



Notes of the Feering Parish Council Planning Working Group
held virtually on Wednesday 14 May 2025 at 2.00 pm
via Teams

In Attendance: Cllr Katherine Evans Cllr Ian Giles (Arrived at 10.12)
Cllr Bob Palmer Cllr Pam Carlaw
Lisa Collins – Clerk

Member of Public 0

1 **DISCUSSION OF THE FOLLOWING APPLICATIONS**

- a) **ESS/23/25/BTE** – Land at Rivenhall Airfield, Coggeshall Road, Braintree CO5 9DF

To consider planning applications for variations of conditions accompanied by an environmental statement

Comments by Councillors: Defer to the next meeting

Delegated response:

- b) **ESS/24/25/BTE** – Land at Rivenhall Airfield, Coggeshall Road, Braintree CO5 9DF

Outline Planning permission with all matters reserved (except for access) for the construction of a Carbon Capture, Usage and Storage Plant and Heat Offtake and associated stack, external pipelines, electrical cables and landscaping works

Comments by Councillors: Defer to the next meeting

Delegated response:

- c) **ESS/39/23/BTE/NMA13**– Land at Rivenhall Airfield, Coggeshall Road, Braintree CO5 9DF

Non-Material Amendment to the Description of Development of planning permission ESS/39/23/BTE to remove reference to materials processed within the IWMF, together with the re-wording of Condition 29 to include reference to materials processed within the IWMF. ESS/39/23/BTE is an amended planning permission for the Rivenhall Integrated Waste Management Facility.

Comments by Councillors: Defer to the next meeting.

Delegated response:

- d) **25/00733/REM** – Land North of London Road, Kelvedon

Application for the approval of reserved matters (in respect of access, appearance, landscaping, layout, and scale) pursuant to outline planning permission 24/02383/VAR granted 21st March 2025 for the construction of a health centre, 300 residential dwellings, a vehicular access (north) from London Road, a foul water pumping station, a sub-station, allotments, public open space, acoustic bund, children's play space, SuDS, internal roads, car parking, cycle parking, and landscaping. This application also includes the submission of information to discharge Condition 11 (noise mitigation for dwellings), 13 (net gains in biodiversity), 14 (construction environmental management plan), 17 (foul water drainage strategy), and 18 (surface water drainage scheme) and partially discharge Conditions 6 (Health Centre mitigation to protect residential amenity).

Comment by Councillors: Cllr Evans had circulated notes from the Members Forum. There is confusion over the basis that the health centre is being built on and whether it is allowing future growth. Thought the layout looked quite nice but not delved into the noise mitigation and construction, environment and management plans. Thought the outside of the health centre is extraordinarily boring. Nice to have floor to ceiling glass but whether this would be appropriate for the waiting room or whether it would be like a green house. Great planning regime for planting and management for greenery around the health centre but it will only look nice if it is properly managed. Whilst we are not professional planners, we are querying whether the 8 consultation rooms, one treatment room and phlebotomy room will ever be fully occupied? Landscaping – planting trees and shrubs is lovely but would need to take into consideration the collection of rainfall as we are in a period of time where we are going to see reduced rainfall and there is no point in putting trees in if they die a year later. Physical environment and growing environment are important for those who visit, and maintenance should be a priority. We have concerns about future landscaping maintenance and that the landscaping selection of plants as proposed is sufficiently drought resistant for the likely climate change. We understand that the health centre is being built to a green excellence standard but feel that it is unimaginative, brutalist and boring in design and not consistent with the planned development. We have enormous concerns as it is totally unclear whether the capacity of this health centre will be able to cope with the future strategic growth location. Page 10 of the planning statement paragraph 4.14

Not objecting just commenting.

Delegated Response: Feering Parish Council have reviewed the Reserved Matters application and with to submit the following comments:

- **Health Centre Provision:** There remains a lack of clarity regarding the basis on which the Health Centre is being delivered, particularly in terms of its capacity to accommodate future population growth. Paragraph 4.14 of the Planning Statement (page 10) states that “the Health Centre is considered to be of an adequate scale, commensurate with the **existing** (our emphasis) local health demand, and has been designed in direct response to the requirements of the Kelvedon and Feering Medical Practice”. The Parish Council is seriously concerned that this approach fails to adequately consider the demands arising from the future strategic growth planned for the area.
- **Design of the Health Centre:** While we understand that the Health Centre is intended to meet high environmental standards, the Parish Council considers the design to be an unimaginative, brutalistic and boring design and is not consistent with the character and aspirations of the wider development.
- **Landscaping and Climate Resilience:** The Parish Council is concerned about the long-term maintenance of landscaping and whether the proposed planting scheme is sufficiently resilient to withstand the anticipated impacts of climate change, particularly with regard to drought tolerance.

e) **Bloor Homes Traffic Regulation Order**

To consider update email received from Essex Highways.

Comment by Councillors: Permits are too much for the location and adds an extra complication in terms of monitoring. The Parish Council think that they should yellow line the visitor bays.

Delegated Response: An email will be sent to Essex Highways confirming that the Parish Council believe that permits are too much for the location and adds an extra complication in

terms of monitoring. The Parish Council confirmed that they should yellow line the visitor bays.

f) **ESS/28/25/BTE – Land forming part of Rivenhall Airfield, Bradwell Quarry, Coggeshall Road (A120)**

Erection of low carbon greenhouses, alterations to the existing Rivenhall Hangar to support a vertical farm, associated solar renewable energy generation and supporting enabling and infrastructure works.

Comment by Councillors: Going to cover equivalent of 52 football pitches. Transport issue. Says there will be minimal impact, but report shows lorry movement which will have even more lorries going out onto the A120 which is becoming unable to cope with the additional lorries. This is without all the bin lorries coming and going for waste. Two new haul roads within the site. Glint and glare analysis. Will not affect Feering, but there will be glare at certain times in the evening, but this may affect local roads and road safety. Lighting – Greenhouses are going to be lit for winter and crop production but with blinds so should not affect. Carbon capture – going to put it into balloons which are going to be taller than the greenhouses. Would like them to put mature vegetation or one for the first things to do is to plant the vegetation to shield the visibility of the greenhouses and the balloons. From an environmental point of view are they going to take account of the movement of mammals from the site? Wildlife corridors through the site are important. Concern that some prows are due to be permanently closed and it is not certain what is going to happen to the bridleway through the centre of the site.

Delegated Response: Feering Parish Council acknowledges that this proposed development may offer both local and national benefits. However, we have several concerns, particularly due to the significant scale of the proposal and its potential impact on local infrastructure and the environment.

Infrastructure and Traffic Impact

Whilst a report accompanying the application suggest there will be minimal impact, we note that it also indicates an increase in lorry movements. This includes only transport related to the development of the greenhouses itself and does not include the additional waste lorries which will be serving the waste site. The A120 is already heavily burdened, will face further pressure and is unlikely to be able to cope with increased heavy vehicle traffic.

While the application indicates that site access will be via the existing private road connecting to the A120 there are also references to the use of the wider local road network, including routes through Silver End and Kelvedon, as well as the potential introduction of a shuttle bus service.

Further clarity is required regarding the designated and permitted vehicular access routes to ensure traffic impact on surrounding communities and infrastructure is appropriately mitigated.

Glint and Glare

Although the issue of glint and glare may not directly affect Feering, we are aware that glare could occur at certain times of the day. This has the potential to impact nearby roads and poses a risk to road safety in the wider surrounding area.

Carbon Capture Infrastructure

We understand that carbon capture will be stored in structures described as “balloons” which at 14 metres high will be taller than the proposed greenhouses (approximate height of 6.9 metres). This raises visual and environmental concerns. Additionally, we note that a

significant section of mature hedgerow will be removed to allow for the construction of haul roads. We strongly encourage the early planting of mature vegetation if outline permission is granted, to provide immediate shielding of both the greenhouses and the carbon capture balloons.

Environmental and Wildlife and Biodiversity Net Gain

We would like confirmation that the needs and safe movement of small mammals have been fully considered in the design of the site. Specific concerns include whether there will be fencing installed at the site boundary and the provision of wildlife corridors across the site to ensure continuity of habitat.

The restoration plans for the Bradwell Quarry sites will be affected by the proposed greenhouses development. It would be helpful if a clear non-technical summary was produced of the greenhouses proposed biodiversity sites compared with the biodiversity site of the existing restoration plans for all the Bradwell Quarry sites (site R, Sites A2-A7)

Public Rights of Way and Bridleways

The proposed PRoW plan (Figure 3.18 PRoW Plan in the Environment Statement) does not distinguish between proposed public footpaths and proposed public bridleways (usable on foot, by bike and on horseback). This should be clarified so that the onward route(s) west from Pantlings Lane bridleway is clear. Topographical information and allowed widths are also required especially where proposed routes are near lagoons / slopes, access tracks and the 6.9 metre greenhouses.

We urge that these issues are addressed comprehensively before any planning approval is granted.

g) **ESS/31/25/BTE – Bradwell Quarry, Church Road, Bradwell, Essex CM77 8EP**

Continuation of development permitted by ESS/12/20/BTE without compliance with conditions 2, 12, 17, 32, 33, 39, 47, 53, 60 and 62 to allow changes to: the internal haul road; contractors' compound; water and silt management; areas of biodiversity; and restoration and aftercare schemes. ESS/12/20/BTE was planning permission for "Extraction of 6.5 million tonnes of sand and gravel (from Site A7 as identified in the Essex Minerals Local Plan 2014) including the retention of the existing access onto the A120, the processing plant (including sand and gravel washing plant), office and weighbridge, ready mix concrete plant, bagging unit, DSM plant, water and silt management systems. In addition, extension of the internal haul road into Site A7 and access for private and support vehicles to the Site A7 contractors' compound via Woodhouse Lane and Cuthedge Lane. Restoration of Site A7 to agriculture and biodiversity (species rich grassland and wetland).

Comment by Councillors: Object to the Site A7 extension of the internal haul road and access for private and support vehicles to the contractors' compound via woodhouse Land and Cuthedge Lane. The local roads are not designed for this type of traffic.

Delegated Response: Feering Parish Council have commented on ESS/28/25/BTE and those comments are also relevant to this application.

In addition to those comments, we also formally object to the proposed extension of the internal haul road and the associated access for private and support vehicles to the contractors' compound via Woodhouse Lane and Cuthedge Lane (Site A7). These roads are not designed or suitable for the type and volume of traffic this development would generate. The increased usage by construction related vehicles raises serious concerns regarding road safety, potential damage to infrastructure, and the impact on residents.

We would urge the planning authority to consider restricting access routes to the A120 for this type of traffic and to prioritise the protection of our rural road network and local community.

We would also query whether ESS/12/20/BTE for Site A7 is the only planning application where amendments are required as the proposed greenhouses will affect other Bradwell Quarry Sites (eg A5 and A4).

h) **25/00927/TPOCON – Little Patches, Worlds End Lane**

Notice of intent to carry out works to trees in a conservation area. Removal of 5 No Leylandii.

Comment by Councillors: No comment to make.

Delegated Response: Feering Parish Council have no comment to make on this application.

i) **25/01031/TPOCON – Little Patches, Worlds End Lane**

Notice of intent to carry out work to trees in a conservation area. Moving of a Yew Tree

Comment by Councillors: Agree with Tree Wardens response which should be put in.

Delegated Response: Following consultation with our tree warden, it is unclear whether relocating a tree or shrub of this size would be straightforward. While Yew trees are generally considered small specimen, their root systems tend to be extensive and well-established, making transplantation potentially challenging.

However, Yews are known to tolerate significant pruning. It is therefore recommended that the tree be pruned back substantially prior to relocation to minimise stress on both the plant and its root system. The optimal time for relocation would be during the dormant season – ideally in October or November, or alternatively in March or April – when the soil is still warm enough to allow the roots to establish in a new location before spring growth resumes.

It is also noted that the application does not specify who will carry out the relocation. The Parish Council strongly recommends that this task be undertaken by a qualified and reputable arboricultural professional to ensure the best possible outcome.

As an alternative, consideration could be given to planting a new specimen in place of relating the existing Yew.

j) **25/00776/LBC – 18 Feering Hill, Feering**

Proposed French drain installation, re-felting of roof, gutter repair and new downpipe. Repairs to sole plate and studs and removal of cement render and re-render in lime.

Comment by Councillors: No comment from Listed Building. Defer to the Listed Building advisor who has been consulted. Would like to be assured that the French drain is not going to cause problems on adjacent properties.

Delegated Response: Feering Parish Council note that, at this stage, no comments have been provided by the Listed Building Advisor. The Parish Council therefore defers to the expertise of the advisor on matters relating to the heritage impact of the proposal.

However, the Council would like to be seek assurance that the installation of the proposed French drain will not result in any future drainage issues or adverse impacts on adjacent properties.

2 **UPDATE ON APPLICATIONS APPROVED / REFUSED**

Applications Approved:

25/00459/HH – Chandlers, Inworth Road, Feering – Proposed single-storey rear extension

DATE OF NEXT MEETING

Thursday 22 May 2025 at 10 am

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