

Feering Parish Council (Interested Party reference 20032790) Deadline 1 – 30 January 2022

Written support documentation re: Oral representation made at OFH2 on 12 January 2023
(note: the written submission of the oral representation made at OFH2 is a separate file)

The written submission of the oral representation by Cllr Evans of Feering Parish Council included:

3) CROWN ESTATES REPRESENTATION [RR-041]

The Strategic Growth Location is largely Crown Estates land. The Woods plc representation, on behalf of Crown Estates [RR-041], includes an earlier draft plan – NOT the actual plan in the **adopted** BDC Local Plan of July 2022. In particular, the Crown Estates representation states that BDC **require** some Crown Estates land to be used as a countryside park or open space. This is **not** at all what it states in the BDC adopted Local Plan policy. FPC will be providing extracts from policy LPP21 which is the Feering Strategic Growth Location in the BDC Local Plan.

The following documentation expands on this oral representation

Reference is made to:

- WSP's relevant representation on behalf of The Crown Estates [RR-041]
- Braintree District Council's Local Plan adopted in July 2022
- the Inset Map for Feering in BDC's adopted Local Plan

a. WSP's representation for The Crown Estates [RR-041] & BDC adopted Local Plan Policy LPP 21

The 3rd and 4th paragraphs in section 1. Background and Context of RR-041 are shown below with FPC yellow highlights.

Some 55ha, generally located between the edge of Feering and the A12, is allocated in the adopted Braintree Local Plan Part 2 under Strategic Policy LPP21 (BLP, July 2022). This is a residential led mixed use scheme for about 835 new homes, up to 4ha of commercial uses and community facilities. The permitted Phase 1 is already under construction for a further 165 homes.

TCE's adjoining land, which is referred to in the supporting text to Policy LP21, sits outside of the allocation boundary. However, this land is **required** by the Council to be utilised for recreation, open space and/or biodiversity net gain associated with strategic growth at Feering. This is part of a comprehensive masterplanning approach set out in the BLP.

However, the actual wording in the pre-amble to Policy LPP 21 Strategic Growth Location – Land at Feering in the BDC Local Plan adopted in July 2022 is as shown below – with an FPC yellow highlight:

4.63 A site to the south east of Feering village, between the current built development and the A12 and between London Road and the railway line is being promoted for a residential led scheme. To the east of the A12 land is **proposed** for recreation, open spaces and/or green infrastructure, subject to the most appropriate masterplanning solution. The landowner also owns land to the south west of the cricket pitches, north of the railway line which may also be appropriate for recreation, open space or green infrastructure uses, this land| should also be considered through an illustrative masterplan, parameter plans, design codes.

There is NO requirement by BDC that this land, outside the allocation boundary is **required** to be used.

The wording of Policy LPP 21 in the BDC adopted Local Plan says ...

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:

and

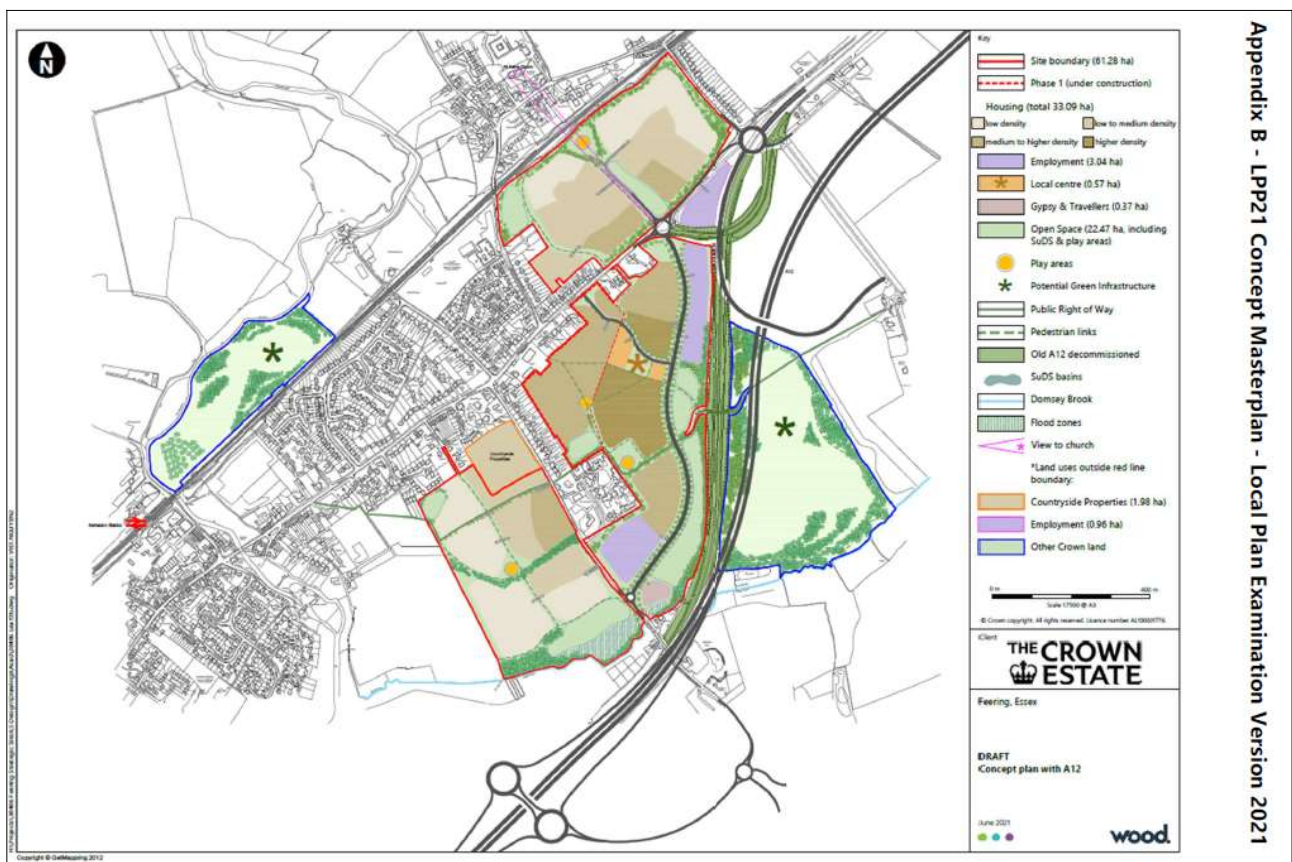
- Public open space in accordance with the Open Spaces Study, and informal and formal recreation in accordance with the Playing Pitch Strategy

and

- Provision of a new connection between Inworth Road and London Road.

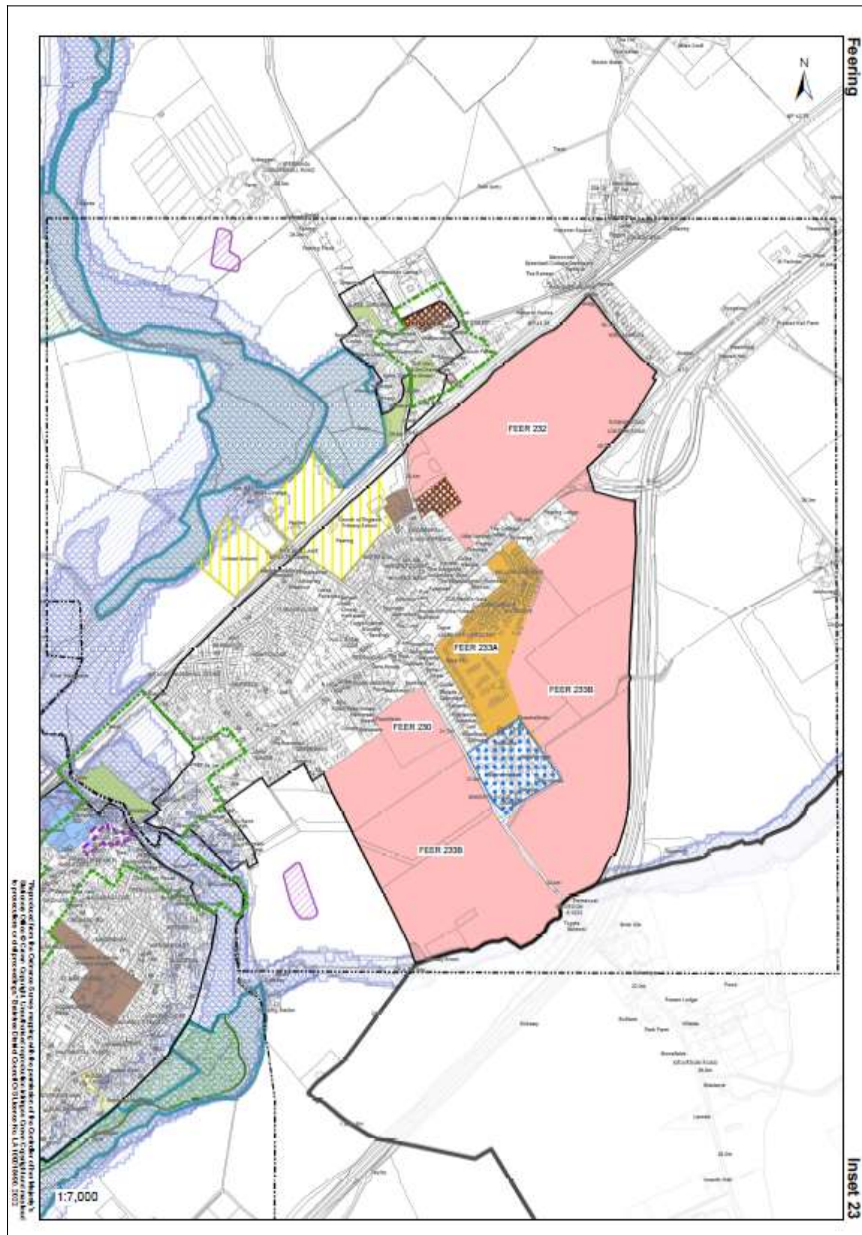
b. WSP's representation for The Crown Estates [RR-041] & BDC adopted Local Plan Inset Maps

Appendix B of RR-041 is reproduced below. As stated this is an indicative master plan being the.. "Concept Master Plan from the Local Plan examination" which was held in 2021.



However, this indicative 2021 Master Plan includes land owned by Crown Estates which is NOT included the final Inset Map for Feering as per the BDC adopted Local Plan of July 2022 – see below.

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c. Summary

The BDC and FNP adopted policies and maps show that there is **no requirement** for Crown Land on the east side of the A12 to be used for any specific purpose – although this may be an outcome of collaborative Master Planning.