

- 5.19 Rose Cottage to be included in the village development boundary as agreed by council at its meeting of 7th December 2011 (as per appendix map 3) and carried forward into the Site Allocations and Development Management Plan pre submission draft.
- 5.20 The Boundary Review Methodology Statements states that farmsteads and agricultural buildings should be excluded from the development boundary, hence Greenstead Hall Farm should remain excluded. It also excludes Listed Buildings with important landscaped settings on the edge of the built up area.
- 5.21 The Parish Council was keen to ensure that the playing field should be continued to be protected as an amenity space. The Parish Council have identified that there is a need for new and improved play equipment and village hall.
- 5.22 *Officer comment – The playing field was protected as a visually important open space and there is no proposal to remove this designation. There are no allocations within the village which could secure this type of facility Nevertheless this need is noted.*
- 5.23 Recommendation 34 – That the Inset Map for Greenstead village as set out in the Appendix is approved and that no sites are allocated for residential development.**

6 Kelvedon and Feering

- 6.1 Kelvedon and Feering are two separate but adjacent villages and Parishes located along the A12 and mainline railway line corridor to the north of Witham. Whilst they are two separate villages, they functionally act as a single centre, with facilities in Kelvedon being used by Feering residents and vice versa. Kelvedon is the bigger of the two villages furthest south and was allocated as a Key Service Village within the 2011 Core Strategy. Given the functional relationship between the two villages, Members of the Local Plan Sub Committee on the 16th March agreed to a combined allocation as Service Village for Kelvedon with Feering.
- 6.2 The two villages have numerous existing allocations including for local centres, formal and informal recreation, allotments, education and visually important space amongst others. Kelvedon in particular is constrained by an area at risk of flooding which surrounds the village on 3 sides, with the railway line to the north. Feering has an area at risk of flooding to the north of the village, beyond the railway line. The A12 is located to the south of both villages, but not directly adjacent to the main built up areas.
- 6.3 Both Kelvedon and Feering Parish Councils are currently undertaking neighbourhood plans, which once completed would be considered the local development document from that area. The neighbourhood plan can allocate different sites for development within the Parishes as long as they provide for at least as many homes as the Local Plan is proposing. However, strategic site allocations can be excluded from this process. It is proposed to go out for consultation on the Local Plan on the basis of what is agreed here, but to

continue to work with the neighbourhood plan group and agree sustainable, deliverable sites for the Parish.

- 6.4 KELV331 and KEL332 Land at St Dominic's Care Home, London Road.
KELV331 is a site is 1.5ha in size and is being promoted for 32 self-contained apartments and 9 bungalows to be used in association with the existing care home, providing on site medical and other services through the care home as appropriate as 'extra care' units.
- 6.5 KELV332 is a 0.8ha site currently part of the garden/grounds of the existing care home. The landowner is proposing a 25 bed unit for specialist and end of life care, linked with the current care home.
- 6.6 Parish Comments - There was no immediate objection to this site, however, the Parish Council would not wish to see the loss of this facility, both as a care home or as a place of employment within the parish.
- 6.7 *Officer Comments - In the 2014 Site Allocations and Development Management Plan it was proposed to allocate a small part of this land for specialist housing to facilitate an extension to the existing care home. The full extent of the site is a long, narrow field, separated from the wider landscape by good screening. However, due to the linear nature of the site, development would be some distance from the care home and would be located behind existing properties in 'The Cloisters'. These properties have rear access and parking courts, separated from the field behind by substantial planting. As such the full extent of the site the landowner is suggesting may not be suitable and would appear separate from the built development of Kelvedon. Access to the current site is also constrained although there is potential that a larger site could be accessed from 'The Cloisters', however as already stated there are rear parking courts here which an access would have to go through which are not an attractive entrance to the site. In conclusion it is proposed to allocate part of the site for specialist housing.*
- 6.8 *The SA notes the potential for implications on the historic environment and that a small portion of the site is in an area at risk of flooding.*
- 6.9 KELV333 Land at Park Farm, Hollow Road This is a large presently agricultural site which is around 60ha in total. The landowner is suggesting around 40ha for residential development which could accommodate around 1000 homes with access on to Hollow Road.
- 6.10 Parish Comments - This site is objected to as it is felt that it is very removed from the existing village and would be a settlement apart from Kelvedon, rather than being part of the existing community. Access and egress to and from this site is also a concern
- 6.11 *Officer Comments - The site is a large, separated from the village by the railway line. It is proposed to take access to the site from Hollow Road, however this is a rural country lane and is a protected lane around the point at which this site would access the road and then continuing west away from the village. As such officers would not wish to put additional traffic onto this part of*

the road. In addition when travelling east into the village, traffic along this road must cross the railway line via a level crossing before entering the village.

- 6.12 *Whilst a site of this size would be expected to provide some level of facilities on site, it is distant from the main facilities in the village and with only three potential crossing points of the railway line, it is not very convenient for walking access into the village. The site is situated in a medium to low landscape capacity area to accommodate development and there are some open views to be gained from the site from Hollow Road and other points. As such it is not proposed to allocate the site for development.*
- 6.13 *In the SA the site scores positively in terms of its location adjacent a local centre, railway station and close to health facilities as well as to provide new housing although scores negatively in loss of employment land.*
- 6.14 **Recommendation 35- That site KELV331 Land at St Dominics Care Home is allocated for specialist care uses. To not allocate KEL332 for specialist care.**
- 6.15 **Recommendation 36 – To not allocate site KELV333, land at Park Farm for residential development.**
- 6.16 KELV334 Site known as ‘The Former Polish Camp’, Woodhouse Lane, Kelvedon - The site is 2.06ha and is proposed for an employment allocation to reflect the nature and current uses of the site.
- 6.17 Parish Comment - The former comment made (numbered KEL5) still stands – there is support for the formal designation of an employment boundary around this site, being tightly drawn to contain development within it.
- 6.18 *Officer Comment - The site was proposed to be allocated as an employment policy area and an industrial development limit drawn around the site in the 2014 Site Allocations and Development Management Plan. This continues to be the allocation sought by the landowner/operator and there is no new evidence that would preclude this site being allocated as such.*
- 6.19 **Recommendation 37 – To allocate site KELV334, the former Polish Camp, for employment uses with an industrial development boundary as set out on the Inset Map.**
- 6.20 KELV335 Monks Farm, land south east of Coggeshall Road. The site is a 9ha site currently in use as farmland which is being proposed for residential development of up to 300 new dwellings and associated uses. As drawn the site has no road frontage but we understand negotiations are advanced with a landowner of properties to the front of the site to provide a suitable access onto Coggeshall Road.
- 6.21 Parish Comments - It is felt that this site is very ‘trapped’ behind the railway and the bridge and there are strong concerns regarding access and egress due to it not being a very good route for traffic to be coming out onto Station Road.

- 6.22 *Officer Comments - The site is located within a medium landscape area to accommodate change and as such is one of the more suitable sites on the edges of Kelvedon and Feering. It is a single very large field located behind existing properties on one edge and the railway line and the main Kelvedon village to the other. The remaining 2 sides are agricultural fields and although some screening exists, this would benefit from strengthening. The site is located in close proximity to the railway station and some of the main facilities in the village. However as it is located on the other side of the railway line there may be permeability issues. The road access between the site and the village is along Coggeshall Road, which has a number of tight bends and then narrows to almost single carriageway as it goes underneath the railway line. It then widens back out to its junction with the High Street. We understand that the applicant has agreed with the owners of properties to the front of the site to demolish a small number of them to create an access for the site onto Coggeshall Road which must be in a location agreed by the highway authority.*
- 6.23 *Overall given the landscape character, distance to facilities and the lack of constraints, it is recommended that the site is allocated for development.*
- 6.24 Recommendation 38 - To allocate site KELV335, Monks Farm, for residential development as set out on the Inset Map.**
- 6.25 KELV336 Land off Coggeshall Road, Kelvedon
This is a small site of 0.198ha which is currently occupied by a business. It is proposed to relocate the business and build around 4 homes or live work homes on the land. The brownfield land to the rear of the site where the business is currently located is within the flood zone and is therefore being excluded from the site. The land being considered is therefore a relatively narrow strip of access road and green space adjacent to it.
- 6.26 Parish Comments - This site is not objected to, however, there are concerns about access and egress.
- 6.27 *Officer Comments - The site is situated within an area of medium landscape capacity to accommodate change and is well screened from the wider landscape. However, the site is on the opposite side of the road from any other residential development and would lead to an unnatural extension of the development boundary into the countryside. The brownfield element of the property is excluded from the site boundary due to its position within an area at risk of flooding. As such it is not recommended to include this site within an extended development boundary for Kelvedon.*
- 6.28 Recommendation 39 – That site KELV336 land off Coggeshall Road is not allocated for residential development**
- 6.29 KELV337 and KELV338 Land at London Road, Kelvedon - Submitted as a single site, together land to the north and south of London Road is proposed for residential development of 269 homes on a site of just over 35ha. Employment, education and open space are also being proposed, including

6.2ha on the site to the south of London Road which sits almost entirely within an area at risk of flooding.

- 6.30 Parish Comments - KELV337 – Land at London Road, between Crabb's Lane and Church Street: There is concern about access onto London Road and also about development going right up to the boundary of the current properties along London Road, especially as there is a height difference in the land, which could result in houses at the rear of the current properties being higher up and oppressive.
- 6.31 KELV338 – Land south of London Road, rear of numbers 61-95: This site is strongly objected to as it is in the flood plain.
- 6.32 *Officer View - The site is currently agricultural land and is within an area with a low landscape capacity to accommodate change. To London Road the site is screened by high hedges. Between the village and the site is an area at risk of flooding, as such there is a green space between the village and the site which means this development would feel slightly separate from the village. It should also be noted that, whilst not fundamental to the site, officers have been made aware of a covenant issue relating to a small part of the land. The site is more convenient for the A12, however is still separate from the rest of the village by the river. Crabbs Barn located adjacent to and bordered by the site on 3 sides is a popular wedding venue and may be ill suited to close residential neighbours.*
- 6.33 *The site scores well in the sustainability appraisal in relation to its location close to a local centre and health centre, as well the potential housing supply, but scores less well on loss of greenfield and agricultural land. However because of its landscape character, risk of flooding and distance to the railway station, it is not proposed to allocate the site for residential development.*
- 6.34 Recommendation 40 – That sites KELV337 and KELV338 at London Road are not allocated for residential development.**
- 6.35 'Deals' and land surrounding, adjacent to Kelvedon railway station
The site is currently allocated as a comprehensive redevelopment area in the Site Allocations and Development Management plan. It is currently a site for a new and used cars sale centre, adjacent to the main car park for Kelvedon station. The site offers very good potential for redevelopment including substantial additional car parking and public transport access, which would help to stop cars parking on Kelvedon High Street and causing congestion. If the employment use on the site was to end then it would be a very suitable site for a car park expansion.
- 6.36 Parish comments - No Parish comments have been received specifically on this site.
- 6.37 Recommendation 41 – That the Deals site and its surrounding is allocated as an area for employment and car parking.**

Feering

6.38 Parish Comments

Officers met with representatives from the Parish Council and Neighbourhood Plan groups and discussed the sites which had been submitted. No written comments have been subsequently submitted but at the meeting the Parish Council raised strong concerns about the infrastructure and facilities in the village, including roads and congestion, school capacity and the local doctor's surgery capacity. They also made reference to the neighbourhood plan as the key document that they wish to use to determine the best places for development within the village. The parish council will also be submitting comments following their next parish council meeting. These comments will be reported to Members at the meeting.

6.39 FEER227 The Feering Triangle - The site is just under 1ha and is vacant land, bordered on all sides by the A12 and its slip roads. It was previously a storage site for works carried out on the A12. It is proposed for employment uses of up to 20,000sq ft of B1, B2 and B8 employment space.

6.40 *Officer Comments - Whilst the site is previously developed it is located in the middle of a busy section of the A12, slip road and local road and as such is very constrained. Given the uncertainty around the A12 and the project currently underway by Highways England to widen the A12 it is not proposed to allocate this site at this time. It may again be required as part of the A12 improvement works and would prevent a compound being opened up within the countryside.*

6.41 Recommendation 42– That the site FEER227, The Feering Triangle, is not allocated for residential development.

6.42 FEER229 Land adjacent to the service station, London Road
The site is 2.2ha and is currently a greenfield site adjacent to the existing petrol station. The land is being proposed for employment facilities including potential for a transport yard or depot and HGV parking in connection with the service station.

6.43 *Officer Comments - The site is in open countryside adjacent to the existing service station which includes roadside restaurants, hotel and petrol station. It is some distance from the development boundary and would only be accessible by private vehicle. Given the same uncertainty around the A12 improvement works as the above, it is not proposed to allocate this site.*

6.44 Recommendation 43 – That FEER229 the land adjacent to the service station at London Road is not allocated for development

6.45 FEER232 and FEER233 land south of Feering, west of the A12. - This site is being promoted by Crown Estates and totals around 80ha, 60ha of which are being proposed for development with the remaining element for recreational uses by the community. The site is proposed to be a comprehensive new community with homes, 4ha of employment development and a local centre for local community and retail facilities and education uses. A new road is also

being proposed through the site linking Inworth Road directly with the A12 junction. An outline application for up to 165 homes on part of the site is currently awaiting determination.

- 6.46 *Officer Comment - The site is a large site in a single ownership adjacent to Feering which is now considered with Kelvedon to be a service village. Proposed development of this scale will undoubtedly have an impact on the village, however Kelvedon and Feering are both incredibly popular villages with excellent public transport and road links to the wider network with a good range of day to day facilities. Alongside housing, including up to 30% affordable housing and starter homes as per policy requirements the site must include a link road between Inworth Road and the A12 junction. This would help to relieve congestion at the Inworth Road junction with London Road including traffic travelling from further afield to access the A12. In conjunction with the A12 scheme widening scheme improvements to the junctions with the A12 in the vicinity of this site will also be sought and could bring wider benefits.*
- 6.47 *The site circles a successful employment centre and further employment uses either adjacent to this site or along the A12 will be required from the site to facilitate local job opportunities which could be accessed by foot or cycle.*
- 6.48 *The site will be expected to provide a new site for a primary school or community hall as required and land for a new or enlarged doctor's surgery if requested. It would also provide other small scale local facilities which would be available within walking distance of the new and existing residents. High quality walking and cycling connections between this site and the existing village will be sought, including to Kelvedon railway station.*
- 6.49 *As well as open space, play space and allotments on the site, there is the opportunity for two major areas of open space to be passed to the village for community uses, with appropriate maintenance agreements in place.*
- 6.50 *Given its proximity to the A12, careful siting and design will be required to ensure that noise and pollution levels are within acceptable levels. As noted in the introduction to this report, there is a scheme currently being worked on by Highways England to widen the A12 including the section that passes this site. Highways England are not yet at a stage where they are able to provide us with any information on where or how this might happen in this vicinity (particularly with the A12 on stilts in this location) and therefore the eventual allocation could be subject to amendment.*
- 6.51 *The SA notes that the site has positive effects in terms of provision of affordable housing, education and community facilities as well as positive effects in relation to distance to public transport. However it scored less well in relation to landscape amenity and loss of agricultural land.*
- 6.52 FEE230 Land off Inworth Road, Feering - The site is around 2ha and is being proposed for a residential development of around 40 units on a currently greenfield site.

6.53 *Officer Comment - The site is a relatively small field located to the rear of modern properties on Kings Gardens. The site had been considered for allocation within the Site Allocations and Development Management but safe pedestrian access from the site to the village could not be secured and so it was not allocated. This site therefore can only come forward if it is included within the strategic growth location at FEER232/3 which will provide new pedestrian access routes into the village.*

6.54 Recommendation 44 - It is proposed that sites FEER232, FEER233 and FEER230 are allocated as a strategic growth location with the following supporting policy

6.55 *“Policy – Growth Location – Land to the south of Feering*

A Strategic Growth Location has been identified at land south of Feering and is shown on the Proposals Map. It is expected that this location will provide up to 1,000 new homes. Development would also expect to provide;

- *Up to 1000 new homes of a mixed size and type appropriate to the area*
- *Affordable housing as per the Councils requirement*
- *Appropriate employment uses to support the new community*
- *Location for a new primary school or community centre*
- *Community facilities including a contribution to or location for new NHS facilities*
- *Public open space and informal and formal recreation including a new county park to the south of the A12.*
- *Safe cycle and pedestrian access between all parts of the development and the village.*
- *Provision for a Gypsy and Traveller site*

A new link road between Inworth Road and the A12 junction, improvements to the A12 junction and local road improvements as required by Essex County Council.

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 strategic growth location will be resisted”.

6.56 FEER228 Land at Wills Green, Feering - The site is 1.7ha and is being promoted for residential development of around 50 homes.

6.57 *Officer Comment - The site is a greenfield site which is located adjacent to and to the rear of properties off Wills Green. It is well screened from the wider landscape by a strong line of vegetation. However the site is located at a substantial distance from the main village and facilities and is separated by the railway line. The road is relatively narrow and becomes a national speed limit rural single lane road in the vicinity of the site. As such it is not proposed to allocate the site for residential development.*

6.58 Recommendation 45 – That site FEER228 land at Wills Green is not allocated for residential development

7 Earls Colne and Earls Colne Airfield

7.1 Earls Colne is a village named after the River Colne, on which it stands and is approximately 3 miles east of Halstead and 11 miles north east of Colchester.

7.2 Earls Colne Airfield was a World War II airfield approximately 1¼ miles from the village. It has been developed in the last 30 years with a number of uses that include a retained airstrip, industrial and business uses.

7.3 Current policy position - Earls Colne is recognised as a Key Service Village in the Core Strategy. The village has a good level of services and amenity provision including frequent public transport, a primary school and local shopping facilities. The village has a clearly defined development boundary that closely follows the built form.

7.4 Sites submitted and assessed previously - EARC 215 is located at Peek's Corner on Tey Road and has been previously assessed under the reference EAR16. The site has an area of 0.34 hectares.
EARC 217 is located on Halstead Road and has previously been assessed under the reference EAR4 and has an area of approximately 1 hectare.
EARC 218 is situated between Coggeshall Road and Tey Road and has previously been assessed under the reference EAR17 and EAR22X. The site has an area of 3.17 hectares.
EARC 221 is located on the land east of Monks Road and has previously been assessed under the reference EAR18. The site has an area of approximately 2.26 hectares.
EARC 222 has been previously assessed as part of EAR2 in the previous call for sites. The site is located in Station Road and has an area of 0.53 hectares.
EARC 223 has also been previously assessed as EAR2 and is located on land to the South of Riverside Business Park. The site has an area of 5.3 hectares.
EARC 224, previously assessed as part of EAR6 is located to the rear of Upper Holt Street and has an area of 0.98 hectares.
EARC 225 has previously been assessed under the reference EAR1. The site is located on the land south of Halstead Road and west of Nonancourt Way. The site has an area of 3.52 hectares.
EARC 226 has been previously assessed under the references EAR5 and EAR13. The site is located on land on Earls Colne Business Park and has an area of 6.66 hectares.
EARC 215 is located on a site at Peeks Corner, Tey Road and has previously been assessed as EAR16. The site has an area of 0.34 hectares.

7.5 New Sites

EARC 216 is situated on land adjacent to Lowefields, Tey Road. The site has an area of approximately 0.96 hectares.