



2020 - 2033



Adopted January 2023

Vision

Vision

Vision For Feering

To preserve the individual village character of Feering, whilst enhancing the local environment, reducing pollution and impact on climate change, incorporating sensitive and considerate design, green technologies and infrastructure as well as providing quality community facilities. Our vision is to be a happy, thriving, cohesive community, enjoying an improved and sustainable quality of life with aspirations for future generations.

Picture 1 Community Consultation Event at Feering Community Centre



1	SUMMARY OF THE NEIGHBOURHOOD PLAN	8
2	INTRODUCTION	10
2.1	What is Neighbourhood Planning?	10
2.2	Why does Feering Parish need a Neighbourhood Plan?	12
2.3	Production of the Feering Neighbourhood Plan	12
2.4	Regulation 14 Consultation on the Feering Neighbourhood Plan	13
3	ABOUT FEERING PARISH	16
3.1	Location and Context	16
3.2	Services, facilities and community assets in and around the Parish	17
3.3	Local economy	20
3.4	History of Feering	20
3.5	Utilities	21
3.6	Natural environment	22
3.7	Flooding and drainage	23
3.8	Key statistics on Feering Parish	24
3.9	Consultation Feedback	26
3.10	Local Planning Context	30
4	VISION AND OBJECTIVES	36
4.1	Vision Statement	36
4.2	Objectives	36
5	NEIGHBOURHOOD PLAN POLICIES	40
5.1	Master planning Site F1 (excluding Phase 1)	40
5.2	Design	48
5.3	Housing	53
5.4	Heritage	56
5.5	Local Green Spaces	58
5.6	Natural Environment and Green and Blue Infrastructure	64
5.7	Flood Management	71
5.8	Community and Leisure Facilities	72

5.9	Moving Around	75
5.10	Business and Economy	79
5.11	Developer Contributions to Community Infrastructure	82
5.12	Climate Change and Sustainability	87
6	NEIGHBOURHOOD PLAN ACTION PLAN	90
7	EVIDENCE BASE	98
8	LIST OF ACRONYMS	102
9	LOCAL GREENSPACE IDENTIFICATION & JUSTIFICATION	104

Policies

Policy 1	Development of Site F1	46
Policy 2	Design	51
Policy 3	Housing	55
Policy 4	Heritage assets and their settings	57
Policy 5	Local Green Spaces	63
Policy 6	Natural Environment and Green and Blue Infrastructure	69
Policy 7	Flood Management	71
Policy 8	Community and Leisure Facilities	74
Policy 9	Moving Around	77
Policy 10	Business and Economy	81
Policy 11	Developer Contributions to Community Infrastructure	83
Policy 12	Climate Change and Sustainability	88

Figures

Figure 1	Neighbourhood Plan Production Stages	11
Figure 2	Map of Feering Parish	16
Figure 3	Feering Parish Community Asset Map	19
Figure 4	Braintree District Local Plan Policy LPP 21, Strategic Growth Location – Land at Feering	32
Figure 5	BDC Local Plan - Inset 23 Proposals Map: Feering	33
Figure 6	Illustrative Masterplan for Planning Application 16/00569/OUT and 19/01222/REM	41
Figure 7	Site F1 allocated including Phase 1&2 - BDLP FEER230 & FEER232 & FEER 233 (Crown Estates)	43
Figure 8	Conservation Areas covering Feering	56

Figure 9 Designated Local Green Spaces within Feering Parish	59
Figure 10 Local Wildlife Sites within Feering Parish	65
Figure 11 Landscape Character Assessment	68
Figure 12 Walking, cycling and horse-riding routes, including Public Rights of Way	78

Tables

Table 1 Feering Parish SWOT Analysis	28
Table 2 Designated Local Green Spaces	60
Table 3 Desired Local Infrastructure Projects	84
Table 4 Neighbourhood Plan Action Plan	90
Local Green Space identification & Justification	104



SUMMARY OF THE NEIGHBOURHOOD PLAN

1 SUMMARY OF THE NEIGHBOURHOOD PLAN

1.0.1 The Feering Neighbourhood Plan (FNP) covers the period 2020 – 2033. The Plan provides a vision, objectives and planning policies which will guide future development in the Parish and protect valued assets. The Plan will ensure that future development in the Parish is high quality, appropriate, sustainable, and supported by appropriate infrastructure provision.

1.0.2 The Plan presents the existing status and nature of the community, its environment and its economy. The Plan then identifies the current and future issues affecting the Parish, and considers how these can be addressed. The Neighbourhood Plan Vision Statement and associated Objectives and Policies have been developed, alongside a comprehensive Village Assessment and Design Guide, to address local issues and concerns identified through available evidence and a range of community consultation events.

1.0.3 The FNP policies set out how the community plans to manage the future development of the Parish, whilst protecting the local environment, community services and facilities, and the character of the area, improving the quality of life for residents of Feering Parish.

Picture 2 Feering Community Association Annual May Fayre



INTRODUCTION

2 INTRODUCTION

2.1 What is Neighbourhood Planning?

2.1.1 The 2011 Localism Act introduced new powers for local communities to produce neighbourhood plans, which can be used to guide and shape future development in an area. Once 'made' (adopted), a neighbourhood plan forms part of the statutory Development Plan for the area, and it is used in the determination of planning applications alongside the Braintree District Local Plan (BDLP) and other material planning considerations, including the National Planning Policy Framework (NPPF (2019).

2.1.2 Neighbourhood plans must be subject to public consultation, examination, and local referendum prior to adoption, and policies contained within a neighbourhood plan should be supported by evidence-based documents and Strategic Environment Assessment / Habitats Regulation Assessment as necessary. Neighbourhood plans must accord with the overall aims and objectives of the NPPF, particularly in relation to supporting and promoting sustainable development.

2.1.3 Neighbourhood plans give communities direct power to guide and shape future development. Where a Neighbourhood Plan is aligned with the strategic needs and priorities of the wider local area, neighbourhood planning can provide a powerful set of tools for local people to ensure that future development meets the needs and requirements of the local community.

2.1.4 Where a Community Infrastructure Levy⁽¹⁾ (CIL) has been adopted by the relevant local planning authority, an area with an adopted Neighbourhood Plan will receive 25% of CIL revenues from development taking place within the Parish.

2.1.5 The Planning Practice Guidance⁽²⁾ states that a neighbourhood plan must meet the basic conditions set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990⁽³⁾ The submission of the final version of the FNP to Braintree District Council included a statement setting out how the Plan meets the requirements of the basic conditions set out below:

1. the neighbourhood plan has regard to national policies and advice contained in guidance issued by the Secretary of State;
2. the making of the neighbourhood plan contributes to the achievement of sustainable development;
3. the making of the neighbourhood plan is in general conformity with the strategic policies contained in the Local Plan;
4. the making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations; and
5. prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with proposals within the neighbourhood plan.

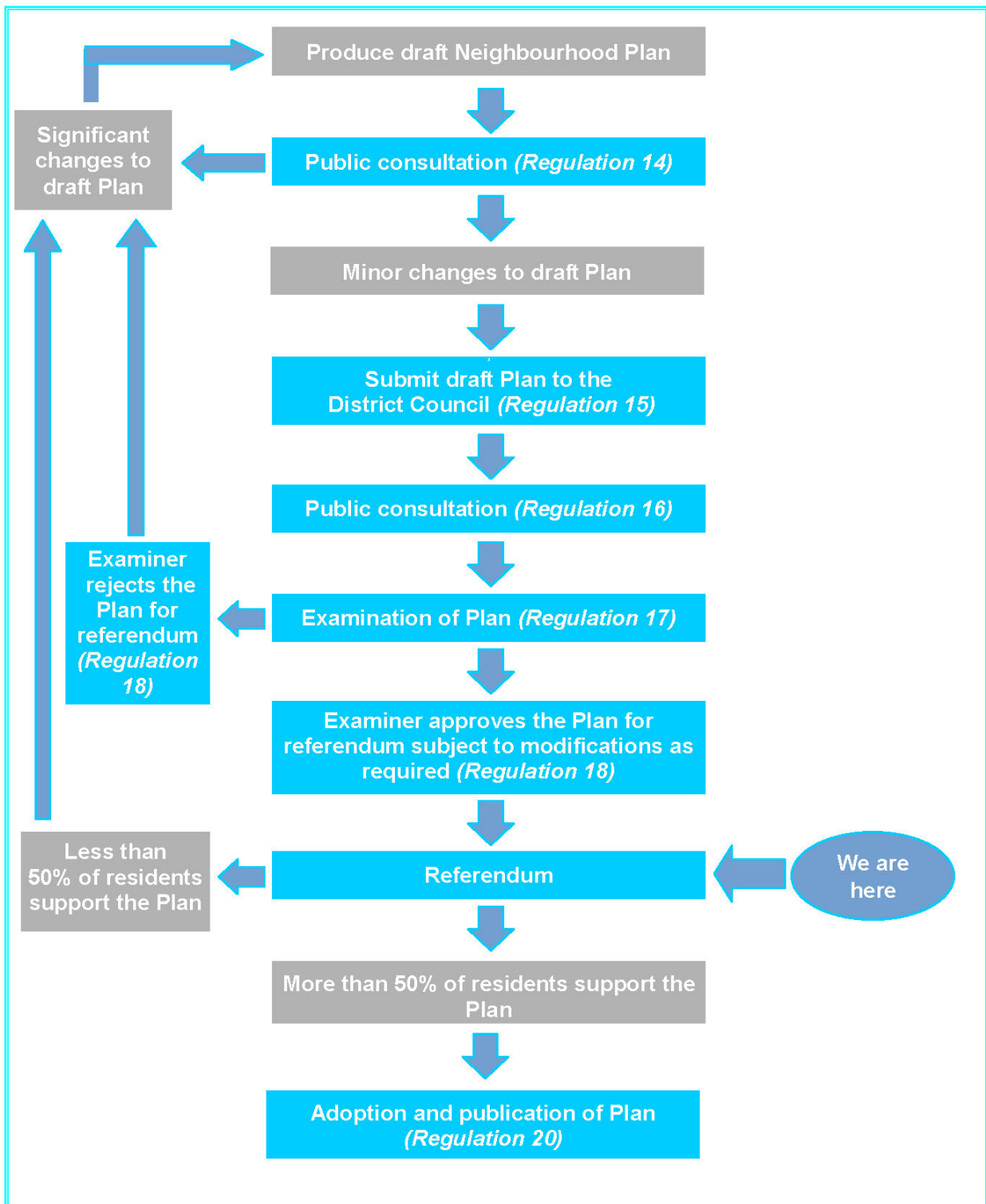
1 The Community Infrastructure Levy (CIL) was introduced by the Planning Act 2008 and came into effect in April 2010. It is a levy which can be charged on new development in an area to contribute towards infrastructure. The local charging authority can determine the rate of the levy and how contributions are used. 15% of CIL revenue is provided to the relevant Parish Council where development takes place, 25% in areas with an adopted Neighbourhood Plan.

2 The Planning Practice Guidance (PPG) is an online portal which provides guidance on implementing aims and objectives of the NPPF. The PPG provides specific guidance on a range of planning related topics.

3 See paragraph 65 of the PPG.

2.1.6 The Neighbourhood Planning (General) Regulations 2012 (as amended) sets out the statutory stages which must be completed in the production of a neighbourhood plan. The diagram below presents this process, and identifies which stage we are currently at in the production of the FNP.

Figure 1 Neighbourhood Plan Production Stages



2.2 Why does Feering Parish need a Neighbourhood Plan?

2.2.1 The Feering Neighbourhood Plan (FNP) is a community led document which expands on the Feering Parish Plan produced in 2012 and provides local people with more say in what happens in their environment. Neighbourhood Plans give local communities direct power to guide and shape the future of their Parish. The production of a Neighbourhood Plan provides parishioners and stakeholders with the opportunity to establish objectives and requirements to guide and manage future development proposals in the Parish. This will ensure that local needs are met and that the valued characteristics of the Parish can be maintained and protected for future generations.

2.2.2 The Braintree District Local Plan (BDLP) 2013-2033 identifies land within Feering Parish as a 'Strategic Growth Location' for the development of 795 new dwellings up to 2033, and around 835 in total. Through emerging development proposals in Feering Parish, there will be important decisions being made in the coming years which will have a significant impact on the Parish. A Neighbourhood Plan provides a powerful tool to guide the long-term future of Feering village and its surrounding countryside.

2.2.3 Policies in the FNP will be able to influence the design and type of sustainable development by identifying need and working towards the best use of developer contributions (Section 106 or Community Infrastructure Levy funding) and other funds, with particular regard to retaining the enlarged village as one entity whilst protecting the existing rural and village environment.

2.3 Production of the Feering Neighbourhood Plan

2.3.1 In December 2012, Feering Parish Council published the Parish Plan. This identified a range of issues and projects within the Parish. In March 2015, Feering Parish Council submitted a request to Braintree District Council (BDC) for the Parish to be designated as a Neighbourhood Area. Confirmation was later provided by BDC that the Parish of Feering had been designated as a Neighbourhood Area for the purposes of producing a Neighbourhood Plan. A Steering Group was formed as a committee of the Parish Council to oversee the production of the Plan.

2.3.2 The Neighbourhood Plan Steering Group (NPC) engaged with the local community and stakeholders to seek views and inputs into shaping the draft FNP. Drop-in sessions and public exhibitions were held in February 2016, February 2017 and February 2018. In early 2017 the NPC carried out a survey of local businesses. In November 2017 a Parish wide survey⁽⁴⁾ of the community was undertaken.

2.3.3 In addition to public consultation, the NPC has also produced evidence base documents to inform the production of the FNP related to the historical background of the Parish, key Parish statistics, an assessment of local character, mapping of local facilities and community assets, documenting the local environmental context, analysing housing needs and future options, and master planning potential growth options in the Parish.

2.3.4 During the process of development of the NP the Parish Council engaged a number of highly respected and recommended professional bodies. Grants and technical support packages were made available through Locality. DAC Planning was commissioned by the Parish Council in January

4 Feering Parish Community Survey 2017

2019 to provide support in producing the Regulation 14 Draft FNP consultation document. HTA then undertook in the autumn 2019 a critical friend review of the draft document and provided comments. AR Urbanism was also commissioned in the summer of 2019 by the Parish Council to develop a Neighbourhood Plan Village Assessment and Design Guide.

2.4 Regulation 14 Consultation on the Feering Neighbourhood Plan

2.4.1 As outlined in the Neighbourhood Production Stages Diagram, the Neighbourhood Planning (General) Regulations 2012 (as amended) require a draft Neighbourhood Plan to be subject to public consultation before the Plan can be submitted to a Local Planning Authority (LPA) for examination. The requirements for this stage of public consultation are set out within Regulation 14 of the Neighbourhood Planning Regulations.

2.4.2 Based on the outcomes of community events and surveys since 2016 and research and evidence gathering, a draft Regulation 14 FNP was produced and consulted on in February-March 2020.

2.4.3 In addition to meeting the ‘basic conditions’, the FNP should represent the views of residents of the Parish, as well as people and organisations who have an interest in the future of the area. The Regulation 14 consultation therefore sought comments on all elements of the draft Neighbourhood Plan to identify any changes required prior to the submission of the Plan to Braintree District Council for Regulation 16 consultation and examination.

Picture 3 Old Feering, the Village Green & Feering Church



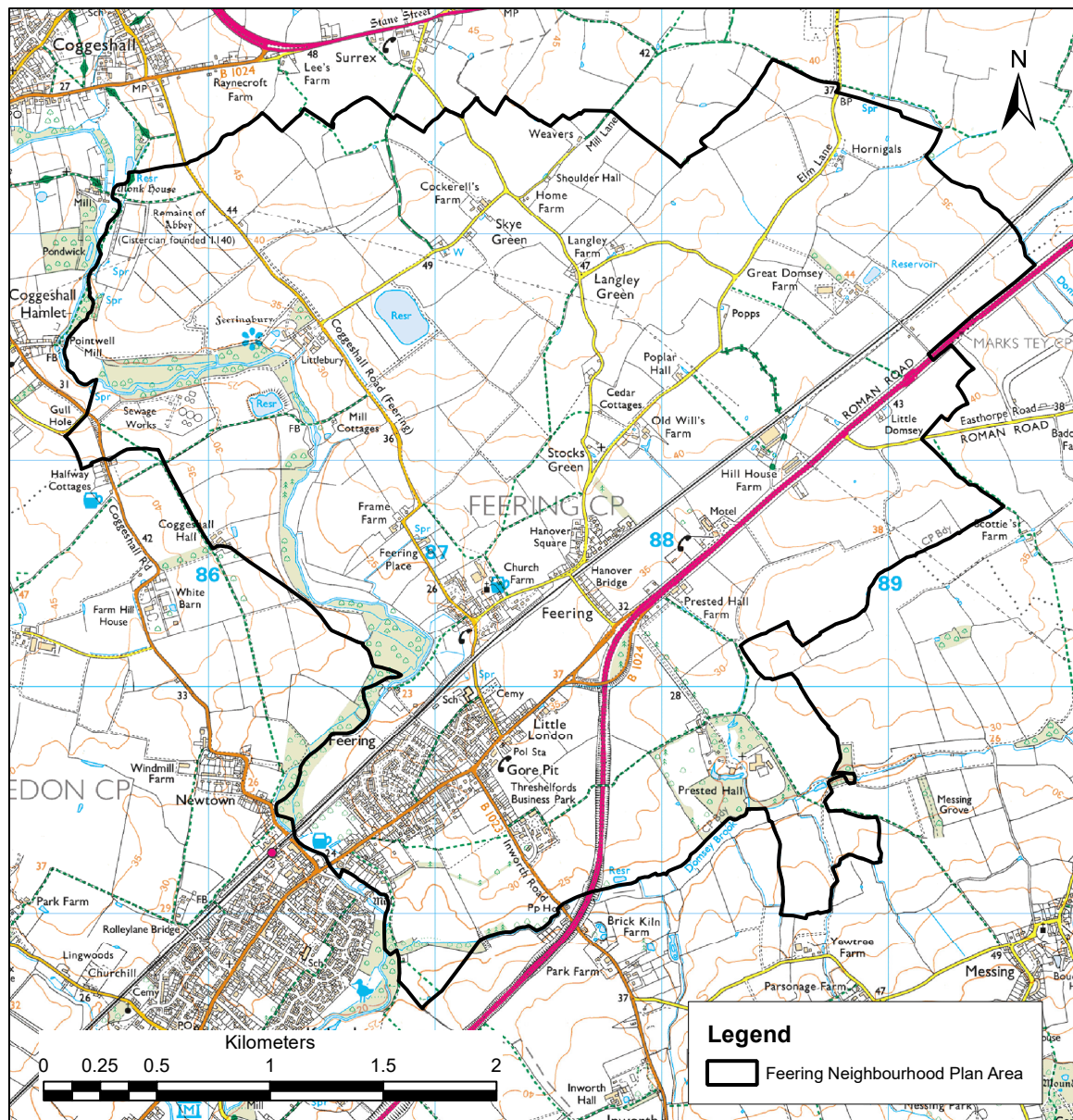
ABOUT FEERING PARISH

3 ABOUT FEERING PARISH

3.1 Location and Context

3.1.1 The Parish of Feering is located in the District of Braintree, Essex. The designated Neighbourhood Area for the purposes of producing the Neighbourhood Plan is consistent with the Parish boundary presented in Figure 2. The Parish has a population of just over 2,000 residents and around 830 houses, predominantly located within the village of Feering.

Figure 2 Map of Feering Parish



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3.1.2 Feering Parish consists of Feering village, and a number of small hamlets. The hamlets of Feeringbury, Skye Green and Langley Green are located in the north of the Parish, and consist of dispersed houses and agricultural buildings set back from the road on large plots. The northern area of the Parish is predominantly agricultural & rural in character, accessible via mostly narrow country lanes.

3.1.3 The village of Feering is the largest settlement in the Parish, located in the south west of the Parish adjacent to Kelvedon village. The village has developed over many centuries as an agricultural centre and as a coaching station on the B1024 London Road, which historically was the main route between London and Colchester. These two distinctive economic activities have each contributed to the evolution of the village and its built environment and underpin the character of buildings throughout the village as a whole. The historic core of the village (known as Old Feering) is located off London Road around the Registered Village Green and the Parish Church, which originates from the 13th century. The village contains a number of listed buildings, predominantly located around the Parish Church and on Feering Hill. Many historic buildings in the village are wattle & daub with a timber frame. For the current list please refer to the Feering Parish Council Neighbourhood Plan Village Assessment & Design Guide.

3.1.4 The village is characterised by low density single and two-storey dwellings predominantly with large gardens. Since the 1950s small pockets of development have been added to enlarge the village envelope, largely due to fluctuating housing demand booms. These small housing estates present a uniform architectural style which reflects their period of development from the 1950s to the present day. Modern residential development in the village presents more mixed house designs and sizes, however, they predominantly consist of 3 to 4 bedrooms with 2 storeys. There are a small number of terraced houses within the village, mainly with 2 bedrooms.

3.2 Services, facilities and community assets in and around the Parish

3.2.1 Near the village green, the Parish Church of All Saints shares its clergy with the church in Kelvedon and holds family services in addition to Holy Communion and Evensong. The cemetery of St Martins on the Coggeshall Road is now the main burial site. It also hosts the village cenotaph. The Parish Magazine allows the residents to keep in touch with what is going on in the village as well as promoting local businesses and events.

3.2.2 The main educational facility in the village is Feering Church of England Primary School with a published admission number of 25 places per year group. The school forms part of the All Saints Academy Trust family of schools, and has access to a playing field and small wooded area. The school shares its building, main hall and multi-use games area with the community centre which attracts visitors from outside the Parish. Within the shared community building there is a well-attended early year's nursery with links to the primary school. The nearest secondary schools to the Parish are Honywood School in Coggeshall and Thurstable School in Tiptree.

3.2.3 The playing fields next to the school provide a large children's playground area which includes skate ramps and a football pitch. These community fields also provide space for the annual May Fayre which attracts thousands of people each year to raise money for the community centre. The community centre is a busy hub of the village, hosting many different societies and fitness groups, the parish office, and three bookable rooms which include a large hall which is shared with the primary

school. 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⁽⁵⁾ until 2024.

3.2.4 Kelvedon and Feering Cricket Club is on Rye Mill Lane north of the railway line. The club includes male and female teams of all ages and has its own pavilion, nets and two separate pitches. The club also hires out the pavilion and bar for social functions.

3.2.5 The Parish contains two public houses, the Sun Inn and the Bell Inn, and a restaurant called the Blue Anchor, which also provides overnight accommodation. Prested Hall is located east of Feering Village, and includes a hotel, a private health club with a swimming pool, and hire facilities for parties. There are four allotments at the back of the village green.

3.2.6 The A12 runs across the south of the Parish, which bypasses the villages of Kelvedon and Feering. The train line between London, Colchester and beyond is also located in the south of the Parish and bisects Feering village. The nearest train station is located just outside the Parish in Kelvedon, providing regular services to Colchester, Chelmsford, and beyond to London. Bus services run through the village, providing regular weekday routes to Colchester, Chelmsford, Witham, Kelvedon, and Tollesbury. There is a 2 hourly Sunday service between Colchester and Chelmsford but no service to Tiptree / Tollesbury.

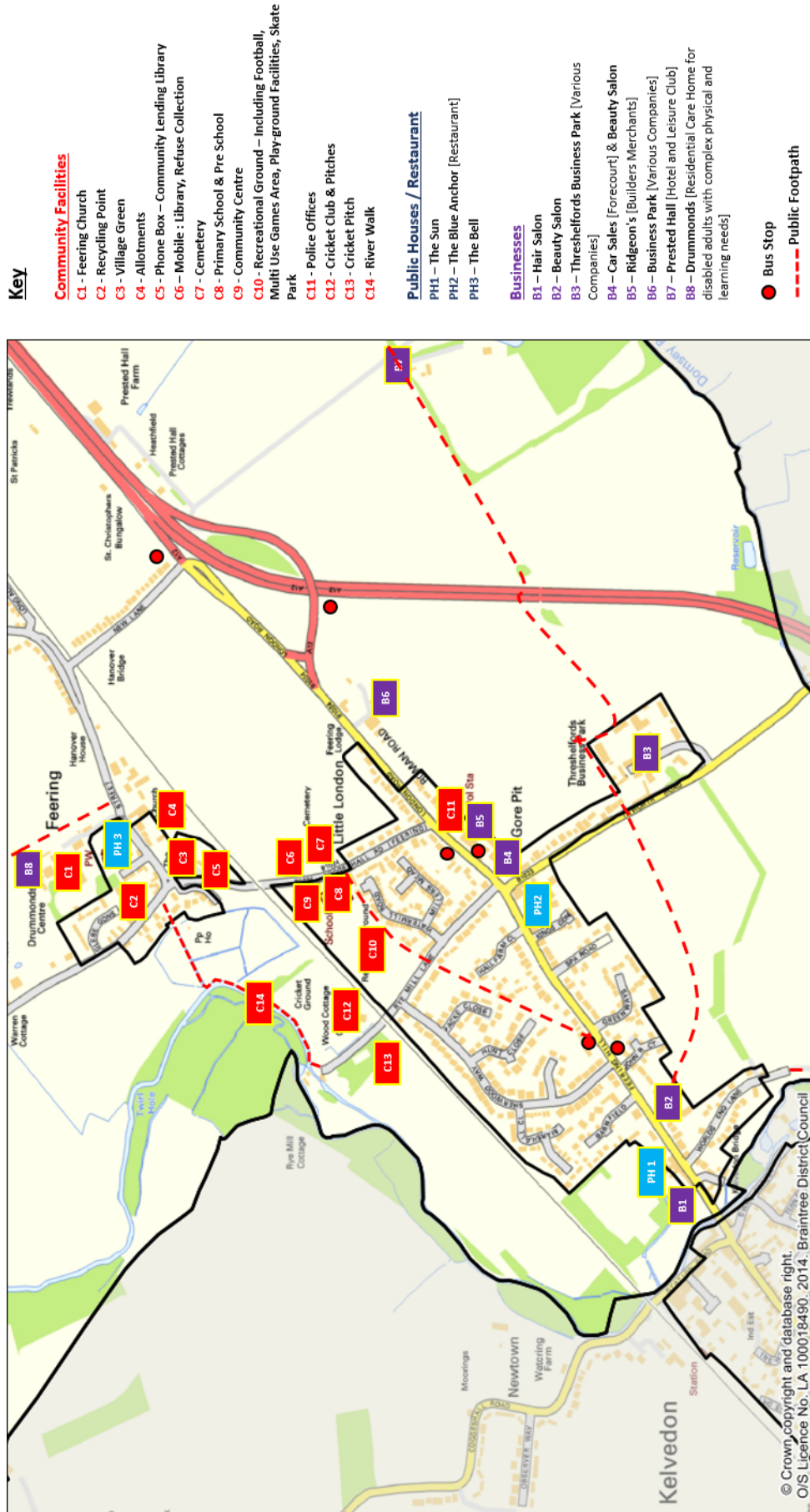
3.2.7 There is a good network of public footpaths that are well used by the village residents. In 2015, a section of the river walk, Feering public footpath 17, was upgraded with a new boardwalk using Section 106 money. The old section is now showing its age. Although there is some stabling in both Feering & Kelvedon, there are only three public bridleways within the Parish. Cyclists can use the bridleways but otherwise there are no cycle routes apart from the bi-directional cycle-/foot-ways along one side of the A12. These do not go along the A12 Kelvedon by-pass and cyclists are directed along the main road through Kelvedon and Feering, which is narrow in places.

3.2.8 There are currently no healthcare facilities in the village. The nearest GP surgery is located on Kelvedon High Street (Kelvedon & Feering Health Centre). Local residents also use Coggeshall Surgery and Tiptree Medical Centre. The nearest hospitals to the Parish are Colchester General Hospital and Chelmsford Broomfield Hospital. Two dentists are located just outside the Parish in Kelvedon. A police station is located on London Road within the Parish; however, this is not open to the public and is used only for special operations.

3.2.9 Retail facilities in the Parish include a small shop at a petrol station on the A12, a large building supplier and a second-hand car outlet. Additional retail services are available just outside the Parish within Kelvedon village, including a Co-op supermarket & two smaller convenience stores.

5 Future Library Services Strategy 2019-2024, Essex County Council, 2018

Figure 3 Feering Parish Community Asset Map



3.3 Local economy

3.3.1 The Parish is located within close proximity to key transport networks which provide good access to surrounding towns and cities, making it a good area for businesses to locate. The largest employment area in the Parish is Threshelfords Business Park, built in 2007 comprising a range of substantial detached office buildings including companies such as Granville Developments, Intel, the Environment Agency and the Rural Community Council for Essex.

3.3.2 Exchange Court is located on the northern edge of the village near the A12 and comprises of a few small businesses. Other employers in the Parish include car sales and builder's merchants on London Road, Drummonds' assisted living facility, and local pubs and restaurants.

3.3.3 Further employers are located within close proximity to the Parish in Kelvedon, including a range of businesses on the Goldkey Industrial Estate near Kelvedon train station, and various businesses located along Kelvedon High Street.

3.4 History of Feering

3.4.1 The name Feering is thought to derive from Feringas or Pheringas (as it is referred to in the Domesday Book) meaning Bulls Pasture or Meadow or from the Saxon Fering meaning dwellers by the road. However, there is evidence of earlier habitation as artefacts have been found dating to the Stone Age, Iron Age and Roman periods as well as the Saxon and Medieval (some of these are in the Colchester and Essex Museum). The remains of a mammoth have also been found in the area.

3.4.2 Feering has always been important geographically as it is the crossing point of the River Blackwater and traces of the old Roman London to Colchester road have been found on Feering Hill. The present bridge was built around 1785. The Packhorse Bridge, an earlier bridge, the ruins of which have been recently renovated lies approximately 35m downstream of the current crossing point and is referenced in the recently published Kelvedon Conservation Area Character Appraisal and Management Plan, July 2020. Originally the parish was much larger than it is today, extending around the north side of Coggeshall and including the village of Inworth. Feering Hill remained an important connection between London and Colchester until the building of the Kelvedon By-Pass in the 1960's.

3.4.3 There are two Conservation Areas identified on Figure 5, the BDC Inset 23 proposals map and on Figure 8, the specific Conservation areas map:

- Feering Conservation Area (based around the historic church)
- Kelvedon Conservation Area (which includes part of Feering Parish)

3.4.4 There are more than 40 listed buildings (including the Gilbert Scott telephone box on the Village Green), six of which are Grade II*. The parish church, which is built of flint, septaria rubble and English bonded red bricks, is dedicated to All Saints and is Grade I listed. Sections of the church date from the 12/13th century onwards.

3.4.5 There are two scheduled Ancient Monuments in Feering Parish:

- i. one is located on the northern slopes of the Blackwater River Valley, south-west of Frame Farm. It consists of a Neolithic mortuary chamber and adjacent round barrow. Although the long mortuary enclosure and round barrow are no longer visible on the ground, their infilled ditches can be seen from the air as cropmarks.
- ii. one is an early Saxon cemetery located in the same areas as a Roman cemetery, in the field to the east of Worlds End Lane and the river Blackwater. Historically this was a detached part of Inworth Parish. The field is referred to as Barrow Field with the tree area marking the grid reference.

3.4.6 There were two capital manors in the village, Feeringbury and Prested Hall and two lesser ones, Houchins (now in the parish of Coggeshall) and Chambers. A Quaker burial site was located on Feering Hill, which was in use between 1727 and 1834.

3.4.7 The village has always had strong associations with agriculture. Land within the Parish has been used for seed production by King Seeds, and Threshelfords Business Park is located on a former 'pick your own' fruit farm.

Picture 4 Feering Church



3.5 Utilities

3.5.1 Anglia Water serves the area and the majority of houses within the village have access to mains water. Currently Anglia Water does not have any construction schemes proposed, and there are no current proposals to develop the electricity infrastructure. There are some areas in the Parish, such as Domsey Chase, that have no access to mains sewage or gas.

3.5.2 The village is served by BT Openreach Kelvedon Exchange which provides Broadband mostly via ADSL. At this time (Nov 2019), some households in the village have been upgraded to fibre connections and are now not reliant on ADSL. The Kelvedon Exchange is not scheduled to be upgraded at present although the situation is reviewed regularly.

3.6 Natural environment

3.6.1 The Parish of Feering, from Feering Hill to the north and west, is flat lime rich arable land, generally classified as grade 2 agricultural land⁽⁶⁾, which is used for the growth of cereals and related crops. There is a predominance of elm hedgerows to the west of the Parish. These were historically common in north Essex and there are some veteran elms on Elm Lane and around the hamlets of Domsey and Feeringbury which survived Dutch elm disease. Trees predominantly found in the Parish include field maple, oak, ash, and elm.

3.6.2 There is very little woodland within the arable areas, although there are some shelter belts⁽⁷⁾ that have been recently planted which provide landscape benefits. Further shelter belts are located bordering lanes at Langley Green, Lordship Lane and Mill Lane. There are a number of ancient trees within the Parish countryside, mainly consisting of oak trees. Riverside areas bordering the River Blackwater also have a semi woodland character, commercially used for the growing of wood for cricket bats. Feering Hill was previously lined with trees and there were many orchard areas which have now been developed for housing. There is however a number of veteran trees remaining which add to the attractiveness of the village landscape, many of which are covered by TPOs.

3.6.3 Agricultural fields are predominantly large, but in some areas, remnants of a smaller field pattern exist. The area is characterised by small lanes and high hedges, however there are also areas of the Parish with low and open hedgerows. The River Blackwater runs along the western edge of the Parish and provides a floodplain area that is a valuable recreational area for walkers, and also an important habitat area for wildlife such as otters, kingfishers, herons, deer, water voles and many other small mammals and birds.

3.6.4 The local lime rich soils support a number of unusual wildflowers and plants which grow on the roadside verges and can be seen in the spring and summer time, including *Carduus tenuiflorus*. Roadside verges support cowslips, clustered bellflowers and bee orchids along with the more common roadside herbs such as vetch and cow parsley. Dogwood and viburnum can often be seen within hedgerows in the Parish.

Picture 5 Fields in Feering Parish



6 Grade 2 is very good quality agricultural land. Land with minor limitations which affect crop yield, cultivations or harvesting. A wide range of agricultural and horticultural crops can usually be grown but on some land in the grade there may be reduced flexibility due to difficulties with the production of the more demanding crops such as winter harvested vegetables and arable root crops. The level of yield is generally high but may be lower or more variable than Grade 1.

7 A 'shelter belt' is a line of trees or shrubs planted to protect an area, especially a field of crops, from fierce weather.

3.6.5 Small lanes, bridleways, footpaths, and corner field plantings in the Parish provide good habitats for local wildlife, including muntjac and roe deer, buzzards, songbirds, swallows, rabbits, stoats, hazel dormice, and foxes. There are a number of ponds and farm reservoirs which provide a valuable habitat for wildlife such as frogs, newts, eels and elvers.

3.6.6 There are two Local Wildlife Sites in the Parish (identified on Figure 5, the BDC Inset 23 Proposals Map, and on Figure 9, the specific Local Wildlife Sites map):

- Feering freshwater marsh (Bra234) located between the River Blackwater and the main London Railway Line,
- Coggeshall Hall Farm (Bra225) which follows the River Blackwater valley across 30.3 hectares of open cricket-bat willow plantations, flower rich grasslands and hedgerows. Bra225 is a key foraging area for the nationally rare bumblebee *Bombus ruderatus*, while also providing a foraging habitat for other scarce invertebrates including bee species *Sphecodes niger* and *Lasioglossum pauxillum*.

3.6.7 The Braintree District Landscape Character Assessment⁽⁸⁾ provides an assessment of the landscape character of the entire District, and identifies two distinct landscape character areas within Feering Parish, the Blackwater River Valley and the Langley Green Farmland Plateau. The features which define the two areas are outlined in FNP Policy 6 and more detail can be found in the Feering Parish Council Neighbourhood Plan Village Assessment and Design Guide.

3.7 Flooding and drainage

3.7.1 Meadows adjacent to the River Blackwater are within the flood plain. In 2001 thirty-four properties were severely affected by flooding. Further flood mitigation arrangements are required to ensure the future safety of residents living near the River Blackwater, as recognised by the Environment Agency.

Picture 6 Flooding on Lady Meadow 1980s



Picture 6a - Flooding on Lady Meadow in 2009



8 Braintree District Landscape Character Assessment, Chris Blandford Associates, 2006

3.8 Key statistics on Feering Parish

Key statistics on Feering Parish ⁽⁹⁾

Social	Housing
<ul style="list-style-type: none"> • The population of the Parish is 2,035, which accounts for 1.4% of the total Braintree District population • Population growth in the Parish since 2011 is proportionally below the level of growth experience at District and County levels. • Feering Parish has a higher proportion of older residents (aged 45-74) than the District average; 41% compared to 36% for the District. The proportion of older residents in the Parish is projected to increase throughout the Plan period (Feering Housing Needs Assessment, 2018). • The proportion of residents with a level 4 or above qualification in the area is higher than the District and County averages. 	<ul style="list-style-type: none"> • There are 815 households in the Parish. • The majority of households in Feering Parish are owner occupied. The Parish has a significantly higher proportion of owner-occupied housing than the District average. • Feering Parish has a lower proportion of social rented properties than the District average. • The majority of households in the Parish consist of married or civil partnership couples without dependent children. • The Parish has a higher proportional incidence of concealed households (households containing more than one family) (Feering Housing Needs Assessment, 2018).
Economy	Transport
<ul style="list-style-type: none"> • The area has a slightly higher proportion of self-employed workers than the District and County averages. • The largest employment sectors in the area are retail, finance and insurance, and health and social work. 	<ul style="list-style-type: none"> • The majority of local residents travel to work by car or van. • Many residents travel to work by train from Kelvedon Station. • Very few residents travel to work by bus. • Most households in the Parish have two cars (Parish Survey 2017). • A large proportion of residents commute more than 25 miles to work (Parish Survey, 2017)

9 Unless stated, all statistics are based on the 2011 census set out within the Braintree District Ward Profiles, Kelvedon and Feering Ward, May 2015 or the Key Housing Needs Statistics, Feering, Housing SatNav, July 2016. Both documents are available in the FNP evidence base on the Parish Council website.

Key conclusions

- In comparison to other areas of the District, there could be a greater demand in Feering Parish for older people's housing, and services and facilities appropriate to support older residents.
- There may be a need to provide more affordable / social rented properties within the Parish.
- The prevalence of concealed families indicates a need for additional smaller family housing (2-3 bedroom units) and more affordable housing.
- Access to the train station, and facilities around the station, are important to a large number of commuting residents.
- Projects which seek to encourage the use of public transport, walking, and cycling as transport options for accessing employment could assist in reducing the reliance on the private car in the area.
- The FNP may need to consider how to best support local businesses and self-employed workers.

Picture 7 Community Engagement Exhibit 2017



3.9 Consultation Feedback

3.9.1 The production of the Parish Plan, and community engagement⁽¹⁰⁾ in support of the FNP since 2016 including drop-in sessions, public exhibitions, and surveys with local residents and businesses, has provided the NPC with a good understanding of the key issues affecting the Parish now and in the future. The following provides a summary of the views received through local resident surveys on key issues affecting the future of the Parish.



10 See the Feering Neighbourhood Plan Consultation Statement for further details, available on the Parish Council website.

Residents views on the preferred character, type, and design of new development

- *There is significant concern that any large-scale development would materially change the village environment for the worse.*
- *The focus of any new housing should be on 1-3 bedroom properties, with very limited development of 4 bedroom houses, preferably detached dwellings and bungalows.*
- *New housing should have 'reasonable' garden sizes, include flats, parking for at least two cars, built to lifetime home standards, and should be energy efficient.*
- *New developments should provide a mix of housing types throughout the development.*
- *Affordable housing should be offered first to local families or those with local connections.*
- *Starter homes would be supported as an affordable housing option.*
- *The majority of respondents believe that a buffer zone of open countryside should be used to stop Feering merging with other settlements.*
- *Overlooking should be avoided.*
- *Reduce the potential for rat runs to be created.*

Greatest concerns about new development Traffic congestion, loss of rural character, lack of amenities, parking.

New infrastructure

- *The majority of respondents would not support new development in order to attract funding for new infrastructure.*
- *Respondents would support additional education related infrastructure in the area.*
- *New sporting facilities which would be popular with local residents include a new swimming pool, gym, and cycle track.*
- *The most important community facilities which should be provided alongside new development are a dentist and a village shop.*
- *The majority of respondents believe that current infrastructure does not have the capacity to support an increased population.*
- *There is support for a new off road cycle path to Coggeshall and Tiptree.*
- *New community woodland to provide a wildlife and recreational area.*

The most important future infrastructure projects in and around the Parish

- *Improving access to Tiptree to and from the A12 by passing Feering*
- *Reducing heavy goods traffic and congestion within Feering village*
- *Improving A12 Junction 24 to be all ways*
- *Improvements to the Blue Anchor / Gore Pit / Inworth Road junction*
- *Improving A12 Junction 23 to be all ways.*

Other issues

- *The majority of respondents believe that flooding is a concern in the Parish.*
- *There is support for preserving habitats for wildlife, hedgerows and mature trees.*
- *The expansion of existing cemetery in Feering is important.*
- *Bad or no pavements are the most significant accessibility challenge in the Parish for local disabled*

Table 1 Feering Parish SWOT Analysis

Strengths	Weaknesses
<p>Attractive rural community and location. Listed buildings and heritage features. Connectivity to road and rail network. Friendly community. Open space around village. Views of the church (within north side of village and on northern village approaches). Trees/hedgerows with species diversity. The River Walk. The Cricket Club. The Community Centre. Public rights of way and footpath network. Low density housing (lots of space). The Green. Primary School. The Village May Fayre & Medieval Fete. Three pubs/eateries. Prested Hall with gym, real tennis and swimming pool. The Parish Council. High quality agricultural and horticultural land.</p>	<p>Above average house prices. Lack of “affordable” housing. Traffic congestion. Speeding traffic. A12 re-direction route in emergencies and for planned road works. Inadequate road network and junctions. Heavy vehicles on narrow roads. No medical facilities (reliant on surrounding villages). No shops or post office and lack of village centre to act as a focus for the village. Limited and unreliable bus service. Lack of suitable recreational facilities and no bespoke youth provision (especially for teenagers). Formal sports provision (football and cricket) nearly at capacity. Inadequate road drainage. Lack of well-kept pavements. Lack of specific cycle paths and road crossings. Quality of bridleways. Secondary School capacity (outside the Parish).</p>

Opportunities	Threats
<p>Willingness of residents to engage with developers.</p> <p>New multi-way junction on A12 to divert traffic from village residential streets.</p> <p>Potential for more affordable housing for local people.</p> <p>Potential for increased opportunities to 'down size' while staying in the area.</p> <p>Create wildlife/habitat corridors to adjoining areas.</p> <p>Create a new village centre with services and facilities in walking distance.</p> <p>Create a sustainable village with local employment.</p> <p>Aim for high eco standard developments.</p> <p>Enhanced footpaths, cycleway and bridleway networks.</p> <p>Enlarged school and early year's provision.</p> <p>New community hall and leisure facilities to include additional sports field and bespoke youth space.</p> <p>Green streets, trees and screening, open space.</p> <p>Expansion of the churchyard.</p> <p>Improved road drainage and improved junctions.</p> <p>New community woodland to provide a wildlife and recreational area.</p> <p>(Outside of the Parish)</p> <p>Additional parking at Kelvedon Rail Station.</p> <p>Secondary school provision.</p> <p>Better Bus Links e.g. Commuter Hopper Bus.</p>	<p>Large scale development could result in a loss of rural character, sprawling housing estates and urbanisation due to poor design.</p> <p>Road and rail improvements not delivered before new housing is built.</p> <p>Pressure on infrastructure.</p> <p>Increased potential for road traffic, congestion, heavy vehicles and speeding.</p> <p>New development could be approved before the Neighbourhood Plan is prepared.</p> <p>Loss of agricultural and horticultural land.</p> <p>Developments may be out of scale/ not in keeping with the aspirations of local residents.</p> <p>Potential for the Parish to become fragmented.</p> <p>Impact of the Garden Settlement on village edges and on shared facilities.</p> <p>Sustainability of local secondary school provision.</p> <p>Capacity of existing primary school and local pre-schools.</p> <p>Insufficient off-street parking resulting in congestion.</p> <p>Loss of wildlife.</p> <p>Conflict between vehicles and vulnerable road users such as walkers and cyclists.</p> <p>Flooding and sewage overflow in certain areas.</p>

3.10 Local Planning Context

New development in Feering Parish is currently guided by the policies contained within the adopted Braintree District Local Plan 2013-2033, together with other material considerations (including national planning policy). The Local Plan sets a framework for future growth in the area, identifying the level of need and locations for new housing, employment, and retail development. The Local Plan also includes specific policies which guide the design, scale, impact and location of new development and infrastructure, as well as policies related to protecting and enhancing heritage assets, the environment, town centres and rural areas.



3.10.1 Braintree District Council (BDC) Local Plan was adopted in July 2022. The production of the BDLP included an Issues and Scoping consultation in 2015, and formal Regulation 18 consultation on the Draft BDLP in summer 2016. The Publication Draft (Regulation 19) BDLP was published for consultation in summer 2017 and was submitted to the Secretary of State for independent examination in October 2017 with minor modifications made by the Inspectors prior to adoption. The BDLP includes strategic policies, development management policies, and site allocations.

3.10.2 The BDLP includes a Strategic Section 1, which is shared by all three North Essex local authority areas of Braintree, Colchester, and Tendring. Section 1 contains policies on strategic cross boundary issues including infrastructure and housing.

3.10.3 The Braintree District specific Section 2 of the Local Plan sets out the spatial strategy for the District and includes the Local Plan Key Diagram for the District⁽¹¹⁾.

3.10.4 Essex County Council is the Waste Planning Authority (WPA) for the Plan area and is responsible for preparing planning policies and assessing applications for waste management development. The Essex and Southend-on-Sea Waste Local Plan (WLP) was adopted in July 2017 forming part of the statutory Development Plan and should be read alongside the Braintree Local Plan. The WLP covers the period from 2017 to 2032. It sets out where and how waste management developments can occur and contains the policies against which waste management planning applications are assessed.

3.10.5 Essex County Council is the Minerals Planning Authority for the Plan area and is responsible for preparing planning policies and assessing applications for mineral development. The Essex Minerals Local Plan 2014 (EMLP) forms part of the statutory Development Plan and should be read alongside the Braintree Local Plan. Active and unworked sand and gravel deposits are subject to a

11 www.braintree.gov.uk/planning-building-control/local-plan-2033

Minerals Safeguarding policy, which seeks to prevent deposits being sterilised by mineral development. Mineral Consultation Areas require ECC to be consulted on all non-mineral related development within a distance of 250m around active quarries, mineral infrastructure and mineral deposits permitted for extraction.

3.10.6 Coggeshall and Kelvedon Neighbourhood Plans were adopted in July 2021 and July 2022 respectively. Tiptree is also currently undertaking a Neighbourhood Development Plan. The Parish Council have consulted and worked with these Neighbourhood Plan teams and have identified clear common issues. Including but not limited to; transport infrastructure (national and local routes), connectivity, medical/healthcare, flooding, education and environment.

3.10.7 Section 2 Braintree District Local Plan (BDLP) policies affecting Feering are:

- Policy LPP 2 g): Location of Employment Land: up to 4ha allocated - see also Policy LPP 21
- Policy LPP 6: Business Parks: Threshelfords (2.7ha)
- Policy LPP 16: Housing Provision and Delivery: 795 new homes at Land in Feering (within the Plan period)
- Policy LPP 21: Strategic Growth Location - Land at Feering: see Figure 4 below
- Policy LPP 45: New Road Infrastructure: includes provision of a new connection between Inworth Road and London Road

Figure 4 Braintree District Local Plan Policy LPP 21, Strategic Growth Location – Land at Feering

Policy LPP 21

Strategic Growth Location - Land at Feering

A Strategic Growth Location has been identified at land south east of Feering and is shown on the Proposals Map. Development will be expected to provide:

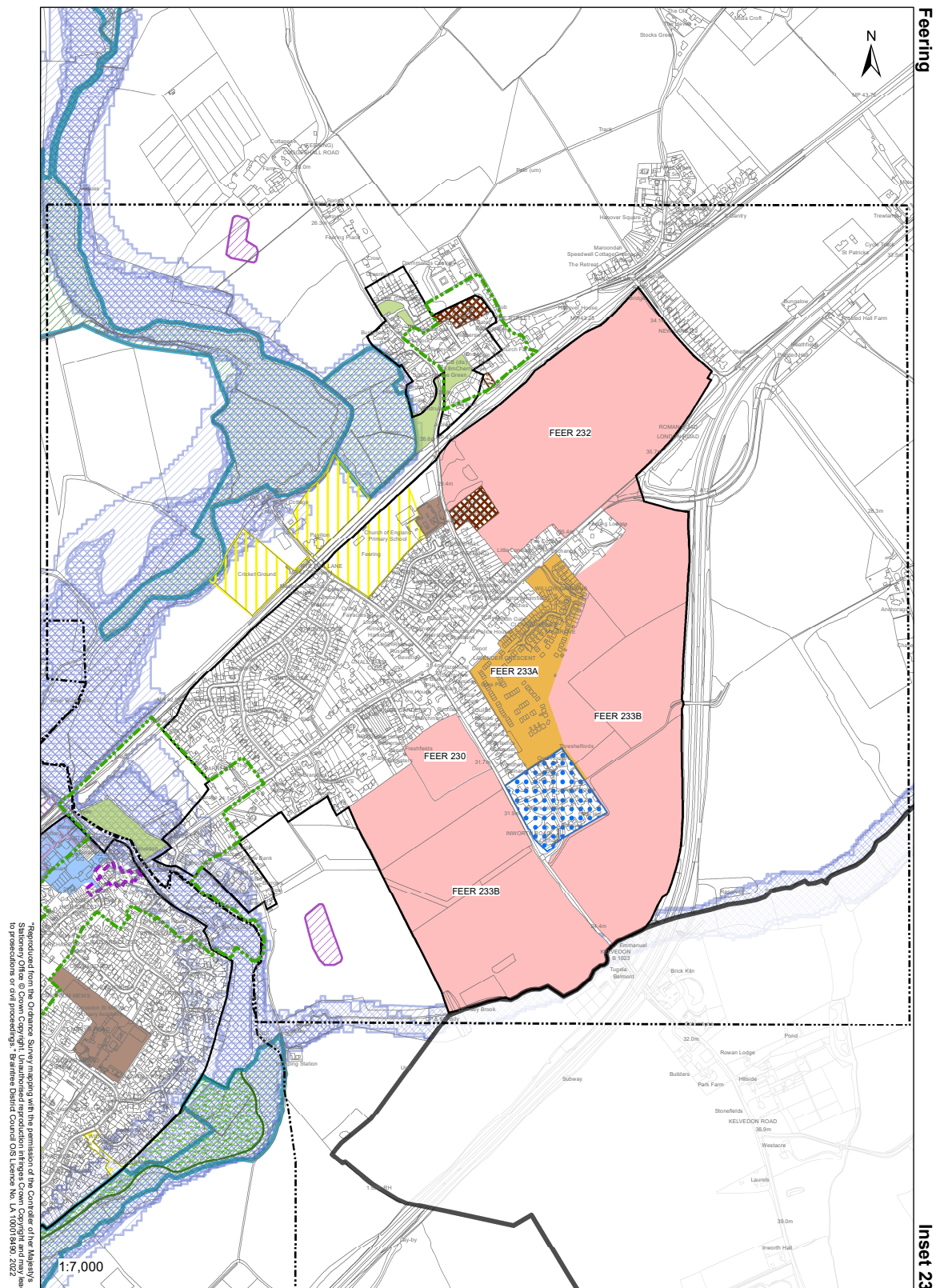
- Around 835 new homes of a mixed size and type appropriate to the area
- Affordable housing as per the Council's policy requirements
- Appropriate employment generating uses to support the new community
- A new primary school with co-located early years and childcare nursery on 2.1 ha of suitable land allocated for education and childcare use or the expansion of Feering School
- A new 56 place stand alone early years and childcare nursery on 0.13 hectares of suitable land allocated for education and childcare use or potentially co-located with any new primary school site
- Provision of a community centre or a financial contribution towards off site provision of the same
- Community facilities including a contribution to or provision of infrastructure for new NHS facilities
- Retail Provision
- Public open space in accordance with the Open Spaces Study, and informal and formal recreation in accordance with the Playing Pitch Strategy
- Safe cycle and pedestrian access between all parts of the development and Kelvedon and Feering
- Provision of or contributions towards a Gypsy and Traveller site
- Contributions to highway and transport infrastructure as required by the Highway Authorities
- Provision of a new connection between Inworth Road and London Road.

Development should conserve and, where opportunities arise, enhance the Conservation Areas and their settings, preserve listed buildings and Scheduled Monuments and their settings.

The delivery of each facility shall coincide with the completion of different phases of development to ensure that local services are in place when they are needed.

Development proposals which would compromise the delivery of an identified and coherent Strategic Growth Location will be resisted.

Figure 5 BDC Local Plan - Inset 23 Proposals Map: Feering



Site F1 comprises of site FEER 230 and sites FEER 232 & FEER 233 (Crown Estates)

Key: Local Plan 2013-2033

	District Boundary		Designer Outlet Centre		Formal Recreation
	Inset Map		Strategic Growth Location		Informal Recreation
	Development Boundary		Residential Site 10 or more Dwellings		Allotments
	Conservation Area		Specialist Housing		Visually Important Space
	Road Proposal		Proposed Gypsy/Travellers Site		Structural Landscaping
	Halstead Bypass Corridor		Business Use		Local Wildlife Site
	Protected Lanes		Employment Policy Area		Cemetery/Churchyard
	2033 Cycleway		Comprehensive Development Area		Local Nature Reserve
	Local Centre		Special Employment Area		Green Buffer
	District Centre		Vehicle Storage		Suitable Accessible Natural Greenspace
	Town Centre		Transport Related Policy Area		Site of Special Scientific Interest (SSSI)
	Primary Shopping Area		Regeneration Area		Historic Parks and Gardens
	Primary Frontage		Education		Scheduled monument
	Secondary Frontage		Car Park		Flood Zone 2
	Retail & Town Centre Uses		Community Uses		Flood Zone 3
	Retail Warehousing		Leisure and Entertainment		Flood Zone 3B

VISION AND OBJECTIVES

4 VISION AND OBJECTIVES

Consultation with the local community through surveys and community events has guided the production of a vision and set of objectives for the Neighbourhood Plan.

4.1 Vision Statement

Vision for Feering Parish

To preserve the individual village character of Feering, whilst enhancing the local environment, reducing pollution and impact on climate change, incorporating sensitive and considerate design, green technologies and infrastructure as well as providing quality community facilities. Our vision is to be a happy, thriving, cohesive community, enjoying an improved and sustainable quality of life with aspirations for future generations.

4.2 Objectives

4.2.1 To achieve the vision for Feering Parish, 23 objectives listed below have been identified.

4.2.2 Section 5 of this Plan will outline how the Neighbourhood Plan policies seek to deliver the identified objectives and overarching vision.

4.2.3 Policies are presented together with associated objectives, context and policy justification. Relevant evidence base documents are also identified for each policy.

Neighbourhood Plan Objectives

MP1 - To ensure master planning of all future strategic development in collaboration with the local community and other stakeholders, including the Parish Council, prior to the submission of planning applications.

D1 - Ensure new development respects, adds to or maintains the rural nature, character and scale of existing development within the Parish in line with the FPC NP Village Assessment and Design Guide.

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 & mature trees.

D3 - Ensure that new development responds positively to the character of surrounding existing development.

D4 - Ensure new buildings are as energy efficient as possible and comply with the latest energy efficiency standards.

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, health and wellbeing and community cohesion.

D6- Parking provision to be well thought out with sufficient car parking spaces associated with each dwelling and to be located inside the development perimeter. The use of frontage parking must be limited and commensurate with pedestrian, cyclist and vehicle safety.

D7 – A fully connected ultra-fast reliable broadband connection throughout the Parish

H1 - Any new development to consist of a mix of high-quality housing and tenures to ensure a socially strong, inclusive and integrated community, achieved through sensitive design (considering existing dwelling heights, housing density and the need for quality accommodation and amenity space)

H2 - Ensure local people can stay living in the village throughout their lifetime and as their needs change.

H3 - Ensure new housing development provides affordable homes which would be available to local people to meet the local needs of the Parish.

HE1 – To conserve and enhance the historic environment within the Parish.

E1 - Conserve and enhance the rural landscape and character of the Parish. Preserve the existing open views and the natural green buffers, including hedgerows & mature trees.

E2 - Protect open spaces and wildlife of local importance and enhance biodiversity.

E3 – Preserve and, where appropriate, enhance designated nature conservation sites and green and blue infrastructure

E4 – Deliver a biodiversity net gain and reduce the carbon footprint of the Parish.

FM1 - Reduce the risk of flooding (fluvial, pluvial and sewer) in Feering and immediate surrounding areas and take measures to ensure proper controls are applied to any development to avoid and manage flood risk.

CL1 - Community and leisure facilities to be enhanced, protected and developed to meet the changing needs of a growing Parish.

CL2 - Ensure early years and childcare, primary school and secondary school facilities are provided to meet the needs of the growing population.

MA1 - To provide safe, new and improved walking, cycling, bridleways and public transport routes, both within Feering and to surrounding parishes.

BE1 - Develop and protect sustainable community employment in the Parish including the facilitation of flexible working.

CIP1 - Ensure appropriate collection and allocation of developer contributions.

CE - Improve the local environment of the Parish for future generations by reducing its carbon footprint and developing sustainable ways of living.

NEIGHBOURHOOD PLAN POLICIES

5 NEIGHBOURHOOD PLAN POLICIES

5.1 Master planning Site F1 (excluding Phase 1)

Objectives

H1 - Any new development to consist of a mix of high-quality housing and tenures to ensure a socially strong, inclusive and integrated community, achieved through sensitive design (considering existing dwelling heights, housing density and the need for quality accommodation and amenity space)

H2 - Ensure local people can stay living in the village throughout their lifetime and as their needs change.

H3 - Ensure new housing development provides affordable homes which would be available to local people to meet the local needs of the Parish.

BE1 – Develop and protect sustainable community employment in the Parish including the facilitation of flexible working.

MP1 - To ensure master planning of all future strategic development in collaboration with the local community and other stakeholders, including the Parish Council, prior to the submission of planning applications.

Context and policy justification

Housing

5.1.1 In accordance with the requirements of paragraph 65, 66, 14 and footnote 31 of the NPPF, BDC has made clear that the identification of a Strategic Growth Location at Feering through LPP21 is enough to satisfy the housing requirement for the Feering area. Therefore the FNP should support around 835 new dwellings with 795 within the plan period.

5.1.2 The Braintree District Local Plan (BDLP) seeks to allocate land within Feering Parish for the development of around 835 new dwellings as a Strategic Growth Location for the District (see Figure 5), with the allocation formed across three sites outlined in Figure 7.

5.1.3 The Parish Council recognises that the identification of a Strategic Growth Location within the adopted BDLP seeks to address District-wide housing needs. Through policies contained within this Neighbourhood Plan, the Parish Council will seek to ensure that the development of the Strategic Growth Location will not detrimentally impact the character and appearance of the Parish, and that significant benefits and improvements to the Parish can be realised as part of the new development. FNP Policy 1 therefore supports around 835 new dwellings with 795 within the plan period on Site F1.

5.1.4 Land within the BDLP allocation has been subject to outline planning approval for 162 dwellings and associated open space, landscaping, infrastructure and drainage works. Outline planning application 16/00569/OUT and 19/01222/REM, on land north east of Inworth Road was approved in December 2017. This constitutes Phase 1 of the F1.

5.1.5 Essex County Council (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 162 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.
- 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.

5.1.6 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 21) of around 835 new dwellings. Policy LPP 21 requires the site to provide access from the development to the A12, Inworth Road and London Road, to the satisfaction of the Local Highways Authority. 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.

5.1.7 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, the 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 (B1024), Inworth Road and/or their junctions with Rye Mill Lane/Feering Hill.

5.1.8 FNP Policy 1 consists of Phases 1 & 2. Phase 1 comprises of 162 homes is being developed by Bloor Homes. A Outline Parameter Plan, Design Code and Illustrative Masterplan for the overall development of the remaining allocation of around 835 (Phase 2) will need to take into account the approved proposals associated with this site.

Figure 6 Illustrative Masterplan for Planning Application 16/00569/OUT and 19/01222/REM



5.1.9 A Design or Quality Review Panel can independently assess emerging development proposals to inform the production and determination of planning applications. The purpose of this approach is to enable better designed development schemes earlier in the process, create better quality proposals and reduce delays during the planning application stage. There are a range of companies and organisations which provide this service nationally, including the recently formed Essex Quality Review Panel, managed by the Essex Planning Officers Association. 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. To ensure that the highest quality of design is incorporated into the development of Phase 2 of Site F1, the Parish Council requires the production of planning proposals (the Outline Parameter Plan, Design Code and Illustrative Masterplan and detailed proposals) to be informed by an independent design quality review. This panel should be guided by the FPC NP Village Assessment and Design Guide, the NPPF 2019 (para 127) and RIBA 10 Primary Characteristics of Places where People Want to Live.

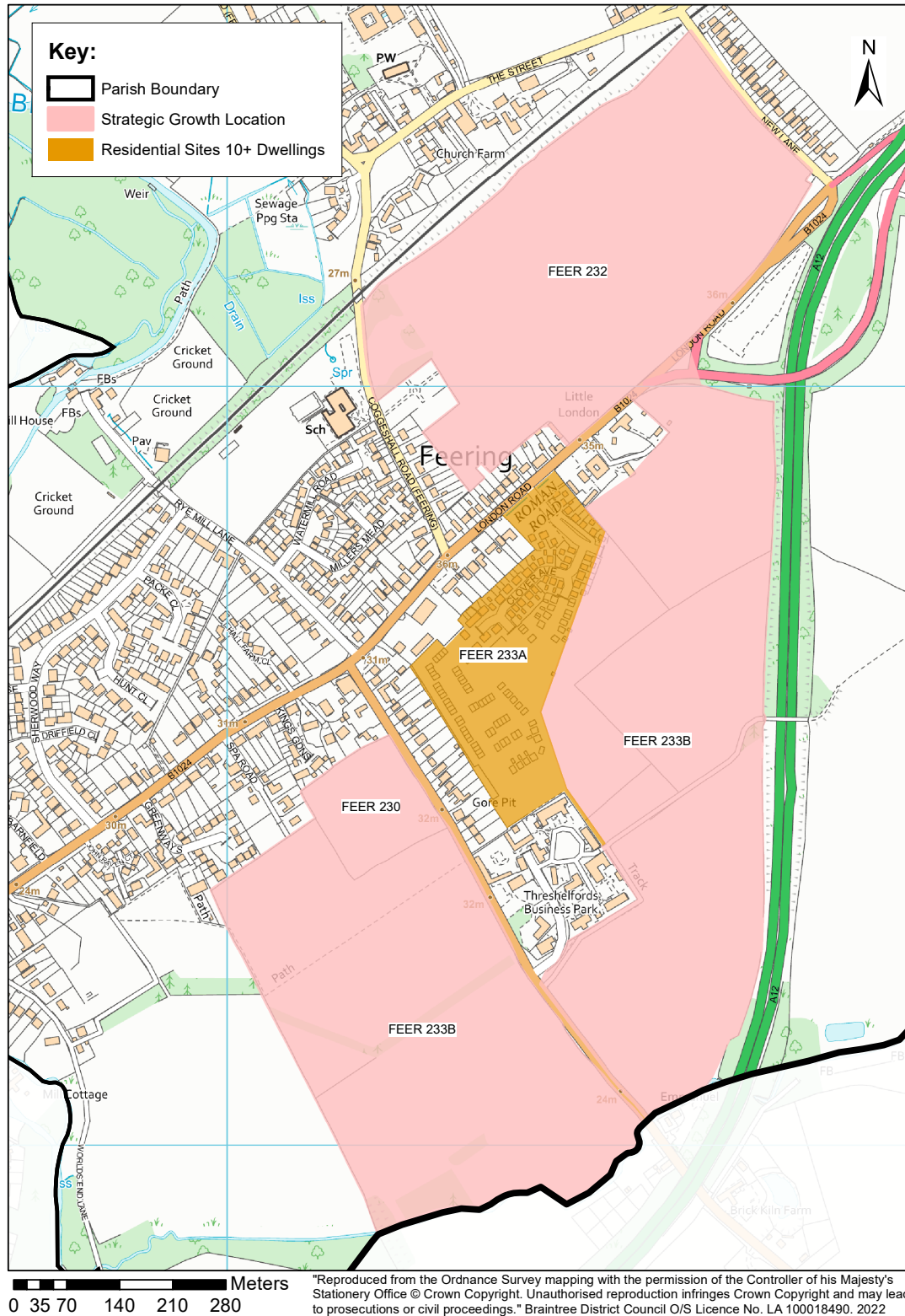
Master Planning Site F1 (excluding Phase 1)

5.1.10 The BDLP Strategic Growth Location allocation in Feering Parish (LPP21) includes:

- The development of around 835 new dwellings with 795 within the plan period of a mixed size and type appropriate to the area;
- Affordable housing as per the Council's policy requirements;
- Appropriate employment generating uses to support the new community;
- A site for a new primary school with co-located early years and childcare nursery on 2.1 ha of suitable land allocated for education and childcare or the expansion of Feering School;
- A new 56 place stand alone early years and childcare nursery on 0.13 ha of suitable land allocated for education and childcare use or potentially co-located within any new primary school site;
- Provision of a community centre or a financial contribution towards off site provision of the same;
- Community facilities including a contribution to or provision of infrastructure for new NHS facilities;
- Public open space in accordance with the Open Spaces Study, and informal and formal recreation in accordance with the Playing Pitch Strategy;
- Retail facilities;
- Provision of or contributions towards a gypsy and traveller site;
- Safe cycle & pedestrian access between all parts of the development and to Feering & Kelvedon;
- Contributions to highway and transport infrastructure as required by the Highway Authorities;
- Provision of a new connection between Inworth Road and London Road.

5.1.11 The preparation of an Outline Parameter Plan, Design Code and Illustrative Masterplan for Phase 2 prior to the submission of planning applications will ensure that proposals for housing, infrastructure, open space, flood risk and other matters are developed in a coordinated manner with appropriate inputs from key stakeholders in order to 'front-load' the planning process and ensure high quality design and place-making. By ensuring that key matters are addressed prior to the submission of planning applications, this approach will ensure the timely delivery of new housing and necessary infrastructure such as roads, drainage and schools, whilst ensuring that local character, historic assets and environmental assets are maintained and protected.

Figure 7 Site F1 allocated including Phase 1&2 - BDLP FEER230 & FEER232 & FEER 233 (Crown Estates)



5.1.12 A plan-led approach will help to facilitate the creation of a high-quality living environment which is well integrated with the existing village. The production of an Outline Parameter Plan, Design Code and Illustrative Masterplan covering the entire site will also ensure that a cohesive and joined-up approach is taken to the detailed planning and development of the individual parcels, recognising that the parcels may ultimately be delivered at different times and by different developers.

5.1.13 The Outline Parameter Plan, Design Code and Illustrative Masterplan will be produced by the developer(s) / site promoter(s) of phase 2 of Site F1 in partnership with the Parish Council and BDC. This will be a collaborative process between the developer / site promoter, the Parish Council, the local community, local businesses, organisations, and community groups, infrastructure providers, Braintree District Council, and other relevant stakeholders. It will be informed by consultation and engagement with the local community. Future planning applications will be delivered in accordance with the Outline Parameter Plan, Design Code and Illustrative Masterplan endorsed by Braintree District Council and Feering Parish Council.

5.1.14 Public consultation and evidence collated as part of the production of the FNP have identified the following additional community identified needs to support the level of development proposed through Site F1:

- i. A new primary school/ additional education provision
- ii. Additional sporting facilities, preferably including a swimming pool and gym;
- iii. A new dentist and village shop;
- iv. Community woodland;
- v. Library facilities;
- vi. Footpaths, cycle tracks, fitness trails; and
- vii. A new community hall with bespoke youth space.
- viii. Cemetery expansion (to account for the expansion of population in both Feering and Kelvedon as it is a joint benefice).

5.1.15 The Outline Parameter Plan, Design Code and Illustrative Masterplan will outline how the development of phase 2 of Site F1 should be phased to enable the delivery of infrastructure improvements, new green infrastructure and areas of open space, and new services and facilities alongside the delivery of new houses. The Parish Council will seek to ensure that agreed phasing of the development set out within the Outline Parameter Plan, Design Code and Illustrative Masterplan is incorporated into future planning permissions for development on the site.

5.1.16 Emerging development proposals can benefit significantly from the inclusion of an independent quality review process. This approach should also be used to support the production of a Outline Parameter Plan, Design Code and Illustrative Masterplan. The Parish Council will therefore require the production of a Outline Parameter Plan, Design Code and Illustrative Masterplan for the entirety of phase 2 of Site F1 to be informed by independent quality review.

Employment land

5.1.17 The largest employment area in the Parish is Threshelfords Business Park, which contains a range of businesses and organisations and has no vacant units. Threshelfords Business Park is located close to public transport links and the A12, and therefore provides good transport connections

for businesses. The extension of the village through residential allocation F1 will increase demand in the local area for employment opportunities. The expansion of the village therefore provides the opportunity to allocate additional employment land to enable an expansion of Theshelfords Business Park and provide employment opportunities close to new and existing housing.

5.1.18 The BDLP has confirmed that Braintree should deliver between 20.9 and 43.3ha of new employment land. BDLP Policy LPP 2 therefore identifies proposed employment land allocations throughout the District. The Parish Council recognise the importance of seeking to provide more local employment opportunities to support housing growth in the area, and also the potential to expand on the success of Threshelford Business Park. In accordance with the proposals in the Braintree District Local Plan, FNP Policy 1 therefore supports appropriately located small and medium business and employment generating uses to support the new community.

5.1.19 The proposed additional employment land is likely to be located adjacent to the new homes within phase 2 of Site F1. Uses on the employment land therefore should be appropriate to be located adjacent to a residential area. Class E(g) (offices, research and development of products and processes, and light industry appropriate in a residential area) uses are preferred adjacent to residential areas. B2 (industrial process other than one falling within class E(g) excluding incineration purposes, chemical treatment or landfill or hazardous waste) uses would also be appropriate near residential areas in certain circumstances, with greater consideration given to design and the management of uses through conditions to ensure there is no detrimental impact on surrounding residential amenity.

5.1.20 The appropriate location for employment uses within phase 2 of Site F1 will be determined through the production of a masterplan for the site, as set out within FNP Policy 1. The location of new employment land should however seek to provide good access to the A12, good pedestrian and cycle access to Kelvedon Station, and avoid significantly increasing traffic flows through the village. E(g) and B2 uses would be preferred in areas closer to central areas of the village, such as an expansion to Threshelfords Business Park. B8 uses (storage and distribution) would be most appropriate close to the A12, to remove the need for large vehicles to regularly travel through the central areas of the village.

Picture 8 Watermill Road



Policy 1

Development of Site F1

- A. Development of Site F1 (Figure 7) as a Strategic Growth Location in accordance with Local Plan Policy LPP21 will be supported in accordance with an Outline Parameter Plan, Design Code and Illustrative Masterplan developed through a collaborative approach.
- B. The Outline Parameter Plan, Design Code and Illustrative Masterplan should:
 - i. Provide a strategic development framework which will define key development principles and strategic concepts to enable a co-ordinated approach to delivering the planned level of growth on Site F1 (excluding Phase 1);
 - ii. Be informed by a comprehensive assessment of the site and key opportunities and constraints;
 - iii. Develop an overarching vision and objectives for the creation of a high-quality development, outlining how the vision and objectives have been developed through collaborative working, including with the Parish Council and the local community;
 - iv. Explain how the identified vision and objectives for the site will be secured;
 - v. Outline how infrastructure requirements identified in Local Plan Policy LPP21 will be delivered and phased;
 - vi. Identify requirements for future planning applications associated with the site to ensure that if a phased approach is used there is an overall cohesive and sustainable plan that is responsive to the changing needs of the parish;
 - vii. Establish design codes which will guide the production of future planning applications informed by the Feering Village Assessment & Design Guide; and
 - viii. Allow for small and medium business opportunities, appropriately located adjacent to Threshelfords Business Park and/or near an A12 junction, supported by sustainable transport links; such as public transport, safe walking and cycling
- C. To incorporate appropriate 'place shaping' principles the Outline Parameter Plan, Design Code and Illustrative Masterplan should:
 - i. Establish key routes and linkages within the site and with the wider Parish and connecting to neighbouring parishes;
 - ii. Maintain and enhance the important features, character and assets within the site and the wider Parish;
 - iii. Conserve and, where appropriate, enhance landscapes, habitats and biodiversity, including connections to the wider green and blue infrastructure network;
 - iv. Establish a long-term plan for the stewardship of assets, incorporating the local community;
 - v. Provide high quality and beautiful homes with gardens or access to usable and accessible amenity space;

- vi. Provide sustainable urban drainage solutions which are multi-functional and create areas of open space which can be used for recreation and deliver benefits for the built, natural and historic environment;
 - vii. Ensure generous, well connected and biodiverse rich green and blue space provision as part of the Parish's green and blue infrastructure network, supported by timely ecological reports;
 - viii. Ensure a biodiversity net gain which is well connected to a range of multi-functional green and blue infrastructure and landscape;
 - ix. Ensure that development respects and where appropriate enhances the natural environment;
 - x. Provide for sustainable movement and access to local and strategic destinations including rail, bus, pedestrians, cycling and horse riding;
 - xi. Ensure positive integration with Feering village and the wider surrounds;
 - xii. Ensure appropriate varied density of development across the site which reflects and maintains the character of the surrounding area;
 - xiii. Establish an appropriate location for employment land which provides good access to surrounding transport networks and seeks to minimise through-traffic movement and avoids congestion within Feering village;
 - xiv. Establish an appropriate location for a new local centre which includes new community facilities and is accessible and well connected to both the new development and the existing village; and
 - xv. Ensure that new development provides or contributes towards appropriate public realm improvements.
- D. The production of the Outline Parameter Plan, Design Code and Illustrative Masterplan and subsequent planning applications informed by an independent quality review panel is supported.
- E. The production of the Outline Parameter Plan, Design Code and Illustrative Masterplan in a manner capable of being adopted as supplementary planning documents, including being subject to public consultation, is supported.

Relevant Evidence Base Documents

- Braintree District Strategic Housing Land Availability Assessment, BDC, 2016
- Feering Parish Council Housing Needs Assessment, AECOM, July 2018
- Feering Parish Council Neighbourhood Plan Village Assessment & Design Guide 2020
- Housing Needs Survey, Feering, RCCE, April 2016
- Strategic Housing Market Assessment Update, HDH Planning and Development, December 2015

5.2 Design

Please also refer to **FNP NP Village Assessment & Design Guide, 2020**

Objectives

H1 - Any new development to consist of a mix of high-quality housing and tenures to ensure a socially strong, inclusive and integrated community, achieved through sensitive design (considering existing dwelling heights, housing density and the need for quality accommodation and amenity space)

D1 - Ensure new development respects, adds to or maintains the rural nature, character and scale of existing development within the Parish, in line with the FPC NP Village Assessment and Design Guide.

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 & mature trees

D3 - Ensure that new development responds positively to the character of surrounding existing development.

D4 - Ensure new buildings are as energy efficient as possible and comply with the latest energy efficiency standards.

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, health and wellbeing and community cohesion.

D6 - Parking provision to be well thought out with sufficient car parking spaces associated with each dwelling and to be located inside the development perimeter. The use of frontage parking must be limited and commensurate with pedestrian, cyclist and vehicle safety.

D7 – A fully connected ultra-fast reliable broadband connection throughout the Parish.

Context and policy justification

5.2.1 *The Feering Parish Council Neighbourhood Plan Village Assessment & Design Guide*⁽¹²⁾ provides a comprehensive description of the design of buildings throughout the Parish. There is a wide range of building designs within the Parish, which is often related to the time period when development took place. Overall the Parish has a rural character; however, different areas of the Parish have their own individual character and style of buildings.

5.2.2 Public consultations were used to inform the production of the FNP which identified that the most popular features of the Parish are the character of Feering village and the green and open spaces within the Parish. It also highlighted the inconsistencies throughout the Parish with regards to broadband service. New development proposals in the Parish should respond positively to the

12 FNP NP Village Assessment & Design Guide 2020

design, layout, scale, character, and appearance of existing development within the vicinity of any proposal site, and the rural character of the Parish. The design of new development within the Parish should seek to protect the village character by ensuring that alterations and additions to existing buildings are sympathetic, and the use of materials reflect the existing character and appearance of the Parish.

5.2.3 Through good quality design, the Parish Council supports new developments which include:

- i. Appropriate access for all transport modes which are well integrated into surrounding areas;
- ii. Materials which preferably are traditional and locally sourced, to reinforce local identity;
- iii. High quality amenity through well designed green spaces, generous garden areas at the front and rear of new properties, and where possible maintaining existing hedgerows;
- iv. Low-density small-scale housing in keeping with the existing character of development within the Parish, usually to a maximum of 2 storeys in height;
- v. Off road car parking;
- vi. Features which assist people in feeling safe when moving around the built environment, such as lighting and pedestrian and cycle routes which can be observed from the surrounding area; and
- vii. Ultra-fast broadband provision (300mb+ via FTTP)

5.2.4 Public consultation responses also highlighted a preference towards ‘lifetime homes’⁽¹³⁾ within new developments. In 2015 the Building Regulations Part M4(2) were amended to require a higher standard of design which ensures that new dwellings can be more easily accessed and adapted for the changing future needs of the resident. The Parish Council will encourage new development proposals to include adaptable design features within new dwellings.

5.2.5 Views of local landmarks, open spaces, green and blue infrastructure, rural landscape, and special landscape features associated with the Blackwater River Valley and Langley Green Farmland Plateau Landscape Character Areas ⁽¹⁴⁾ contribute significantly to the character of Parish. Views of Feering Church, particularly from the Cricket Field, and views of and from the Rafted Path, Packhorse Bridge, Domsey Brook and Lady Meadow are important features of the area which should be preserved and enhanced where possible within new development proposals. More information can be found within the FPC NP Village Assessment & Design Guide.

13 Lifetime Homes are design criteria for new development which are intended to make homes more easily adaptable at minimal costs for use at all stages of life.

14 See section 3.6 above, and the Braintree District Landscape Character Assessment, Chris Blandford Associates, 2006

5.2.6 Lady Meadow is identified within the BDLP as a ‘visually important space’ which is considered to make a significant contribution to the visual character of the area. The BDLP does not however outline how the area should be managed or protected in the future. Policy 2 therefore seeks to preserve views of Lady Meadow as an important area of open space in the Parish which contributes positively to the rural character and appearance of the area.

Picture 9 Grade II Listed Property on Feering Hill



5.2.7 New development should seek to incorporate sustainable design features which promote energy efficiency, biodiversity net gains, innovative low carbon technology, water efficiency, energy conservation and efficiency, flood resilience, maximisation of natural light, sustainable waste and mineral management. The Design and Access Statement supporting a planning application should therefore demonstrate how the design, materials used, layout and building orientation contribute to creating a sustainable development.

5.2.8 To support the delivery of sustainable development in the Parish, all non-residential development should seek to achieve a minimum Building Research Establishment Environmental Assessment Method (BREEAM) rating of ‘very good’. BREEAM is a sustainability assessment method that is used to masterplan projects, infrastructure and buildings. Launched in 1990 by the Building Research Establishment (BRE), BREEAM sets standards for the environmental performance of buildings through the design, specification, construction and operation phases. Independent licenced assessors carry out an assessment of a scheme and each of the criteria is scored and then multiplied by a weighting. Developments are rated and certified on a scale of Unclassified (<30%), Pass (>30%), Good (>45%), Very Good (>55%), Excellent (>70%) and Outstanding (>85%). The BREEAM rating enables the sustainability performance of new non-domestic buildings to be easily assessed and compared against other buildings. www.breeam.com/discover/technical-standards/homes/

5.2.9 To support the delivery of sustainable residential development, new development proposals should demonstrate how they have regard to and incorporate design approaches outlined within the Secured by Design (www.securedbydesign.com), ECC Livewell Developer Accreditation (www.essexdesignguide.co.uk/supplementary-guidance/livewell-development-accreditation)

Policy 2

Design

- A. All development proposals should, as appropriate:
- i. Include a high-quality design which will contribute positively to the character and appearance of the surrounding area taking into account guidance within the FPC NP Village Assessment & Design Guide;
 - ii. Reflect and respond positively to the scale, design, character, density, layout and height of existing development in the surrounding area, and not result in significant harm to neighbouring residential living environment;
 - iii. Incorporate an appropriate use of materials, preferably locally sourced, which enhances the quality of design and preserves and enhances the character of the area;
 - iv. Provide an appropriate provision of off-street parking with regard to the adopted Essex County Council Parking Standards;
 - v. Preserve and where appropriate, enhance views of local landmarks, open space, green and blue infrastructure, and the wider rural landscape, which contribute to the rural character and appearance of the area, as referenced in the FPC NP Village Assessment and Design Guide;
 - vi. Create an accessible and inclusive design for all age groups and abilities;
 - vii. Provide dwelling designs which can easily be adapted to meet the changing requirements of residents;
 - 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;
 - ix. Incorporate sustainable design features which promote energy efficiency (including heat generation and distribution), biodiversity net gain, innovative low carbon technology, water efficiency, energy conservation and efficiency, flood resilience including natural flood management strategies and multi-functional SUDs measures, sustainable waste and mineral management; and
 - x. Ensure that the new development provides or contribute towards public realm improvements.
- B. Development proposals which demonstrate achievement of the highest possible rating under the Home Quality Mark, 'Livewell' accreditation or BREEAM, as appropriate, will be supported. Development proposals should have regard to the Secured by Design initiative.
- C. Development proposals should make adequate provision for charging electric vehicles. Public charging points should be located in highly visible, accessible locations close to building entrances.

Relevant Evidence Base Documents

- Braintree District Landscape Character Assessment, Chris Blandford Associates, 2006
- Feering Parish Council Neighbourhood Plan Village Assessment & Design Guide, 2020
- Parking Standards, Essex County Council, September 2009

Picture 10 The Sun Inn, Feering Hill



5.3 Housing

Objectives

H1 - Any new development to consist of a mix of high-quality housing and tenures to ensure a socially strong, inclusive and integrated community, achieved through sensitive design (considering existing dwelling heights, housing density and the need for quality accommodation and amenity space).

H2 - Ensure local people can stay living in the village throughout their lifetime and as their needs change.

H3 - Ensure new housing development provides affordable homes which would be available to local people to reflect the local needs of the Parish.

Context and policy justification

5.3.1 The Feering Parish Council Housing Needs Assessment ⁽¹⁵⁾ (HNA) identified that, given the dominance of owner-occupied dwellings and the number of concealed households ⁽¹⁶⁾ within the Parish, there is a need to provide more affordable housing tenures such as intermediate ⁽¹⁷⁾, affordable and social rent. The HNA also identified a significant need for more small and medium sized housing of 2-3 bedrooms within the Parish. These findings are supported by the results of public consultation in support of the production of the FNP ⁽¹⁸⁾, which concluded that the majority of residents believed that smaller 1-3 bedroom houses and affordable houses were most needed in the Parish. Retirement properties in the form of 1 bedroom bungalows would support current and future housing needs from existing residents in the Parish.

5.3.2 Population statistics for the Parish outlined within section 3.8 indicate that there is a need to Plan for an increasing population of older residents in the Parish. This is supported by findings within the HNA which identified that there is a need for additional specialist housing for older people, which could include independent living ⁽¹⁹⁾, extra care ⁽²⁰⁾, and residential care ⁽²¹⁾ units. The HNA estimated that 33 units should be provided during the Plan period to meet local needs within the Parish.

15 Feering Parish Council Housing Needs Assessment, AECOM, July 2018

16 Households containing more than one family.

17 Intermediate housing is the collective terms for various affordable housing tenures targeted at households on middling incomes. These include discounted market sales and intermediate rented housing considered affordable rented and other housing that is provided for sale and rent at a cost above social rent, but below market levels.

18 See section 3.8 and the Neighbourhood Plan Consultation Statement available on the Parish Council website.

19 Independent living facilities are designed to provide housing for people over the age of 55 whose current home no longer meets their needs, for example as a result of social isolation, a need to downsize, or access to care and support.

20 Extra care housing often relates to an extension of the types of housing provided through independent living, although with escalating levels of domestic and personal care to suit the changing needs of the occupants.

21 There are two main categories of residential care facilities. Nursing care will always include one qualified nurse or doctor, and can therefore cater for people with conditions that require nursing attention. Residential homes will call in routine and emergency medical support from other agencies (e.g. GPs or district nurses), as required. Both types of facilities provide accommodation, meals and personal care.

5.3.3 The 2016 Feering Housing Needs Survey ⁽²²⁾ revealed that residents who responded were in favour (59%) of a small development of affordable housing for local people within the Parish, if there were a proven need. Of those respondents, 18% said they would need alternative accommodation within the next 5 years. Forty households expressed a need for local housing in the future, however fourteen were disregarded in the analysis process due to either insufficient financial data available or the need was too premature. Therefore the responses to the survey indicated that in the next 5 years up to 2021, there would be a need for 26 additional dwellings for local people in the Parish, including both open market and affordable. In addition and in accordance with paragraph 65 of the NPPF, BDC has been requested to outline a housing requirement for the Parish which will meet local housing needs. As outlined in Policy LPP21, BDC has identified strategic housing growth numbers for the district and as part of this have allocated a maximum of 750 new dwellings to Feering Parish during the Plan period.

5.3.4 Public consultation to inform the production of the Neighbourhood Plan ⁽²³⁾ identified that local residents would prefer to see new affordable housing being offered in the first instance to local families or those with local connections. BDC allocates social housing through a priority ranking of applicants based on the severity of the housing need and local connections to an area. However, BDC will allocate housing to those in greatest need in advance of considering local connections, which therefore makes it difficult for people with local connections but a less serious housing need, to obtain affordable housing in the area. As per Policy 3, the Neighbourhood Plan seeks to ensure that those identified as having a local need are included in any new housing and the Parish Council will work with BDC to consider if an alternative approach can be taken to seek to offer improved prioritisation for local residents and family members with a strong local connection to the village, to access social housing within the Parish.

5.3.5 The Parish Council will be supportive of development proposals which provide affordable housing to meet local housing needs either through relevant FNP policies (including Policy 3), Rural Exception Sites or other types of Community Led Housing. Schemes on Rural Exception Sites allow small new development in rural areas which normally would not be permitted, providing affordable housing in perpetuity for the housing needs of either current residents or people which have strong existing close family or employment connections with the local area. Community-led projects are run by individual community groups determined to build the types of homes and other community facilities that local people need and want. The Parish Council will be supportive of proposals for Rural Exception Schemes and other forms of Community Led Housing in the Parish, subject to evidence of need and the compliance of development proposals with other relevant policies in the FNP.

5.3.6 Affordable housing is defined, as set out in the NPPF 2019, as housing for sale or rent, for those whose needs are not met by the market. This includes affordable housing for rent, discounted market sales housing and other affordable routes to home ownership, for example shared ownership. A 'strong connection to the village' to include the following connections as per BDC local allocations policies:

- people who live in the village;
- people whose place of work is in the village

22 Housing Needs Survey, Feering, RCCE, April 2016

23 See section 3.8 and the Neighbourhood Plan Consultation Statement available on the Parish Council website.

- people who lived in the village for at least 5 out of the last 10 years; and
- people with close family living in the village who have lived there continuously for at least 2 years. 'Close family' will be as defined by the Braintree District Council's allocations policy which includes parents, children and siblings.

Policy 3

Housing

- A. Proposals for residential development should:
- Be located within defined development boundaries or on sites allocated within this Plan;
 - Include housing types and tenures which meet the current and future housing needs of the Parish. Development proposals should demonstrate how the proposed housing mix will assist in meeting identified local needs, including for affordable homes;
- B. Outside of the defined development boundaries in the Parish and Site F1, land which may not otherwise be considered appropriate for residential development will be supported for release for affordable housing schemes on Rural Exception Sites provided that;
- The proposed development by virtue of its size, scale and type will be consistent with up to date evidence of local need; and
 - The affordable housing is provided for those with a local connection to the parish in perpetuity where possible.
- C. Development proposals for self-build and custom-build homes will be supported where they assist in meeting identified local needs.

Relevant Evidence Base Documents

- Feering Parish Council Housing Needs Assessment, AECOM, July 2018
- Housing Needs Survey, Feering, RCCE, April 2016
- Strategic Housing Market Assessment Update, HDH Planning and Development, December 2015

Picture 11 Properties on Feering Hill



Policy 4

Heritage assets and their settings

Development proposals which may have an impact on designated and non-designated heritage assets or their setting will be supported where it can be demonstrated that:

- i. There is no detrimental impact on the character, appearance, setting, structural stability, and historic features of the heritage asset;
- ii. The proposals enhance the character, appearance, setting, structural stability, and historic features of the heritage asset where possible;
- iii. There is no loss of important views of the heritage asset from the surrounding area;
- 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; and
- v. Building materials and finishes are sympathetic to the character, appearance, setting, and historic features of the heritage asset.

First Ordnance Survey map of the Feering area, dated 1805



5.5 Local Green Spaces

Objectives

E1 - 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

E2 - Protect open spaces and wildlife of local importance and enhance biodiversity

Context and Policy justification

5.5.1 Designated Local Green Spaces (LGS) are afforded permanent protection in national planning policy consistent with that of a Green Belt. Local Green Space designation is defined in Paragraphs 99 & 100 of the National Planning Policy Framework (Feb 2019 revision):

- is in reasonably close proximity to the community it serves
- is demonstrably special to the Local Community and holds a particular local significance, for example, because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife
- is local in character and is not an extensive tract of land.

5.5.2 Local Green Space (LGS) designation is a way to protect and enhance green areas of particular importance to local communities - to provide opportunities for (enhanced) access by local people of all ages and abilities, including for outdoor sport and recreation; to retain and enhance the landscape & visual amenity including the enhancement and retention of trees and hedges, to enhance biodiversity & water quality and to incorporate proportionate natural flood protection features.

5.5.3 Feering's designated Local Green Spaces are shown in Figure 9. Table 2 gives details of the Local Green Spaces - see also Tables 1, 3 and 4, and the more detailed Local Green Space Identification and Justification table in the Appendix that includes the justifications, and the "Natural Environment" of the Feering Neighbourhood Plan, the Feering Neighbourhood Plan Village Assessment & Design Guide (2020).

Figure 9 Designated Local Green Spaces within Feering Parish

Feering Designated Local Green Spaces

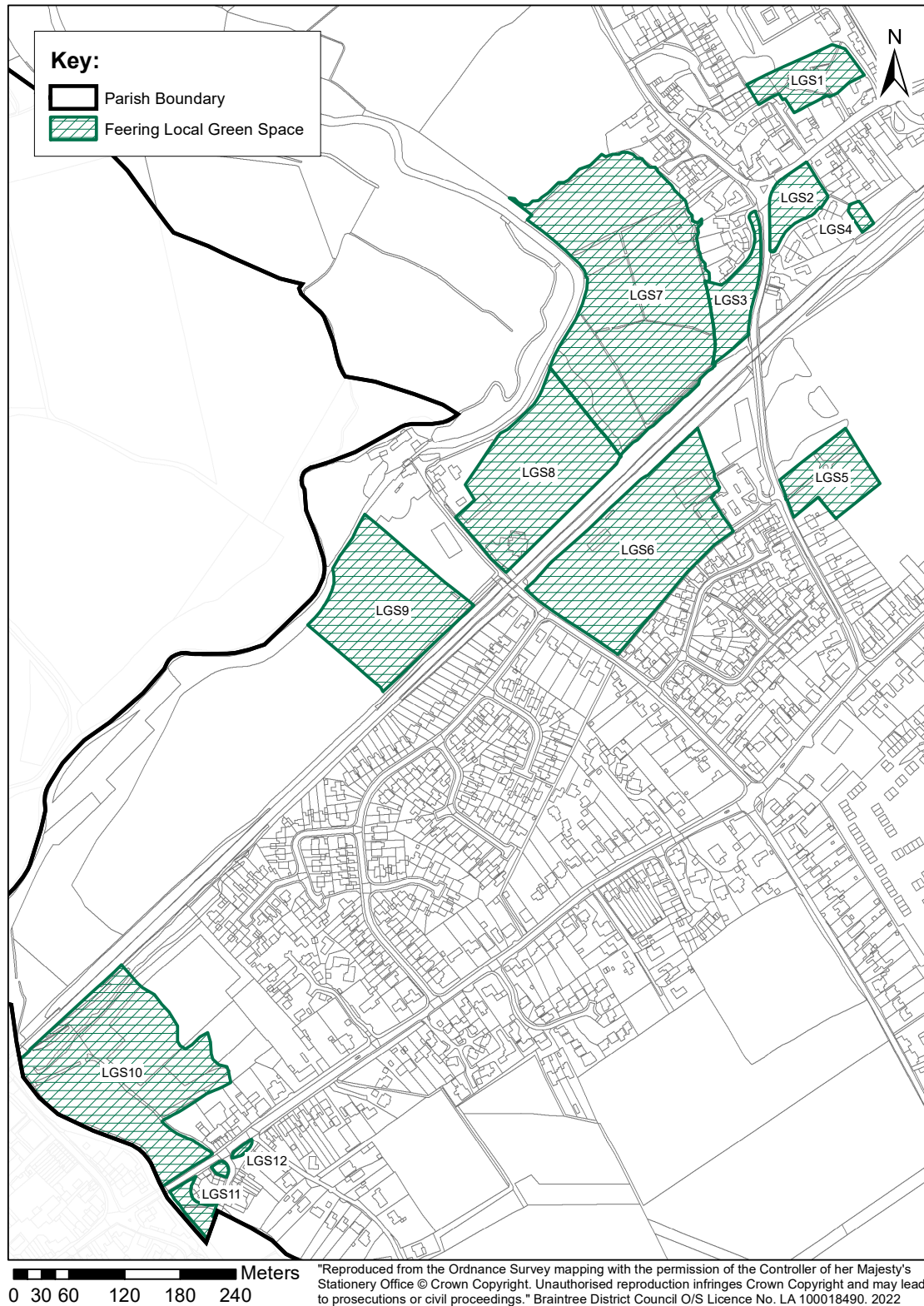


Table 2 Designated Local Green Spaces

	Local Greenspace - Site Name	Description & Purpose	Statutory designations
LGS1	Feering Churchyard ref: paragraph 3.2.1, 3.4.3 & 5.3.5 Picture 4 Objective HE1 & E2	Churchyard now closed surrounding Grade 1 listed All Saints parish church. In the conservation area. Mature trees, wildlife	Yes- Conservation Area
LGS2	Village Green ref: paragraph 3.2.1, 3.4.3 & 5.3.5 Picture 3 Objective HE1	Historic green with trees, seating, the village sign and a heritage listed red Gilbert Scott design telephone box. in the conservation area of old Feering. Views to the church and across Taylors to the freshwater marsh & the cricket ground	Yes - registered village green
LGS3	Taylors, Coggeshall Road ref: paragraph 5.3.5 Objectives HE1 & E2	Trees and wildlife area. Seating. Pleasant area to sit and watch wildlife. Views over Feering marsh and the cricket ground.	BDLP Visually Important Space
LGS4	Allotments off the village green ref: paragraph 3.2.5 Objectives MP1 & CL1	Behind the bungalows off the village green. Good for mental wellbeing, food production & purposeful exercise.	Yes - Conservation Area
LGS5	St Martins Cemetery & cemetery extension, Coggeshall Road ref: paragraph 3.2.1, 5.2.5, 5.6.10, 5.8.3 & Table 3 Objectives MP1, D2, D3, HE1 & E2	Open cemetery. A place for personal reflection contains the War memorial so has historic significance. Site of the mortuary chapel. Trees & wildlife. Tranquil. Extension requested by the church to cater for future needs.	Yes

	Local Greenspace - Site Name	Description & Purpose	Statutory designations
LGS6	Playing Field, Rye Mill Lane ref: paragraph 5.6.10 & Table 3. Picture 13 Objectives MP1, D3 & CL1	Play equipment including a skate park & outdoor gym equipment; seating; a full size football pitch; adjacent land can be marked out as a junior-sized football pitch. Used by all ages for recreation.	Yes - Fields in Trust
LGS7	Feering Marsh ref: paragraph 3.6.6 Objectives E1, E2 & E3	Rare freshwater marsh by the River Blackwater. Feering public footpath 17 crosses the northern part of the marsh as a raised path forming part of popular circular route. Trees & marsh vegetation & wildlife. Tranquil.	Yes - local wildlife site Bra324
LGS8	Kelvedon & Feering Cricket Ground, Rye Mill Lane ref: paragraph 3.2.4 & 5.3.5 Objectives CL1 & E2	Cricket ground, training nets and pavilion / club house. The land owned extends to the River Blackwater (riparian rights). Views including towards Feering All Saints church.	No
LGS9	Cricket Ground extension, Rye Mill Lane. See also LGS 11. ref: paragraph 5.6.10 & Table 3 Objectives MP1, D2, D3, CL1 & E2	Second cricket ground. Potential to be part of a riverwalk to Kelvedon connecting the two villages without the need to use roads. Permissive path around the edge of the ground.	No
LGS10	Local Green Space along the river Blackwater - (3) Lady Meadow Picture 6. ref: paragraphs 5.3.5 & 5.3.6, 5.6.10 & Table 3. Objectives D2, E1, E2, FM1 & MA1	Flood plain-natural flood relief. Water meadow. Undeveloped & uncultivated so wildlife friendly. Green buffer between Kelvedon & Feering so it is special to the local community. Community aspiration to own this land. Desired continuation of the riverside walk.	Yes - Conservation Area & BDLP Visually Important Space

	Local Greenspace - Site Name	Description & Purpose	Statutory designations
LGS11	Bridge Meadow & "Packhorse" Bridge (aka Roman Arches) ref: paragraphs 3.4.2, 5.3.5 & Table 3 Objectives HE1, E1, E2, E3 & CL1	Land between the two villages that leads up to the site of the old wooden bridge across the river Blackwater. Views including the listed buildings in Swan Street. Green buffer between Kelvedon & Feering. Good for wildlife. Bat Boxes, hibernaculum /log piles, trees. Natural flood plain.	Yes - Conservation Area
LGS12	Bridge Meadow & Feering Hill Green. ref: paragraphs 3.4.2 & 5.3.5. Pictures 9 & 10. Objectives HE1, E2 & E3	Visually important space at the western entrance to Feering parish near the river Blackwater. The Sun Inn (Grade II*) and Bridge House (Grade II) are in close proximity. Trees. Biodiversity enhancements planned.	Yes - Conservation Area

Policy 5

Local Green Spaces

The following areas shown in Figure 10 are designated as Local Green Spaces

LGS1 Feering Churchyard

LGS2 Village Green

LGS3 Taylors, Coggeshall Road

LGS4 Allotments

LGS5 St Martins cemetery

LGS6 Playing Field, Rye Mill Lane

LGS7 Feering Marsh

LGS8 Kelvedon & Feering Cricket Ground

LGS9 Cricket Ground extension

LGS10 Lady Meadow

LGS11 Bridge Meadow and “Packhorse” Bridge

LGS12 Bridge Meadow and Feering Hill Green

Relevant Evidence Base Documents

- Feering Parish Council Neighbourhood Plan Village Assessment and Design Guide, 2020

5.6 Natural Environment and Green and Blue Infrastructure

Objectives

E1 - 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

E2 - Protect open spaces and wildlife of local importance and enhance biodiversity

E3 – Preserve and, where appropriate, enhance designated nature conservation sites and green and blue infrastructure

E4 – Deliver a biodiversity net gain and reduce the carbon footprint of the Parish

Context and Policy justification

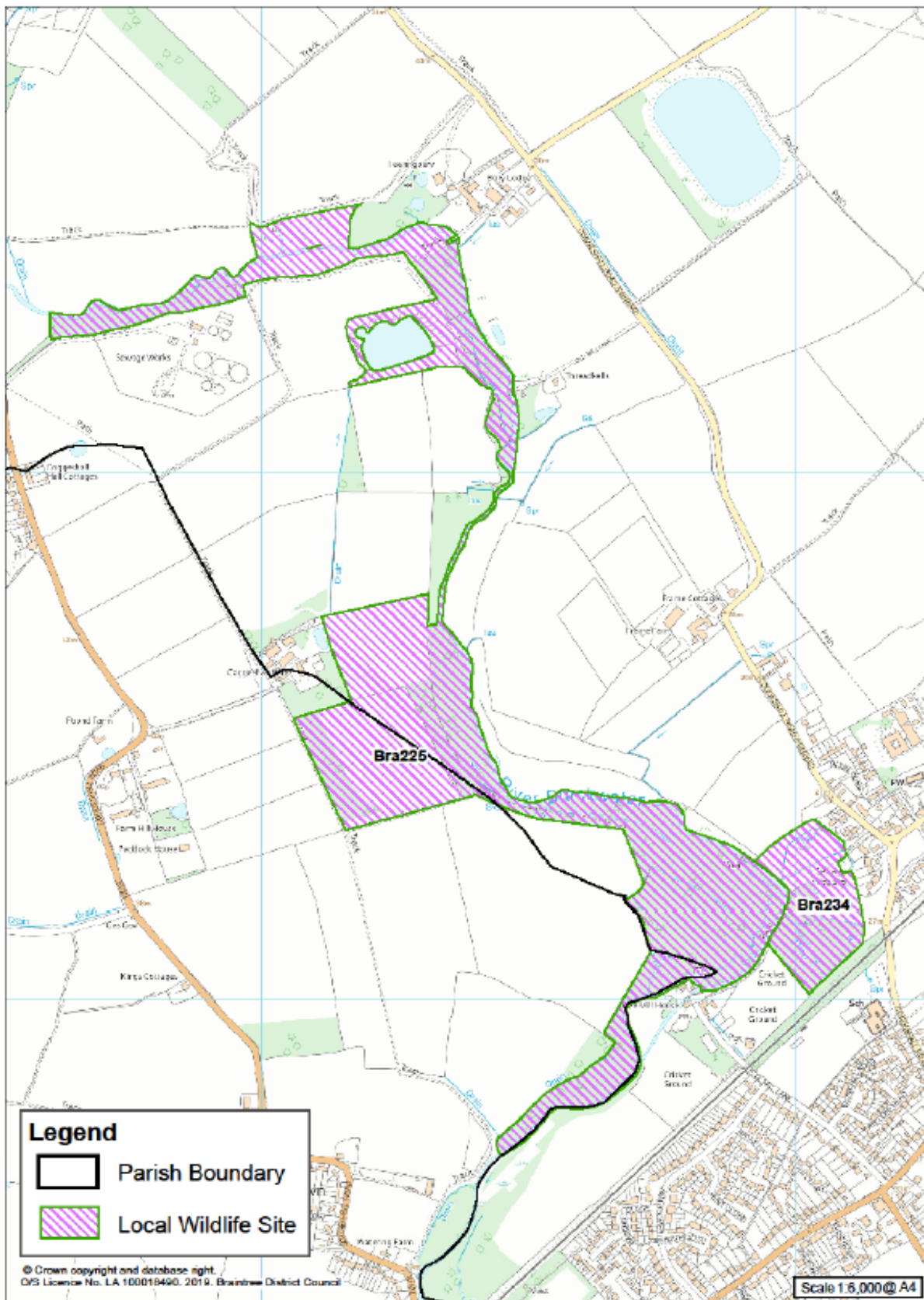
5.6.1 Policy 6 refers to open space, Local Green Space and green & blue infrastructure. This is in response to BDC's declaration on 22 July 2019 of a "Climate Emergency" which is supported by the Parish Council by the creation of the FPC Environmental Working Group. ECC have also recognised the importance of green issues by developing their new ECC Green Infrastructure Strategy which was adopted in March 2020. Open space refers to undeveloped land and water (such as rivers, ponds and lakes) of public value, which offer important opportunities for sport and recreation, and benefit visual amenity. Green infrastructure refers to multi-functional areas of green space such as fields and forests, within the village and in the open countryside, which is capable of delivering a wide range of environmental and quality of life benefits for local residents of the Parish. Blue infrastructure, also referred to as water infrastructure, refers to the network of water assets such as rivers, ponds & watercourses/ ditches, reservoirs and Sustainable Urban Drainage Systems (SUDs).

5.6.2 As a rural area containing varied landscapes, open countryside, agricultural land, trees and dense hedgerows, Feering Parish has an environment which provides important habitats for flora and fauna. There are two Local Wildlife Sites in the Parish - see the Figure 10 map below:

- Feering freshwater marsh (Bra234) located between the River Blackwater and the main London Railway Line.
- Coggeshall Hall Farm (Bra225) which follows the River Blackwater valley across 30.3 hectares of open cricket-bat willow plantations, flower rich grasslands and hedgerows. Bra225 is a key foraging area for the nationally rare bumblebee *Bombus ruderalis*, while also providing a foraging habitat for other scarce invertebrates including bee species *Sphecodes niger* and *Lasioglossum pauxillum*.

5.6.3 Many species within the Parish depend on the natural environment to survive. Where the built environment is expanding, and where humans continue to have a significant impact upon the ability of wildlife to survive near towns and villages, we have a responsibility to current and future generations to protect and seek opportunities to enhance biodiversity within our natural environment.

Figure 10 Local Wildlife Sites within Feering Parish



5.6.4 The Neighbourhood Plan seeks to protect the natural environment from the impact of human activity, particularly related to new development in the countryside. The 2017 Community Survey showed that 98% agreed or strongly agreed that it is important to preserve existing hedgerow and mature trees. The Plan seeks to protect and enhance all features of the natural environment, including biodiversity, flora and fauna, local wildlife and their habitats, and key local environmental features. Where development proposals are likely to impact upon the natural environment, they will be required to clearly demonstrate how the benefits arising from the development will outweigh the negative impacts. Such benefits could include access to the countryside for recreation, creation of wildlife corridors, overall long-term biodiversity net gains, and the achievement of other objectives set out in this Plan.

5.6.5 Biodiversity net gain can be increased by including the following provisions; boxes for bats, swifts and other birds, artificial badger setts, reptile mitigation strategies, hedgehog friendly fencing and bug hotels to be considered as part of any new development along with the planting of native trees, hedgerows and sowing wild meadow mixes native to this part of the country. The impact of artificial lighting on nocturnal wildlife should be addressed by appropriate lighting schemes specifically where there are bats or where lighting could impact routes used for foraging.

5.6.6 The 2017 Community Survey showed that 98% of respondents agreed or strongly agreed that it is important to preserve the habitat for birds or other animals in Feering parish. The Parish Council supports the work of the Essex Field Club ⁽²⁴⁾, which is a society for wildlife enthusiasts and people with an interest in the natural history and geology of Essex. The organisation studies and maintains a record of natural history within Essex. There are also wildlife conservation groups within Kelvedon and Feering, such as the Essex Wildlife Trust ⁽²⁵⁾, which can provide invaluable information on local ecology. The Parish Council expects developers to work with the Essex Field Club and local wildlife conservation groups to consider how the natural history of the area and local ecology can be appropriately considered and incorporated into new development proposals.

5.6.7 The Habitat Regulations Assessments undertaken to support the production of the draft BDLP identified that the combined effects of development proposals in the Plan, and proposals in surrounding areas, are likely to adversely affect the integrity of European designated nature conservation sites (known as Habitats Sites).

5.6.8 To protect European Sites from the impacts of new development the Essex Coast Recreational disturbance Avoidance Mitigation Strategy (RAMS) ⁽²⁶⁾ Supplementary Planning Document has been produced. This Strategy requires all residential developments within the 'zone of influence' of Habitats Sites to make a financial contribution towards mitigation measures to avoid adverse in-combination recreational disturbance effects on European Sites. The Essex Coastal RAMS will outline how developer contributions toward the protection of European Sites will be calculated and collected.

24 www.essexfieldclub.org.uk

25 www.essexwt.org.uk

26 The Essex Coast Recreational disturbance Avoidance & Mitigation Strategy (RAMS) is an initiative to raise awareness of the birds that feed and breed on the Essex coast so that people can enjoy the coast and its wildlife without disturbing the birds. It is a partnership between 12 Essex Local Planning Authorities which includes Braintree District Council.

5.6.9 Prior to the completion of the Essex Coast RAMS, all residential development within the 'zone of influence' will need to deliver measures identified through project level Habitat Regulations Assessments (HRAs) to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitat Directives.

5.6.10 Public consultation has identified strong support for a new community woodland to provide a wildlife and recreational area which can support populations of dormice and other small mammals in the area. The creation of this additional habitat area could provide a wildlife corridor between dormice populations in Marks Hall and on the Tiptree ridge. There was also support for the creation of more permissive paths in and around the village and linking into existing cycle, footpath, and bridleway networks.

5.6.11 Through the Braintree District Open Spaces Action Plan,⁽²⁷⁾ the Parish Council have identified the following projects that could significantly improve the provision and quality of green and blue infrastructure within walking distance from the main centre of population in the Parish:

- i. The creation of a new nature trail / riverside walk including a cycle track, children's play area, football pitches and bowling green, on land between the cricket club and Lady Meadow / remains of the Crab-and-Winkle railway line (rear of Marshall Close to Station Road). Purchase Lady Meadow. Provide non-motorised access across Station Road.
- ii. The creation of additional woodland, sports & recreational facilities behind the existing cemetery. Extend the cemetery. Proposed new open space to the rear of John Raven Court.
- iii. Rye Mill Lane Playing Field: improve the skate park facilities, improve /remodel the mound area, etc.
- iv. Create a community woodland / orchard - identify land & purchase. Plant more trees.
- v. Identify land to allow extension to permissive path network. Deliver path improvements including the extension /renovation of the rafted path. Provision for a multi user off road route from Feering linking Kelvedon and Coggeshall, generally along the river bank.

5.6.12 The Parish Council should be consulted to determine future management arrangements for areas of open space and green and blue infrastructure which form part of new development proposals. The Council's preference would be the formation of a community owned and managed local organisation / trust which will manage the area of open space and/or green infrastructure in perpetuity. Draft proposals should be set out within a planning application, to be agreed with Feering Parish Council and BDC through the completion of the S106 agreement and associated conditions.

5.6.13 Results of the Community Survey 2017 showed that 86% of respondents strongly agreed that a green buffer should be maintained of open countryside between Feering and other developments to prevent us merging with other settlements.

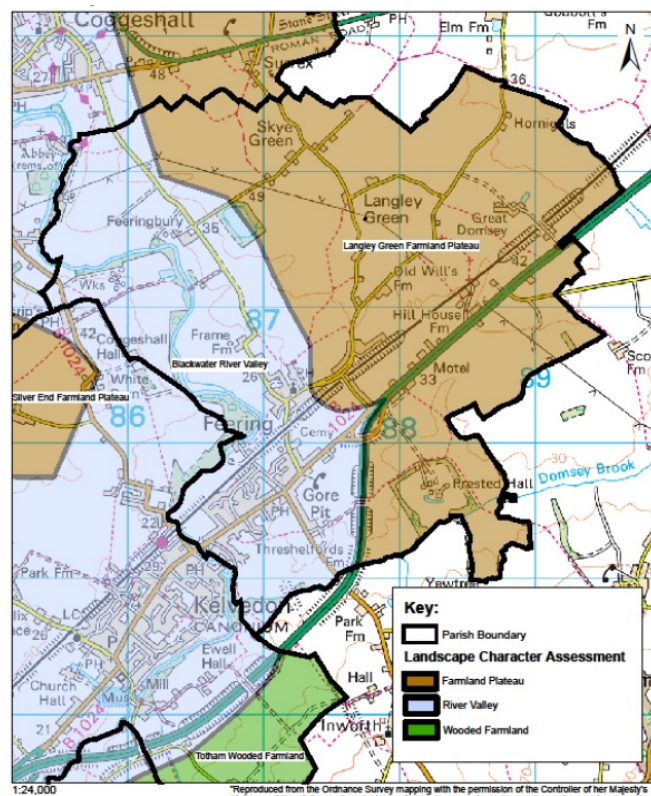
5.6.14 The Braintree District Landscape Character Assessment⁽²⁸⁾ - see map Figure 11 below - provides an assessment of the landscape character of the entire District, and identifies two distinct landscape character areas within Feering Parish, the Blackwater River Valley and the Langley Green Farmland Plateau. The Braintree District Landscape Character Assessment identifies the following features which define the two landscape character areas:

27 BDC Open Spaces Action Plan 2020 is available to be viewed on the Braintree District Council Website.

28 Braintree District Landscape Character Assessment, Chris Blandford Associates, 2006

Blackwater River Valley	Langley Green Farmland Plateau
i. Shallow valley, with gently sloping sides;	i. Flat and gently sloping landform;
ii. Predominantly arable farmland with some pastoral on the valley floor;	ii. Large arable fields;
iii. Strong sense of place and tranquillity;	iii. Fragmented field boundaries, especially adjacent to roads;
iv. Extensive linear poplar and willow plantations along the river banks	iv. Relatively open landscape
v. Well vegetated former sand & gravel pits also containing poplar and willow plantations;	v. Small villages and scattered farmsteads; and
vi. Good tree cover and enclosure	vi. A strong sense of place and tranquillity
vii. Hedgerows delineate field boundaries, with scattered hedgerow trees; and	
viii. Settlements are well screened by deciduous trees	

Figure 11 Landscape Character Assessment



Policy 6

Natural Environment and Green and Blue Infrastructure

- A. Development proposals will be supported that** protect, and where possible, enhance the natural environment. All proposals should seek to deliver biodiversity net gain, in addition to protecting existing habitats & species.
- B. Development proposals will be supported that;**
- i. Protect and where possible enhance public open space, Local Green Spaces, local wildlife sites, important features of the natural environment, and the biodiversity of the site and its surroundings;
 - ii. Ensure improved access to, and / or create new, public open spaces and high-quality green and blue infrastructure where appropriate;
 - iii. Improve connectivity between wildlife areas, Local Green Spaces and public open spaces through green corridors and/or improvements to the walking, cycling & horse-riding networks, including Public Rights of Way (Figure 12);
 - iv. Enhance the visual characteristics and biodiversity of open spaces and green & blue infrastructure in close proximity to the development;
 - v. Ensure that landscape schemes, layouts, access and public open space provision and other amenity requirements contribute to the connectivity, maintenance and improvement of the green & blue infrastructure and walking, cycling & horse-riding networks, including Public Rights of Way within the site and beyond;
 - vi. Incorporate the multi-functional use of open spaces where appropriate as part of the green & blue infrastructure network;
 - vii. Provide appropriate water management measures. Where possible sustainable urban drainage systems should be multi-functional to deliver benefits for the built, natural and historic environment, including natural flood management techniques; and
 - viii. All new residential development will be required to make a financial contribution towards mitigation measures, in accordance with the adopted Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS) Supplementary Planning Document, to avoid adverse in-combination recreational disturbance effects on European Sites.
- C.** Development proposals which are likely to have a significant individual or cumulative impact on the Blackwater River Valley or the Langley Green Farmland Plateau Landscape Character Areas should demonstrate how the proposal will protect and enhance the special features and overall character of the area.
- D.** The future management and maintenance arrangements for new areas of open space SUDs and green infrastructure provided as part of new development should be agreed at the time of planning consent.

Relevant Evidence Base Documents

- Braintree District Landscape Character Assessment, Chris Blandford Associates, 2006
- Wildlife Habitats Around Feering, Neighbourhood Plan Evidence Base Document, 2018
- Essex County Council Green Infrastructure Strategy, 2020
- Feering Parish Council Neighbourhood Plan Village Assessment and Design Guide, 2020
- Essex Biodiversity Validation checklist - <https://www.placeservices.co.uk/resources/natural-environment/essex-biodiversity-validation-checklist/>
- Essex Coast Recreational disturbance Avoidance & Mitigation Strategy (RAMS), 2020

5.7 Flood Management

Objectives

FM1 – reduce the risk of flooding (fluvial, pluvial and sewer) in Feering and immediate surrounding areas and take measures to ensure proper controls are applied to any development to avoid and manage flood risk.

Context and policy justification

5.7.1 The River Blackwater and its surrounding floodplain runs through the Parish and along the western edge of Feering village. Other areas of the Parish are susceptible to surface water flooding. Policy 7 seeks to ensure that the risk of flooding in the Parish is not increased, and where possible and appropriate reduced, as a result of new development. The 2017 Community Survey showed that 82% of respondents strongly agreed or agreed that flooding was a concern in the parish.

5.7.2 Fluvial flooding relates to flooding from rivers, where periods of excessive rainfall over an extended period of time can cause a river to exceed its capacity. Pluvial flooding, also known as surface water flooding, occurs when excessive rainfall saturates drainage systems to an extent that water can no longer be absorbed. Both forms of flooding are experienced in Feering Parish. Natural flood management techniques such as woodland creation and leaky dams, green roofs and walls, permeable paving, ponds, wetlands and shallow ditches and water gardens, should be used where possible.

Picture 12 Flooding at the bottom of Feering Hill by The Sun Inn 2001



Policy 7

Flood Management

The use of natural flood management techniques is supported wherever possible.

5.8 Community and Leisure Facilities

Objectives

CL1 - Community and leisure facilities to be enhanced, protected and developed to meet the changing needs of a growing Parish

CL2 - Ensure early years and childcare, primary school and secondary school facilities are provided to meet the needs of the growing population.

Context and policy justification

5.8.1 Policy 8 refers to community and leisure facilities, which relates to shops, meeting places, sports venues, youth facilities, children's play areas, open space ⁽²⁹⁾, cultural buildings, public houses, medical facilities, early years and childcare facilities, educational facilities, and places of worship.

5.8.2 The BDLP outlines District-wide standards and guidance for developer contributions, however this does not take into consideration the specific needs and requirements of Feering Parish. The Parish Council will seek opportunities to improve existing community facilities and areas of public open space. New community facilities will be incorporated into the masterplan and subsequent development proposals associated with residential site allocation F1 (see Policy 1).

5.8.3 Existing Parish Needs - Public consultation and surveys undertaken by the Parish Council have identified a need for the following additional community facilities to meet the existing needs of the Parish:

- i. Provision of medical facilities;
- ii. Shops and a post office;
- iii. Recreational facilities for young people;
- iv. Need for additional formal sports provision;
- v. Expansion of existing cemetery in the Parish; and
- vi. Improved parking facilities at the community centre.

5.8.4 New Development - To support the level of development proposed through Site F1, public consultation and surveys have identified a need, in addition to the above, for the following additional community facilities:

- i. Increased primary school and pre-school provision;
- ii. A new community hall/centre;
- iii. A dentist and pharmacy;
- iv. Additional sporting facilities;
- v. A village shop and banking facilities;
- vi. Coffee shop /cafe
- vii. Community woodland;

29 As defined in section 5.5.1

- viii. Library facilities; and
- ix. Footpaths, cycle tracks, fitness trails.

5.8.5 The ability of Site F1 to provide these facilities should be assessed as part of a comprehensive masterplan for the area (see FNP Policy 1), including the production of a phasing plan which outlines when new and improved community services and facilities will be provided alongside new development.

5.8.6 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 ⁽³⁰⁾ until 2024.

Picture 13 Award winning Feering Parish Council Rye Mill Lane Playing Fields



30 Future Library Services Strategy 2019-2024, Essex County Council, 2018

Policy 8

Community and Leisure Facilities

- A. Relevant development proposals should identify opportunities to improve and expand existing community and leisure facilities within the Parish to meet the future needs arising from residents of the new development. Any proposals should seek to:
- i. Ensure adequate access to and between facilities would be provided to everyone commensurate to the scale of the development; and
 - ii. There is access to adequate walking, cycling and public transport links; and
 - iii. 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
 - iv. Avoid unacceptable impact on the character, appearance or local environment: and
 - v. Provide vehicle access and on-site vehicle parking to an appropriate standard commensurate to the scale of the development.
- B. Development proposals resulting in the loss of a locally valued community or leisure facility should be supported by evidence that:
- The use is not economically viable; or
 - The facility is no longer required to meet the needs of the local community; or
 - An equivalent alternative facility will be provided in an appropriate location.

Relevant evidence base documents

- Future Library Services Strategy 2019-2024, Essex County Council, 2018

5.9 Moving Around

Objectives

MA1 – To provide safe, new and improved walking, cycling, bridleways and public transport routes, both within Feering and to surrounding parishes.

D6- Parking provision to be well thought out with sufficient car parking spaces associated with each dwelling and to be located inside the development perimeter. The use of frontage parking must be limited and commensurate with pedestrian, cyclist and vehicle safety.

Context and policy justification

5.9.1 Key statistics on Feering Parish (see section 3.8) identified that the majority of local residents travel to work by car or van. Due to the close proximity of Kelvedon train station, a large number of local residents also commute to work by rail. Improvements are required to sustainable modes of transport in order to stimulate a modal shift and reduce congestion on local roads at peak times. Policy 9 therefore seeks to encourage the use of sustainable modes of transport by seeking contributions from new developments towards improved public transport provision, and footpath, cycle, and bridleway networks.

5.9.2 Public consultation and surveys undertaken by the Parish Council identified a range of concerns regarding the existing local transport network. The most important future infrastructure projects in and around the Parish identified by local residents were all transport related projects, and included the following:

- i. Improving access to Tiptree to and from the A12 by passing Feering;
- ii. Reducing heavy goods traffic and congestion within Feering village;
- iii. Improving A12 Junction 24 to be all ways;
- iv. Improving A12 Junction 23 to be all ways; and
- v. Improvements to the Blue Anchor / Gore Pit / Inworth Road junction.

5.9.3 Public consultation also identified that the quality of pavements within the Parish has a significant impact on accessibility for disabled residents. Policy 9 seeks to improve accessibility in the Parish for all existing and future residents.

5.9.4 While Threshelfords Business Park is considered to be a good example of how a business park should be developed in a rural area, the limited car parking in the area regularly creates difficulties for businesses and visitors. New employment generating development in the Parish should recognise the rural location of the area, and the needs of users from surrounding rural areas where cars are an essential mode of transport to access jobs, services and facilities. Careful consideration should therefore be given to the supply of parking spaces within new employment generating developments,

taking account of the guidance in Essex County Council's Parking Standards (2009). Where possible, the Parish Council would also support the expansion of parking facilities for Threshelfords Business Park.

Picture 14 Gore Pit junction



Policy 9

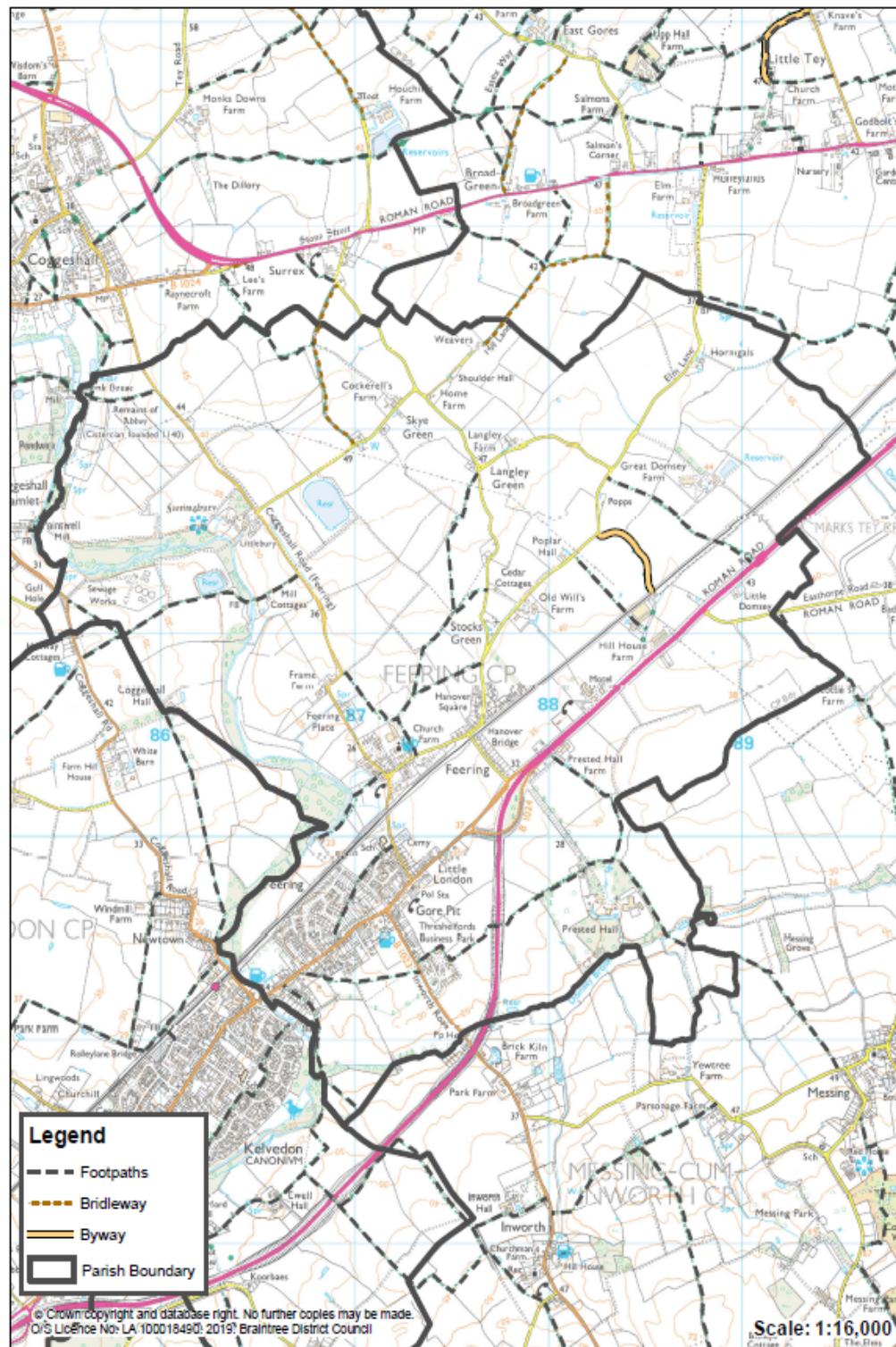
Moving Around

- A. Proposals for new development should as appropriate:
 - i. Protect the highway network for the safe and efficient movement of people and goods by all modes of travel;
 - ii. Provide and enhance walking, cycling & horse-riding networks, including Public Rights of Way, (Figure 12) and passenger transport connections within the site and the wider parish, including local services and facilities and Kelvedon Station;
 - iii. Demonstrate that there is no severe cumulative detrimental impacts on the existing or proposed highway in congestion terms or provide appropriate mitigation measures;
 - iv. Not have a severe detrimental impact on air quality and public health as a result of increased traffic flows and congestion;
 - v. Create safe and accessible environments for those with mobility impairment;
 - vi. Make provisions for parking which have regard to the Essex Parking Standards (2009) or subsequent amendments: and
 - vii. Include evidence of engagement with rail and bus providers to ensure adequate provision of services to meet the needs of new development.
- B. Proposals for employment generating development should also as appropriate;
 - i. Ensure good access to the A12;
 - ii. Ensure good access to the new and improved A120 when delivered;
 - iii. Ensure good quality pedestrian and cycle access to Kelvedon Station;
 - iv. Avoid significantly increasing traffic flows through the village;
- C. Where new and improved infrastructure is provided it should make adequate provision for safe crossing points and corridors for wildlife and equestrian use.

Relevant evidence base documents

- Parking Standards, Essex County Council, 2009

Figure 12 Walking, cycling and horse-riding routes, including Public Rights of Way



5.10 Business and Economy

Objectives

BE1 - Develop and protect sustainable community employment in the Parish, including the facilitation of flexible working.

Context and policy justification

5.10.1 The key statistics for the Parish (see section 3.8) identified that the area has a slightly higher proportion of self-employed workers than the District and County averages. The largest employment sectors in the area are as follows (as per 2011 Census – OCSI Rural Community Profile 2013);

Largest employment sector	Second largest employment sector	Third largest employment sector
Financial & insurance	Retail	Professional
135 employees (13% of 1,030 of people in employment)	115 employees (11% of 1,030 of people in employment)	105 employees (10% of 1,030 of people in employment)

Managerial occupations	Professional (or associate) occupations	Administrative or secretarial occupations	Skilled trades occupations	Elementary occupations
150	380	145	110	55
14.4% of 1,030 people in employment (England = 12.0%)	37.0% of 1,030 people in employment (England = 30.3%)	14.2% of 1,030 people in employment (England = 11.5%)	10.7% of 1,030 people in employment (England = 11.4%)	5.4% of 1,030 people in employment (England = 11.1%)

5.10.2 Ensuring a good supply of local employment opportunities is a key feature of a sustainable community, providing local residents with opportunities to be able to walk or cycle to work. Policy 10 therefore seeks to support existing businesses in the Parish while also providing the necessary infrastructure and premises to encourage new businesses which can provide employment for residents.

5.10.3 Home working could also be used as a method to increase economic activity in the area. The Parish Council will therefore be supportive of proposals which increase opportunities for home working in the Parish, in accordance with other policies in the FNP. The provisions of Policy 10 Section A relates to the development of infrastructure that allows effective home working.

5.10.4 The largest employment area in the Parish is Threshelfords Business Park, which contains a range of businesses and organisations and has no vacant units. As outlined in Policy 1, the extension of the village through residential allocation F1 will increase demand in the local area for employment opportunities. The expansion of the village therefore provides the opportunity to allocate additional employment land to enable an expansion of Theshelfords Business Park. Through the allocation in Policy 1 and the requirements of Policy 10, the Neighbourhood Plan is seeking to provide the opportunity to develop new employment space while also protecting existing employment land.

5.10.5 To ensure that there are sufficient opportunities for businesses to locate in the Parish and provide a good supply of local employment, the Neighbourhood Plan will seek to protect and enhance existing employment sites within the Parish. Proposals which would result in the loss of existing employment uses (Class B) and employment land will be required to demonstrate that the continuous use of the site for employment purposes is no longer viable, taking into account the site's existing and future potential, and long-term market demand for employment uses. Evidence will be required to show reasonable and appropriate marketing of the site over a sustained period (a minimum of 12 months), and evidence of the level of interest in the site during the marketing period.

5.10.6 The aim is to realise the tourism potential of the Parish and foster employment opportunities.

Picture 15 Threshelfords Business Park



Policy 10

Business and Economy

- A. Employment generating development proposals will be supported that:
 - i. Provide suitably sized and supported premises that will enable new Small and Medium Enterprise (SME) businesses to locate within the Parish;
 - ii. Protect and support existing businesses within the Parish;
 - iii. Provide benefits to the local economy and community;
 - iv. Be located in areas which are accessible to the surrounding transport network without having a severe cumulative detrimental impact on levels of traffic or congestion in the Parish; and
 - v. contribute to and enhance the natural and local environment and support the transition to a low carbon future.

- B. The conversion, change of use or redevelopment of existing employment sites to non-employment uses should meet one of the following criteria:
 - i. 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.
 - ii. Equivalent, alternative and additional provision is available elsewhere locally in an appropriate location.
 - iii. 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.
 - iv. 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.

5.11 Developer Contributions to Community Infrastructure

Objectives

CIP1 - Ensure appropriate collection and allocation of developer contributions

Context and policy justification

5.11.1 Developers will be expected to contribute towards new and existing infrastructure in the area to mitigate the impacts of new developments. Developer contributions will be provided through Section 106 agreements with Braintree District Council and Essex County Council, where applicable. A Community Infrastructure Levy ⁽³¹⁾ (CIL) Charging Schedule has not yet been introduced in Braintree District. Once adopted, this will provide an additional mechanism for developers to contribute towards local infrastructure projects in the area.

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 and air quality. They will be required to outline how appropriate infrastructure improvements can be implemented to mitigate the identified impacts.

5.11.3 Contributions secured as a result of new development shall be prioritised towards the delivery of targeted community objectives wherever possible. It is acknowledged that not all new developments will be able to contribute towards infrastructure needs in the Parish due to the financial viability considerations, the particular infrastructure needs of the proposal, and the restrictions of the CIL Regulations. Developer contributions towards Parish based infrastructure requirements must be provided in accordance with the Neighbourhood Plan. Developers should consult with Feering Parish Council and Braintree District Council at an early stage in preparing development proposals, to ensure that proposed developer contributions satisfactorily meet the requirements of the Neighbourhood Plan and the needs of the Parish.

5.11.4 The appropriate contributions to be provided by a developer will vary depending on the type, location, and financial viability of the development. To assist developers and decision-makers in considering infrastructure needs in the Parish, Table 3 below outlines desired local infrastructure projects within the Parish which support existing residents, any future new development in the Parish, and future large-scale new development in the Parish. Contributions towards infrastructure which solely meets the needs of existing residents could not be provided through S106 contributions ⁽³²⁾, but could be provided through other mechanisms such as the CIL. Development proposals which do not provide contributions as set out within Table 3 will be required to demonstrate, through an open book (transparent and open) viability assessment, that the provision of the contribution will render the site financially unviable or that the infrastructure will be funded and delivered through other means.

31 The Community Infrastructure Levy (CIL) was introduced by the Planning Act 2008 and came into effect in April 2010. It is a levy which can be charged on new development in an area to contribute towards infrastructure. The local charging authority can determine the rate of the levy and how contributions are used. 15% of CIL revenue is provided to the relevant Parish Council where development takes place, 25% in areas with an adopted Neighbourhood Plan.

32 See CIL Regulation 122 which limits the use of planning obligations.

Policy 11

Developer Contributions to Community Infrastructure

- A. Where appropriate, development proposals will be required to contribute towards the provision of new and improved infrastructure in the Parish to mitigate the impacts of the development.
- B. Planning applications should, where appropriate, clearly demonstrate the impact of the proposed development on local infrastructure in the area, and demonstrate how developer contributions towards local infrastructure will satisfactorily mitigate the identified impacts.

Table 3 Desired Local Infrastructure Projects

Infrastructure Item	Infrastructure Desired		
	Existing residents	Development of Site F1	All new development
Additional education provision		✓	✓
New or improved health facilities within the surrounding area		✓	✓
Additional sporting facilities, such as a swimming pool and gym	✓	✓	
Creation of a community woodland / orchard with public access	✓	✓	
Woodland as a wildlife protected area		✓	
Improve and develop pavements		✓	✓
Additional library facilities		✓	✓
New footpaths, cycle tracks, fitness trails	✓	✓	✓
A Feering/Kelvedon to Coggeshall off road multiuser route (2017 Community Survey)	✓		
Off road multiuser route from Feering to Tiptree (2017 Community Survey)	✓		
A new community centre with sufficient parking		✓	
New public open spaces and children's play areas		✓	✓
Improvements to water supply and wastewater networks		✓	✓

Infrastructure Item	Infrastructure Desired		
	Existing residents	Development of Site F1	All new development
Recreational facilities for young people	✓	✓	
Expansion of the existing cemetery in Feering village (2017 Community Survey)	✓	✓	
Purchase Lady Meadow for public use	✓		
The creation of a new nature trail / riverside walk, children's play area, football pitches, bowling green, and cycle track on land between the cricket club and Lady Meadow, Marshall Close and Station Road.	✓		
The creation of additional woodland, sports and recreational facilities behind the existing cemetery.		✓	
Improve skate park facilities and fencing at Rye Mill Lane Playing Field	✓		
Extend rafting of the rafted path walk alongside River Blackwater	✓		
Improved parking facilities at the community centre	✓		
Extended, additional, and improved public transport services		✓	
Improving access to Tiptree to and from the A12 by- passing Feering		✓	
Improving access to Coggeshall to and from the A12 by- passing Feering		✓	

Infrastructure Item	Infrastructure Desired		
	Existing residents	Development of Site F1	All new development
Signage and highways works to reduce heavy goods traffic and congestion within Feering village	✓	✓	
Improving A12 Junction 24 to be all ways		✓	
Improving A12 Junction 23 to be all ways		✓	
Improvements to the Blue Anchor / Gore Pit / Inworth Road junction to improve the flow of traffic and reduce congestion (33)		✓	
Improve London Road / Coggeshall Road junction		✓	
Privacy screening / buffers between existing houses and new developments (2017 Community Survey)		✓	✓

33 It may not be required following the production of a comprehensive transport assessment in support of the masterplan and future planning application.

5.12 Climate Change and Sustainability

Objectives

CE - Improve the Local environment of the Parish for future generations by reducing its carbon footprint and developing sustainable ways of living.

Context and Policy justification

5.12.1 With global temperatures currently moving towards an increase of more than 2 degrees centigrade, it will mean that the UK will have hotter, drier summers and milder, wetter winters with an increase in the frequency and intensity of extreme weather events. Sea level rise, biodiversity impacts and loss of agricultural productivity are also expected. The consequences of these changes are already being felt. Over recent years, severe floods have caused major damage to property and businesses across the country. Extreme summers like 2018 are now a 10-25% probability - and could become a 50% likelihood by mid-century - having impacts on resource availability, workplace productivity, health and wellbeing, and learning in schools.

5.12.2 On 1st May 2019 the UK government declared a "Climate Emergency". On 22nd July 2019 Braintree District Council (BDC) followed suit. BDC's Local Plan Policies LPP 71, LPP 72 and LPP 73 seek to address climate change, energy efficiency and renewable energy schemes.

5.12.3 On 18th August 2020 Feering Parish Council declared a climate emergency and it was agreed that the Council's standing orders would be amended to take environmental and sustainability issues into account with any future decisions. The Parish Council have an Environmental Working Group that was set up on 13th January 2020 to look at the following objectives:

- i. Look at ways to improve Feering Parish's local environment for future generations.
- ii. Reducing the Parish's carbon footprint.
- iii. Develop sustainable ways of living.
- iv. Increase biodiversity and give nature a home.

5.12.4 This policy seeks to address climate change and what can be done to safeguard the local environment and ensure that residents live happier and healthier lives by reducing the Parishes carbon footprint and living more sustainably. It seeks to address the following;

- i. Renewable energy.
- ii. Energy sustainability of existing and new development.
- iii. Air, water & noise pollution.

5.12.5 It is recognised that as a semi-rural community there is a greater potential for renewable energy, but there is a high dependency on the car due to infrequent bus services and lack of suitable public transport connections, especially with the increase of businesses moving out of main settlements and into more rural areas. Junctions 23 (Kelvedon South) & 24 (Feering North) of the A12 not only facilitate Feering and Kelvedon, but also Tiptree (the largest village in the UK) and Coggeshall Parish, thus resulting in high levels of traffic flow at peak times and heavy goods vehicles.

Policy 12

Climate Change and Sustainability

- A. Proposals for community owned or led renewable energy schemes (including micro- hydro, photovoltaic or bio-mass projects) will be supported subject to the following criteria for the proposed development:
 - i. The siting and scale are appropriate to its setting and position in the wider landscape;
 - ii. It does not give rise to unacceptable landscape or visual impact, either in isolation or cumulatively with other development;
 - iii. It does not create an unacceptable impact on the amenities of local residents;
 - iv. It does not have an unacceptable impact on a feature of natural or biodiversity importance.
- B. Development proposals are supported that clearly demonstrate the potential risks to the human and natural environment, and how those risks will be adequately addressed by appropriate avoidance, alleviation and mitigation measures. For example, the plan supports development proposals that seek to undertake the following as part of their planning application:
 - i. An environment statement;
 - ii. Air quality assessments and detail any mitigation measures required;
 - iii. Drainage and flood mitigation assessment and strategy;
 - iv. Sustainable drainage systems which manage the risk of flooding;
 - v. Landscape management plan which details deciduous and evergreen planting in public spaces, private and shared gardens and on streets to improve air quality and reduce water run-off;
 - vi. Noise pollution assessment and mitigation strategy;
 - vii. Water pollution assessment and mitigation strategy.
- C. Development proposals are supported that use renewable energy sources and sustainable transport links.
- D. Development proposals are supported that reduces the impact of light pollution in the Parish.
- E. Development proposals are supported that incorporate grey water recycling measures.

NEIGHBOURHOOD PLAN ACTION PLAN

6 NEIGHBOURHOOD PLAN ACTION PLAN

Table 4 Neighbourhood Plan Action Plan

Ref	Action / Project	Relevant FNP Policy / Objective	How will it be delivered	Who is responsible	Outcome (Indicators of achievement)	Monitoring
1	Community woodland / orchard	E1, E2, Policy 6	S106 contributions Community fund raising Grant funding CIL contributions	FPC	Identification of appropriate location and land. Obtain required funding and support. Create a plan for the woodland. Creation of a new community woodland in the Parish.	FPC
2	New nature trail / riverside walk, children's play area, football pitches, bowling green and cycle track on land between the Cricket Club and Lady Meadow, Marshall Close and Station Road.	E1, E2, Policy 6	Community fund raising Grant funding CIL contributions	FPC	Obtain landowner support. Obtain required funding and support. Create a plan for the area. Creation of a new nature trail / riverside walk, children's play area, football pitches, bowling green and cycle track.	FPC
3	Purchase Lady Meadow for public use, including a nature trail and continuous walking route to land south of the cricket club	E1, E2, Policy 6	Community fund raising Grant funding CIL contributions	FPC	Obtain landowner support. Obtain required funding and support. Create a plan for the area. Creation of nature trail and walking route.	FPC

Ref	Action / Project	Relevant FNP Policy / Objective	How will it be delivered	Who is responsible	Outcome (Indicators of achievement)	Monitoring
4	Improve the recreational facilities for residents of a variety of ages & abilities (e.g. improve the skate park, remodel the play area and mound area)	E1, E2, Policy 6	Community fund raising Grant funding CIL contributions	FPC	Clarify required improvements and costs. Obtain required funding and support. Improve recreational facilities.	FPC
5	The creation of additional woodland, sports and recreational facilities behind the existing cemetery.	Policy 6	S106 contributions Community fund raising Grant funding CIL contributions	FPC	Creation of additional woodland, sports and recreational facilities behind the existing cemetery.	FPC
6	Expansion of existing cemetery in the Parish;	CL1, Policy 8	S106 contributions Community fund raising Grant funding CIL contributions	BDC FPC	Landowner support. Provision of land. Development of extended cemetery area.	FPC BDC
7	Provision of medical facilities	CL1, Policy 8	S106 contributions CIL contributions	NHS	Obtain funding. Identification of what facilities are required.	NHS

Ref	Action / Project	Relevant FNP Policy / Objective	How will it be delivered	Who is responsible	Outcome (Indicators of achievement)	Monitoring
					Identification of location. Provision of improved medical facilities in the area.	
8	Provision of additional recreational facilities for young people	CL1, Policy 8	S106 contributions Community fund raising Grant funding CIL contributions	FPC BDC	Obtain funding. Identification of what facilities are required. Identification of location. Provision of additional recreational facilities for young people	FPC
9	Provision of improved formal sports provision	CL1, Policy 8	S106 contributions Community fund raising Grant funding CIL contributions	FPC BDC	Obtain funding. Identification of what facilities are required. Identification of location. Provision of improved formal sports provision	FPC
10	Improved parking facilities at the community centre	CL1, Policy 8	Community fund raising Grant funding	FPC	Obtain funding. Create project plan. Implementation of project.	FPC

Ref	Action / Project	Relevant FNP Policy / Objective	How will it be delivered	Who is responsible	Outcome (Indicators of achievement)	Monitoring
			CIL contributions			
11	A new community hall with bespoke youth space	CL1, Policy 8	S106 contributions CIL contributions	FPC ECC BDC	Obtain funding. Identification of what facilities are required. Identification of location. Provision of new community hall with bespoke youth space	FPC
12	Library facilities (where funding for the existing facility is reduced or withdrawn as proposed by ECC)	CL1, Policy 8	S106 contributions Community fund raising Grant funding CIL contributions	FPC ECC BDC	Obtain funding. Provision of improved library facilities.	FPC ECC
13	New footpaths, cycle tracks, fitness trails, additional and improved footways (pavements) e.g. Inworth Road, Coggeshall Road, Hannover Square, The Street.	CL1, Policy 8, Policy 9	S106 contributions Community fund raising Grant funding CIL contributions	FPC ECC BDC	Obtain funding. Identification of what facilities are required. Identification of location. Provision of new footpaths, cycle tracks, fitness trails.	FPC ECC

Ref	Action / Project	Relevant FNP Policy / Objective	How will it be delivered	Who is responsible	Outcome (Indicators of achievement)	Monitoring
					Provision of additional/improved footways (pavements)	
14	Expansion of parking facilities for Threshelfords Business Park.	Policy 9	Consultation with Granville Developments	FPC	Creation of project. Agreement of project plan. Implementation of project.	FPC
15	New cycle path to be created between Feering, Kelvedon, and Coggeshall along the River Blackwater.	Policy 9	S106 contributions Community fund raising Grant funding CIL contributions	FPC ECC BDC	Obtain funding. Identification of what facilities are required. Identification of location. Provision of new cycle tracks.	FPC ECC
16	Reducing heavy goods traffic and congestion within Feering village	Policy 9	ECC funding S106 contributions CIL contributions	ECC FPC	Creation of project. Agreement of project plan. Implementation of project.	FPC ECC

Ref	Action / Project	Relevant FNP Policy / Objective	How will it be delivered	Who is responsible	Outcome (Indicators of achievement)	Monitoring
17	Aspirational Site – Gore Pit Corner / London Road – see evidence from Community Consultation 2016.	Vision Statement / H2 / Policy 8 / CL1	S106 contributions CIL contributions Agreements with local landowners	FPC	Creation of project. Agreement of project plan. Implementation of project.	FPC

Added into this Action Plan will be the most up to date Parish Council Open Spaces Action Plan which is regularly reviewed and updated.

EVIDENCE BASE

7 EVIDENCE BASE

The Feering Neighbourhood Plan Supporting and Evidence Base documents are available on the Feering Parish Council webpage:

<https://feeringparishcouncil.gov.uk/neighbourhood-plan-information/>

and include the following documents:

Supporting Documents:

- Feering Parish Council Village Assessment & Design Guide
- Habitat Regulation Assessment (HRA)
- Strategic Environmental Assessment (SEA)
- Basic Conditions Statement
- Consultation Statement

Evidence Base Documents:

Braintree District Landscape Character Assessment, Chris Blandford Associates, 2006

Braintree District Local Plan 2013-2033

Braintree District Strategic Housing Land Availability Assessment, BDC, 2016

Braintree District Ward Profiles, Kelvedon and Feering Ward, Braintree District Council, May 2015

CIEEM Chartered Institute of Ecology and Environmental Management

Essex Biodiversity Validation checklist

- <https://cieem.net/wp-content/uploads/2019/04/Advice-Note.pdf>

Essex Coast Recreational disturbance Avoidance & Mitigation Strategy (RAMS) SPD: formally adopted by Braintree District Council on 16 July 2020. Branded as "Bird Aware Essex Coast"

- <https://essexcoast.birdaware.org/>

Essex County Council Green Infrastructure Strategy, 2020

Feering Parish Community Survey, FNP, FPC, 2017

Feering Parish Council Housing Needs Assessment, AECOM, July 2018

Feering Conservation Area Character Appraisal and Management Plan, July 2020

7.0.1 Feering Neighbourhood Plan Area Map - A3

Future Library Services Strategy 2019-2024, Essex County Council, 2018

Green Essex Strategy, ECC

Housing Needs Survey, Feering, RCCE, April 2016

Kelvedon Conservation Area Character Appraisal and Management Plan, July 2020

Key Housing Needs Statistics, Feering, Housing SatNav, July 2016

National Planning Policy Framework, March 2012 (Updated July 2018 & February 2019)

Open Spaces Action Plan, BDC, 2020

OCSI Rural Community Profile of Feering, 2013

Parking Standards, Essex County Council, September 2009

Planning Act 2008

Planning Practice Guidance (PPG), various revision dates dependent on the category.

Strategic Housing Market Assessment Update, HDH Planning and Development, December 2015

Wildlife Habitats around Feering, Neighbourhood Plan Evidence Base Document, 2018

LIST OF ACRONYMS

8 LIST OF ACRONYMS

ADSL	Asymmetric Digital Subscriber Line
BDC	Braintree District Council
BDLP	Braintree District Local Plan
BRE	Building Research Establishment
BREEAM	Building Research Establishment Environmental Assessment
CIL	Community Infrastructure Levy
CIEEM	Chartered Institute of Ecology and Environmental Management
DAC	DAC Planning
ECC	Essex County Council
EMLP	Essex Minerals Local Plan
FNP (NP)	Feering Neighbourhood Plan
FPC	Feering Parish Council
HNA	Housing Needs Assessment
HTA	HTA Design Ltd
HRA	Habitat Regulations Assessment
LPA	Local Planning Authority
LPP	Local Plan Policy
NPC	Neighbourhood Plan Committee
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
RAMS	Recreational disturbance Avoidance & Mitigation Strategy
SEA	Strategic Environmental Assessment
SME	Small Medium Enterprises
SPD	Supplementary Planning Document
SUDs	Sustainable Urban Drainage Systems
SWOT	Strengths, weaknesses, opportunities and threats
WLP	Waste Local Plan
WPA	Waste Planning Authority

LOCAL GREENSPACE IDENTIFICATION & JUSTIFICATION

9 LOCAL GREENSPACE IDENTIFICATION & JUSTIFICATION

Local Green Space identification and justification - see also Tables 1, 2 & 3, and FNPFeering Neighbourhood Plan Village Assessment & Design Guide "Natural Environment"

Local Green Space designation is defined in Paragraphs 99 & 100 of the National Planning Policy Framework (Feb 2019 revision)

1. Is in reasonably close proximity to the community it serves
2. Is demonstrably special to the Local Community and holds a particular local significance, for example, because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife
3. Is local in character and is not an extensive tract of land

Local Green Space identification & Justification

	Site Name	Description & Purpose	Statutory designations	Close Proximity	Special to the Community with regard to:					Comments
					Beauty	History	Recreation	Tranquility	Wildlife	
LGS 1	Feering churchyard ref: paragraph 3.2.1, 3.4.3 & 5.2.5. Picture 4 Objective HE1 & E2	Churchyard now closed surrounding Grade I listed All Saints parish church. In the conservation area. Mature trees, wildlife.	Yes - Conservation Area	Yes	Yes	Yes	No	Yes	Yes	Church ownership. Publicly accessible. Connection with the painter, John Constable.
LGS 2	Village Green ref: paragraph 3.2.1, 3.4.3 & 5.2.5 Picture 3 Objective HE1	Historic green with trees, seating, the village sign and a heritage listed red Gilbert Scott design telephone box. In the conservation area of old Feering. Views to the church and across Taylors to the freshwater marsh & the cricket ground.	Yes - registered village Green (TVG no.155, designated on 1 Aug 1972)	Yes	Yes	Yes	Yes	No	Yes	Registered Village Green - publicly accessible. Designated as a "visually important space" in the BDC Local Plan. Braintree District Council transferred ownership to Greenfields Housing Association, now

	Site Name	Description & Purpose	Statutory designations	Close Proximity	Special to the Community with regard to:					Comments
					Beauty	History	Recreation	Tranquility	Wildlife	
LGS 3	Taylor's, Coggeshall Road ref: paragraph 5.2.5 Objectives HE1 & E2	Trees and wildlife area. Seating. pleasant area to sit and watch wildlife. Views over Feering marsh and the cricket ground.	No	Yes	Yes	No	Yes	Yes	Yes	Land owned by Feering Parish Council. Designated as a "visually important space" in the BDC Local Plan.
LGS 4	Allotments off the village green ref: paragraph 3.2.5 Objectives MP1 & CL1	Behind the bungalows off the village green. Good for mental wellbeing, food production & purposeful exercise.	Yes - Conservation Area	Yes	No	No	Yes	No	Yes	Land owned by Feering Parish Council. Adjacent to the railway line. No water on site.
LGS 5	St Martins Cemetery & extension, Coggeshall Road ref: paragraph 3.2.1, 5.1.15, 5.5.13, 5.7.3 & Table 2 Objectives MP1, D2, D3, HE1 & E2	Open cemetery. A place for personal reflection contains the War memorial so has historic significance. Trees & wildlife.	Yes	Yes	Yes	Yes	No	Yes	Yes	Church ownership. Publicly accessible. Feering Neighbourhood Plan Policy 2 includes an extension to the cemetery to cater for future needs of the joint benefice of Feering & Kelvedon.

	Site Name	Description & Purpose	Statutory designations	Close Proximity	Special to the Community with regard to:					Comments
					Beauty	History	Recreation	Tranquility	Wildlife	
LGS 6	Playing Field, Rye Mill Lane ref: paragraph 5.5.13 & Table 2. Picture 13 Objectives MP1, D3 & CL1	Play equipment including a skate park & outdoor gym equipment; seating; a full size football pitch; adjacent land can be marked out as a junior-sized football pitch. Used by all ages for recreation.	Yes - Fields in Trust	Yes	Yes	No	Yes	No	Yes	Publicly accessible. Owned by Feering Parish Council with a dedication. Feering public footpath 16 runs along one edge. Designated as "formal recreation" land in the BDC Local Plan.
LGS 7	Feering Marshref: paragraph 3.6.6Objectives E1, E2 & E3	Rare freshwater marsh by the River Blackwater. Feering public footpath 17 crosses the northern part of the marsh as a raised path forming part of popular circular route. Trees & marsh vegetation & wildlife. Tranquil.	Yes - local wildlife site Bra324	Yes	Yes	Yes	No	Yes	Yes	Privately owned. Scope for sensitive surface improvement to Feering Footpath 17 to provide a more accessible path as part of a circular route.
LGS 8	Kelvedon & Feering Cricket Ground, Rye Mill Lane ref: paragraph 3.2.4 & 5.2.5 Objectives CL1 & E2	Cricket ground, training nets and pavilion / club house. Extends to the River Blackwater. Views towards Feering All Saints church.	No	Yes	Yes	No	Yes	Yes	Yes	Owned by the cricket club. Feering public footpath 17 crosses the riverside edge of the site. Designated as "formal recreation" land in the BDC Local Plan.

	Site Name	Description & Purpose	Statutory designations	Close Proximity	Special to the Community with regard to:					Comments
					Beauty	History	Recreation	Tranquility	Wildlife	
LGS 9	Crickets Ground extension, Rye Mill Lane. See also LGS 11. ref: paragraph 5.5.13 & Table 2 Objectives MP1, D2, D3, CL1 & E2	Second cricket ground. Potential to be part of a riverwalk to Kelvedon connecting the two villages without the need to use roads. Permissive path around the edge of the ground.	No	Reasonably close	Yes	No	Yes	Yes	Yes	Privately owned; leased by Kelvedon & Feering Cricket Club. The Kelvedon & ...Local Angling Club own a strip along the River Blackwater. Designated as "formal recreation" land in the BDC Local Plan.
	RIVER BLACKWATER & the Blackwater Valley - south of Coggeshall & east of Kelvedon	<p>i. Forms part of the Essex Wildlife Trust Living Landscapes no.56 Blackwater Valley</p> <p>ii. Forms part of area A9 Blackwater River Valley in The Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment (2006) by Chris Blandford Associates</p> <p>iii. Section 3.1 of the July 2020, Kelvedon Conservation Area Character Appraisal and Management Plan includes the statement that "The river Blackwater is visually very important both within the settlement, forming a physical separation between Kelvedon and Feering, and as a settlement boundary around the modern extent of Kelvedon and the open agricultural land beyond. The trees and bridges over the river emphasise the boundaries and significantly delimit views throughout the Conservation Area"</p> <p>iv. The Blandford Settlement Fringe Capacity analysis (2007, page 14) of the northern area K1, which includes the NW part of Kelvedon and the NE part of Feering, assesses the Blackwater valley area as:</p> <ul style="list-style-type: none"> • "Area has a medium to high sensitivity overall, as area provides strong contribution to the setting of the settlement, has a strong rural character and a generally robust structure of semi-natural vegetation lining the river; • Sensitivity increased within eastern parts by river corridor between Kelvedon and Feering, which forms a continuum of landscape structure and provides a strongly recognisable and historic setting to Kelvedon and Feering; • Sensitivity increased in eastern parts by contribution to visual and physical separation between Kelvedon and Feering and by concentration of pre-18th to 18th -19th century field enclosures defined by intact hedgerows, which add a sense of time depth to the landscape;" 								

	Site Name	Description & Purpose	Statutory designations	Close Proximity	Special to the Community with regard to:					Comments
					Beauty	History	Recreation	Tranquility	Wildlife	
LGS 10	Lady Meadow - Local Green Space along the river Blackwater - (3) ref: paragraphs 5.5.5 & 5.2.6, 5.5.13 & Table 2. Picture 6. Objectives D2, E1, E2, FM1 & MA1	Flood plain-natural flood relief. Water meadow. Undeveloped & uncultivated so wildlife friendly. Green buffer between Kelvedon & Feering so it is special to the local community. Desired final continuation of the riverside walk. Historically	Yes - Conservation Area	Yes	Yes	No	Yes	Yes	Yes	The Kelvedon & District Angling Club (KDAC) own a riverside strip and have a right of access on foot between the strip and the public highway (Feering Hill). The majority of the site is privately owned. Designated as a "visually important space" in the BDC Local Plan. Section 3.3 of the July 2020, Kelvedon Conservation Area Character Appraisal & Management Plan states that "The 'Lady Meadow' is visually very important and forms a natural divide between the two areas".
LGS 11	Bridge Meadow & "Packhorse" Bridge (aka Roman Arches)ref: paragraphs 3.4.2, 5.2.5 & Table 2 Objectives HE1, E1, E2, E3 & CL1	Land between the two villages that leads up to the site of the old wooden bridge across the river Blackwater. Views including the listed buildings in Swan Street. Green buffer between Kelvedon & Feering. Good for wildlife. Bat	Yes - Conservation Area	Yes	Yes	Yes	Yes	Yes	Yes	Publicly accessible. Triangle adjacent to the current road bridge is owned by Feering Parish Council. The land on both sides of the restored brick arches and the brick arches is now owned by the Packhorse Bridge Society. Section 3.3 of the July 2020,

Site Name	Description & Purpose	Statutory designations	Close Proximity	Special to the Community with regard to:					Comments
				Beauty	History	Recreation	Tranquility	Wildlife	
	Boxes, hibernaculum /log piles, trees. Natural flood plain.								Kelvedon Conservation Area Character Appraisal & Management Plan states that "The original course of the river and Packhorse Bridge, the earlier crossing-point of the River Blackwater is still visible.... This is an important historic route and the preservation of the view through this area adds to the significance of the Character Area".
LGS 12	Bridge Meadow & Feering Hill Green. ref: paragraphs 3.4.2 & 5.2.5. Pictures 9 & 10. Objectives HE1, E2 & E3	Yes - Conservation Area	Yes	Yes	No	No	Yes	No ?	Publicly accessible. Bridge Meadow green space is owned by Feering Parish Council. The green is owned by Essex County Council (?). It is described as "a small historic green ... formerly the location of the town's water pump" in section 3.3 of the July 2020, Kelvedon Conservation Area Character Appraisal & Management Plan

Relevant Evidence Base Documents

- BDC Braintree District Settlement Fringe Landscape Capacity Analysis (2007) by Chris Blandford Ass - fringe areas K1, K3 & K4 include Feering
- The Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment (2006) by Chris Blandford Ass - (Appendix H) - area A9 Blackwater River Valley
- 2017 Feering Community Survey; 2012 Parish Plan
- Kelvedon Conservation Area Character Appraisal and Management Plan (2020)
- Feering Conservation Area Character Appraisal and Management Plan (2020)



Feering
Neighbourhood Plan