detrimental" and change "a" to "an".		The policy needs to be realistic and achievable. Without this term the policy could become too difficult for developers to achieve, and this would not meet the neighbourhood plan basic conditions. No change recommended.
35	7	Policy 10	C606	New businesses (other than local services such as shops, dentist, doctor) should be located in areas that do not require access through the village.		Impact on traffic in the village from employment generating activities included within Policy 9 and 10, A, iv. No change required.
35	9	Policy 10	C607	Against the provision of new employment areas		See C250.
35	10	Policy 10	C608	Under Policy 10A.iv remove 'Significantly'		The policy needs to be realistic and achievable. Without this term the policy could become too

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					Key	
						Change required to meet NP Basic conditions
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						difficult for developers to achieve, and this would not meet the neighbourhood plan basic conditions. No change recommended.
35	11	Policy 10	C609	Policy 10A iv, this is a laudible aim but without an improved bus/train network additional cars are inevitable. People use a car to commute from one end of the village to the other and any jobs will naturally bring people in from outside the Parish and they are going to drive.		Noted. No change required.
35	13	Policy 10	C610	A12 bypass...if you are going to try and get new business into this area where would they be located?		Outlined within FNP Policy 1 and Policy 2. Allocated employment land will be located through the Site F1 masterplan.
			C611	A new link onto, and off, the A12 is a must. If this is not considered at all gridlock is going to occur as it's already here.		Included within Policy 11. No change required.
35	14	Policy 10	C612	I do not understand what the acronym SME stands for, explain better		This is included within the list of acronyms at the back of the document. However, agreed that the policy should not include an acronym not referred to in the supporting text. Recommend changing to state 'small and medium enterprises' rather than SME. DONE
37	1	Policy 11	C613	This section is particularly vague. Think the direction is right but the wording is weak, e.g. there is no indication of how these aspirations will be validated or tracked.		The representation does not specify which sections of wording are considered weak. Unclear what is meant by validating or tracking aspirations. The list of infrastructure requirements will be used to inform the production of planning applications in the area, and inform S106 negotiations. No change recommended.
37	2	Policy 11	C614	In Policy 11B please replace 'should' with 'must'.		Flexibility within policy wording is preferred to allow the Policy to still apply and support policy aims if specific circumstances change in the future. The

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						No change recommended
					preference and intention of the NPC is clear through the current wording in the Policy. No change recommended.	
37	3	Policy 11	C615	'where appropriate' is a get-out clause for developers	Flexibility within policy wording is preferred to allow the Policy to still apply and support policy aims if specific circumstances change in the future. The preference and intention of the NPC is clear through the current wording in the Policy. No change recommended.	
37	4	Policy 11	C616	The financial viability of the site to the developer should not be a consideration in whether or not they should contribute towards improving the local infrastructure to a point where it can sustain the increased population and vehicles expected once the development is complete.	It is a requirement of national planning policy that viability is considered. The FNP must consider this in order to meet the requirements of the neighbourhood plan basic conditions. No change recommended.	
37	5	Policy 11	C617	In Policy 11A and 11B the text 'Where appropriate' should be deleted.	It will not be appropriate for all development proposals to contribute towards new and improved infrastructure. The term 'where appropriate' is therefore required within the policy text. No change recommended.	
38	1	Policy 11	C618	Table 1 should have the "green" infrastructure projects at the top.	The order of the projects is irrelevant. No change recommended.	
				Shouldn't the Braintree Open Spaces Action Plan be detailed here rather than table 2 as this action plan is reviewed and updated yearly?	All projects identified within the Open Spaces Action Plan are listed within Policy 11 and Table 1. No change required.	
38	2	Policy 11	C619	Under Policy 11A remove 'where appropriate'	It will not be appropriate for all development proposals to contribute towards new and improved infrastructure. The term 'where appropriate' is therefore required within the policy text. No change recommended.	

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				ADD projects in the Feering Parish Open-Spaces Action Plan	All projects identified within the Open Spaces Action Plan are listed within Policy 11 and Table 1. No change required.	
38	3	Policy 11	C620	Policy 11A is very broad and open to interpretation. For instance what might the contributions be (financial, in kind, land etc). I think some examples would help.	The broadness of Policy 11 is intentional. At this stage it is unclear in exactly what form the contributions will be provided. The purpose of Policy 11 is therefore to clarify the infrastructure requirements, leaving further details to be determined through planning applications and further work on the BDC Local Plan. No change recommended.	
				Policies 11B & C: how will the proposed impacts presented be validated and how will the success of any proposed mitigation measures be tracked? Examples would help.	Infrastructure provision through planning applications will be checked and monitored by BDC planning officers, and commented on by Feering Parish Council through the determination of planning applications. No change required.	
38	4	Policy 11	C621	Policy 11A what does 'Where appropriate' mean, it must be a prerequisite that contributions are forthcoming.	It will not be appropriate for all development proposals to contribute towards new and improved infrastructure. The term 'where appropriate' is therefore required within the policy text. No change recommended.	
			C622	For Policy 11C there needs to be more flexibility to ensure necessary contributions are forthcoming. Beyond open book viability assessment there should be consideration as to how to achieve the scheme's financial objectives by increasing housing density to improve the revenue return, rather than exclude the provision of new and improved infrastructure in the Parish to mitigate the impacts of the development.	The level of infrastructure contributions provided by a developer should be directly related to the needs being created by the development. There should therefore be no need to increase housing numbers allocated to support the provision of infrastructure. No change recommended.	

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38	6	Policy 11	C623	We need to be robust in tying-down developers to their agreements, or we'll end up with nothing from them but hideous urban sprawl.	Noted. No change required.	
38	7	Policy 11	C624	Specify where appropriate. There should be precise responsibility on any development of developer.	It will not be appropriate for all development proposals to contribute towards new and improved infrastructure. The term 'where appropriate' is therefore required within the policy text. No change recommended.	
38	8	Policy 11	C625	Stronger conditions on the developer.	Unclear what additional conditions should be placed on a developer. No change recommended.	
38	9	Policy 11	C626	The junction at the Blue Anchor, Feering Hill, Kelvedon High Street are gridlocked. We need proper access to the A12, North and South from Tiptree, to stop the Tiptree traffic coming through the villages.	Highways improvements are included within Policy 11. No change required.	
38	10	Policy 11	C627	I'm not sure of the relevance (solely) of the wording "will render the site financially un-viable" as I don't think the policy wording is solely focused on financial viability of the proposals/applications, it is about the acceptability of the, to the community . If the development proposals are not in line with the communities policies around development then they should be rejected rather than there be further assessments.	It is a requirement of national planning policy that viability is considered. The FNP must consider this in order to meet the requirements of the neighbourhood plan basic conditions. No change recommended.	
			C628	What would be meant by 'open book viability' and would level of non-alignment with the policies would still allow a proposal to be acceptable and it's viability passed?	Recommend providing a definition of 'open book viability' within the supporting text, alongside further background information on how viability is considered within development proposals. DONE	
38	11	Policy 11	C629	change the wording to avoid loopholes and any potential future litigation for compelling developers to comply.	Proposed amendments to the wording are not provided within the representation. The existing wording is considered satisfactory in this regard. No change recommended.	

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38	13	Policy 11	C630	Have the suggested projects in Table 1 been tested/assessed for viability (a gym, swimming pool?) and whether they should be prioritised.	The viability of these projects has not been fully tested at this stage. The prioritisation of proposed infrastructure projects could be included within the FNP if this is supported by the NPC.	
38	14	Policy 11	C631	Policy 11C should stop at the end of the first sentence.	It is a requirement of national planning policy that viability is considered. The FNP must consider this in order to meet the requirements of the neighbourhood plan basic conditions. All text within Policy 11, C is required. No change recommended.	
38	15	Policy 11	C632	Developer contributions to infrastructure must take precedence as essential / mandatory and thereby avoid open book viability assessments which can easily be applied to offset responsibility.	It is a requirement of national planning policy that viability is considered. The FNP must consider this in order to meet the requirements of the neighbourhood plan basic conditions. No change recommended.	
38	16	Policy 11	C633	Insert new text that does not include 'where appropriate'	It will not be appropriate for all development proposals to contribute towards new and improved infrastructure. The term 'where appropriate' is therefore required within the policy text. No change recommended.	
38	17	Policy 11	C634	In addition to what is mentioned we need a junction for Tiptree on the A12	This is included within Policy 11 Table 1. No change recommended.	
38	19	Policy 11	C635	Obtain detailed proposals from developers on the sage access to and egress from the new developments	This will be provided through FNP Policy 2 and the masterplan process. No change required.	
38	20	Policy 11	C636	All new developments no matter how large should assist in keeping the village clean, tidy but most importantly ensure they are felt to be part of the community not just an arrival into it.	Maintaining the character of the village is included within FNP Policy 2 and FNP Policy 3. No change recommended.	
38	21	Policy 11	C637	Under improve skate park facilities in the table this should be Rye Mill lane.	Agreed. Recommend change as proposed in the representation. DONE	

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						Change could be made, NPC to consider
						No change recommended
38	24	Policy 11	C638	Developers need to be clear in what they are going to provide in maintaining our village community		Noted. FNP Policy 11 is intended to assist in this. No change required.
39	1	Table 2	C639	Table 2 needs updating		Further information is required to update Table 2. No change recommended.
		Glossary	C640	There is no glossary		Noted. It was not considered necessary to include a glossary. No change recommended.
		References	C641	The References page needs updating		Further information is required regarding what updates are required. No change recommended.
39	2	Policy 5	C642	Must include all-ways A12 junction		Included in Policy 11. No change required.
			C643	Add Green wedge between Feering & Marks Tey / Garden Community and Feering & Coggeshall		Unclear what exactly is meant by a 'green wedge'. Any policies seeking to restrict development in identified areas must be sufficiently evidenced. No evidence for the need for such policies has been identified through the production of the FNP. No change recommended.
			C644	Add off-road connection to Coggeshall		This is included within FNP Table 2. No change required.
39	3	General	C645	Several areas would benefit from clearer statements about what required, indications of how this will be validated / monitored, and what happens if non compliance occurs.		Infrastructure provision through planning applications will be checked and monitored by BDC planning officers, and commented on by Feering Parish Council through the determination of planning applications. No change required.
			C646	there are inconsistencies in wording in places (e.g. for bio-diversity 'key areas' in policy 2 and by inference all aspects in policy 6). This would benefit from having similar wording.		Agreed, see C349. DONE
39	4	Policy 1	C647	From what we have seen in recent months there has been a lot of pressure on local health services. Attention must be given to this important aspect when agreeing to developments.		Health related infrastructure improvements are included within Policy 11. No change required.

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39	12	General	C648	There should be a clearer definition of responsibilities and upon whom.		The level of detail provided is considered appropriate for a Neighbourhood Plan. Further information on specific projects is included within FNP Table 2. No change recommended.
39	14	General	C649	There is an awful lot of complex detail that I would see as overwhelming for most lay people and therefore hinder the amount of hoped for responses and completion of the survey. I do see this as a problem and suggest that a simplified version of the detail should be generated, if at all possible.		Further information is required on which sections of the Plan are considered too complex. It is hoped that the supporting text to policies should clarify complex information. Further explanations for complex issues can be included within the supporting text as required. No change recommended.
39	15	General	C650	There does not appear to be any collaboration between the various local villages - such as Tiptree and Coggeshall - to consider the 'bigger picture' and its implications - particularly for Feering which is located centrally between the two of them.		Surrounding areas are consulted on the FNP. The strategic issues for the area are considered within the BDC Local Plan. No change required.
39	18	General	C651	In terms of improved community facilities, I assume you are working with Kelvedon PC to avoid any overlap/competition and to explore any possible joint projects.		Surrounding areas are consulted on the FNP. No change required.
39	20	General	C652	we must ensure that the local infrastructure can cope with having 750 new households. That is new school, A12 improvements, health centre, open spaces and improvements at Gore Pit corner.		Additional infrastructure requirements are identified within FNP Policy 2 and 11. No change required.
39	22	General	C653	I understand and accept the need for development but we must improve the infrastructure (roads, buses, trains, doctors, drainage, etc, etc, etc...) out before everything grinds to a halt.		Additional infrastructure requirements are identified within FNP Policy 2 and 11. No change required.
		Policy 4	C654	New houses must include a good proportion of affordable housing for younger and first time buyers and NOT only available for rent.		Agreed that there should be a mix. This is supported by the BDC Strategic Housing Market Assessment and the draft Local Plan. This will also be reflected in the need for developers to demonstrate that they

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					are meeting the existing housing needs of the Parish. No change required.	
39	24	Policy 9	C655	There is no mention of how these developments will dovetail with the A12 improvements. The access to London from Feering and to the north from Kelvedon will always be an issue unless the junctions at Feering and Kelvedon can get to the A12 in both directions without going through the adjacent village.	These improvements are included within Policy 11. No change required.	
39	27	Policy 2	C656	have reservation particularly relating to policy 2 provision of health care when we are unable to get sufficient medical cover now.	Required infrastructure improvements are identified within FNP Policy 2 and Policy 11. This includes healthcare improvements. Healthcare provision is managed by the NHS. The contributions requested by the NHS will be required from the developers through the S106 agreement. There will therefore be an obligation for the developers to provide the healthcare contribution in support of the development. The NHS will then manage how the improvements are delivered to the community. No change recommended.	
		Policy 9	C657	policy 9 item B are essentials.	Noted. No change required.	
39	28	General	C658	my only quibble is use of the word ""should"" throughout. It feels like without it being ""must"" the Plan doesn't necessarily have much power. However, I appreciate this is probably a legal or regulatory necessity.	Flexibility within policy wording is preferred to allow the Policy to still apply and support policy aims if specific circumstances change in the future. The preference and intention of the NPC is clear through the current wording in the Policy. No change recommended.	
39	30	Policy 6	C659	Dedicated running and cycling tracks	Policy 11 seeks additional sporting facilities in the Parish. The exact nature of these can be determined when it is understood how such facilities will be	

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						delivered, and how much money will be available to support their delivery. No change recommended.
11	74	Policy 2	C660	Situate public open space near the new community hall for gatherings.		This can be considered further through the masterplanning process. No change required.
			C661	Keep new community hall and school/childcare/early years facility separate.		See comment C49. Education requirements will be amended as advised by ECC as the Education Authority.
			C662	FCA would like to be considered to manage the new community hall and have input in its design and layout.		Noted. No change required.
14	74	Policy 3	C663	Ensure Policy A.ix applies to housing and community buildings.		Policy relates to all development in the Parish. No change required.
			C664	Specific mention of space for communities to come together in addition to open space.		Community gatherings can take place on open space and green infrastructure features. It is hoped that these features will be multipurpose. No change recommended.
			C665	New community hall should be built to high eco. specifications/passive design to keep operating costs low.		Noted. This can be included in the Plan if the NPC support this proposal. There is no requirement for this to be included in the Plan.
			C666	Appropriate parking facilities for new hall.		Noted. The FNP does not need to provide this level of detail on proposals for a new community hall. The aim of the FNP at this stage is to identify the new community hall as a new infrastructure item in the consideration of new development proposals in the Parish. Further details can be determined at the masterplanning and planning application stages. No change recommended.
20	74	Policy 5	C667	Protect assets of community value.		Policy 5 focuses on heritage items. No change recommended.

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			C668	Ensure there is community space equal to or better than existing, as well as facilities for children		In accordance with the CIL Regulations, any new infrastructure requirements must meet the direct needs of the new development. A review of the quality of the new infrastructure will be determined through the planning application process. No change recommended.
29	74	Policy 8	C669	Policy 8.A add: 'existing and future residents of the Parish of all ages.'		Amendments are proposed to this section of the Policy through C122. There is no need to reference age, as it should already be accepted that the provision of infrastructure includes the needs of all ages. No change recommended.
			C670	Electric charging points.		The requirement for electric car charging points is included in the BDC draft Local Plan, and is therefore not essential to be included in the FNP. This could be included within the Plan if the NPC are supportive of this proposal. Could be included within Policy 3 or Policy 9. DONE
			C671	Encourage sustainable routes.		Included within Policy 9. No change required.
			C672	Ensure community hall has potential to be a flexible space, for example: stage, café, bar.		Noted. The FNP does not need to provide this level of detail on proposals for a new community hall. The aim of the FNP at this stage is to identify the new community hall as a new infrastructure item in the consideration of new development proposals in the Parish. Further details can be determined at the masterplanning and planning application stages. No change recommended.
39	74	General	C673	Consider allocating space for doctors surgery in community hall.		Healthcare improvements are included within FNP Policy 11, however this could be considered at a later stage when considering how community

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