

**MINUTES of the MEETING of FEERING PARISH COUNCIL held on  
WEDNESDAY 25<sup>th</sup>. MAY 2016 at 9.30am in the PARISH COUNCIL OFFICE,  
FEERING COMMUNITY CENTRE**

Councillors Present: M. Lakin (Vice-Chairman), M. Eddolls, K. Evans, M. Bonner, L. Blackburn,  
and Clerk Kevin Money

Members of the Public: 8

**87/2016 The Vice-Chairman welcomed everyone to the meeting**

**88/2016 Apologies for absence**

Apologies were received from Cllrs H. Edwards, J. Inglis and P. Lees

**89/2016 To agree FPC's response to BDC local plan sub. Committee for:  
Kelvedon & Feering proposed site allocations  
Proposed Garden communities including Marks Tey**

Councillors discussed the forthcoming meeting of BDC sub. Committee. The meeting on Wednesday 25.05.16 was the final of a series of BDC Local Plan Sub-Committee meetings at which the BDC Councillors committee members considered the sites submitted for development in the different parishes in Braintree District and to decide which sites the Sub-Committee would recommend to Full Council.

The BDC draft Local Plan document also includes the Local Plan Policies (LPPs) that will go forward to be considered and agreed at the BDC Full Council Meeting on Monday 20 June 2016. After this the Local Plan will go out to public consultation for 8 weeks from 27 June to 19 August 2016 for all residents to have their say.

Several (draft) Local Plan policies directly affect Feering and hence Kelvedon:

(i) the spatial strategy (section 5) states that: the broad spatial strategy for the District should concentrate development on Braintree, planned new garden communities, Witham and the A12 corridor, and Halstead.

(ii) policy LPP 16 Housing Provision & Delivery (section 6) identifies Feering as a strategic growth location delivering a minimum of 1000 homes within the plan period (2016-2033). Marks Tey New Garden Community as a strategic growth location delivering a minimum of 1150 homes within the plan period (2016-2033). The west side of the community will extend into Feering & Coggeshall in Braintree District.

(iii) policy LPP 20 Strategic Growth Location – Land at Feering (section 6.79) This policy details what the development at land south east of Feering will be expected to provide including: up to 1000 homes including affordable housing, location for a new primary school or community centre; community facilities including a contribution to or location for new NHS facilities, provision for a Traveller site, public open space & safe cycle & pedestrian access inside the development and to the village a new ink road between Inworth Road and the A12 junction, improvements to the A12 junction, and local road improvements as required by Essex County Council & Highways England. The policy also states that “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”.

FPC Councillors, after a lengthy discussion, **agreed unanimously** that Cllr K. Evans be allowed to speak on behalf of the Parish Council on issues of the BDC local plan at the Wednesday 25.05.16 and Thursday 26.05.16 meetings. Cllr K. Evans would supply the clerk with a report following both meetings.

2 slots had been secured by the clerk for Cllr K. Evans to speak. Cllrs L. Blackburn and M. Bonner agreed to attend the BDC meeting on Wednesday 25<sup>th</sup>. May 2016.

The Vice-Chairman then closed the meeting for a comfort break at 10.15am

The Vice-Chairman, at 10.30am, reconvened the meeting and introduced the visitors from Cirrus Land and asked Robert Vestentoft to give a presentation.

Robert started by saying that Gateway 120 have engaged Cirrus Land Limited and L&Q to promote the land at Marks Tey for a new garden settlement.

L&Q are a UK housing association which currently owns approximately 70,000 properties across the UK. They are currently the largest housing association within the UK with an aspiration to build and own an additional 10,000 affordable homes per year.

L&Q would look to own the affordable housing on the site, so will be the single largest stakeholder in the project. It is important to understand that what is being proposed is a new settlement or town not an urban extension, not just additional new housing.

L & Q & Cirrus believe it is of paramount importance that the settlement is built with all the necessary supporting infrastructure, about which they will comment in more detail below, being provided alongside the new housing.

L & Q and Cirrus will set up a delivery vehicle to administer and ensure the delivery of the infrastructure in accordance with a planned programme.

The new settlement will be planned in its entirety at the outset. The vision and quality of design will be protected through the implementation of a design code. The design will be developed with input from key stakeholders AND local people through use of the Enquiry by Design process which was pioneered by the Prince's Trust. This is a collaborative process which uses a series of workshops which involve exchanges of ideas, testing and feedback so that local people have a significant say in the new settlement from the types of homes through to the look and feel of the new town centre. The new settlement will be designed to incorporate large expanses of green space. This will include green corridors linking different neighbourhoods and existing buildings. Sustainability will be at the heart of the new settlement. Sustainability is not a 'bolt on', it needs to be designed in at the outset starting with treatment of the existing landscape, so, for example, very few existing trees and hedges will be removed. Modern energy efficient construction will be used, where possible maximising the opportunities for local employment and training. The transport and movement strategy will see electric car charging points, car share schemes, a network of public walk and cycle ways and the provision of enhanced public transport links. Local neighbourhood facilities will seek to provide access to basic essentials within a five minute walk. Cirrus Land & L&Q will be providing significant investment into Marks Tey train station and are currently assessing how they can improve this. They will provide new public transport links directly to the station from all parts of the new settlement. The new settlement will provide approximately five primary schools, two secondary schools, twenty GPs along with a new town centre, retail and leisure facilities that are accessible to all. They will be making a significant contribution to the upgrade of the A120. They have engaged with local MP's, the Treasury, Highways England and Essex County Council to ensure the A120 upgrade is at the top of their agenda. Highways England are currently assessing the best route for the upgrade, which will then be submitted in early 2017 to the roads programme for funding for the 2020-25 period. Highways England have confirmed that a significant developer contribution to the new road will enormously improve the prospects for it to be granted funding so it can be delivered in the period 2020-25. It is only a development of the scale envisaged at Marks Tey that can deliver a contribution at the level required.

This upgrade to the A120 will provide significant benefits to local people and a faster link between Stansted and the Haven ports, creating new employment opportunities in the local area.

The new A120 will form a robust new boundary between the new settlement, which will be built to the east of the road, and the village of Feering, preventing coalescence.

There will be approximately 100 acres of employment land in a business park centred on the new junction between the A12 and the A120. Modern offices and retail spaces will be created to ensure that local residents have the option and ability to work close to where they live. They will

create mixed work spaces and training centres for local people. Further employment will be created in the commercial uses within the town and local centres.

Through a focus on much needed infrastructure investment and delivery, they aim to help meet a considerable proportion of the Councils' housing requirements within a specially designed settlement, with the aim of reducing the need for existing towns and villages to accommodate large quantities of new housing.

Lita, from Cirrus Land then gave a slide presentation to Councillors outlining what has been achieved in the past and their vision for the future at Marks Tey.

The Vice-Chairman then thanked Cirrus Land for their time and presentation and closed the meeting at 11.45am and thanked everyone for attending the meeting.

Signed.....14<sup>th</sup>. June 2016