



# Land at Feering Community Engagement



Report-Back & Emerging Ideas



20 March 2024



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# Our Team



Landowner:  
**The Crown Estate**



Architects, Masterplanners  
& Placemakers:  
**JTP**



Technical Consultant:  
**WSP**

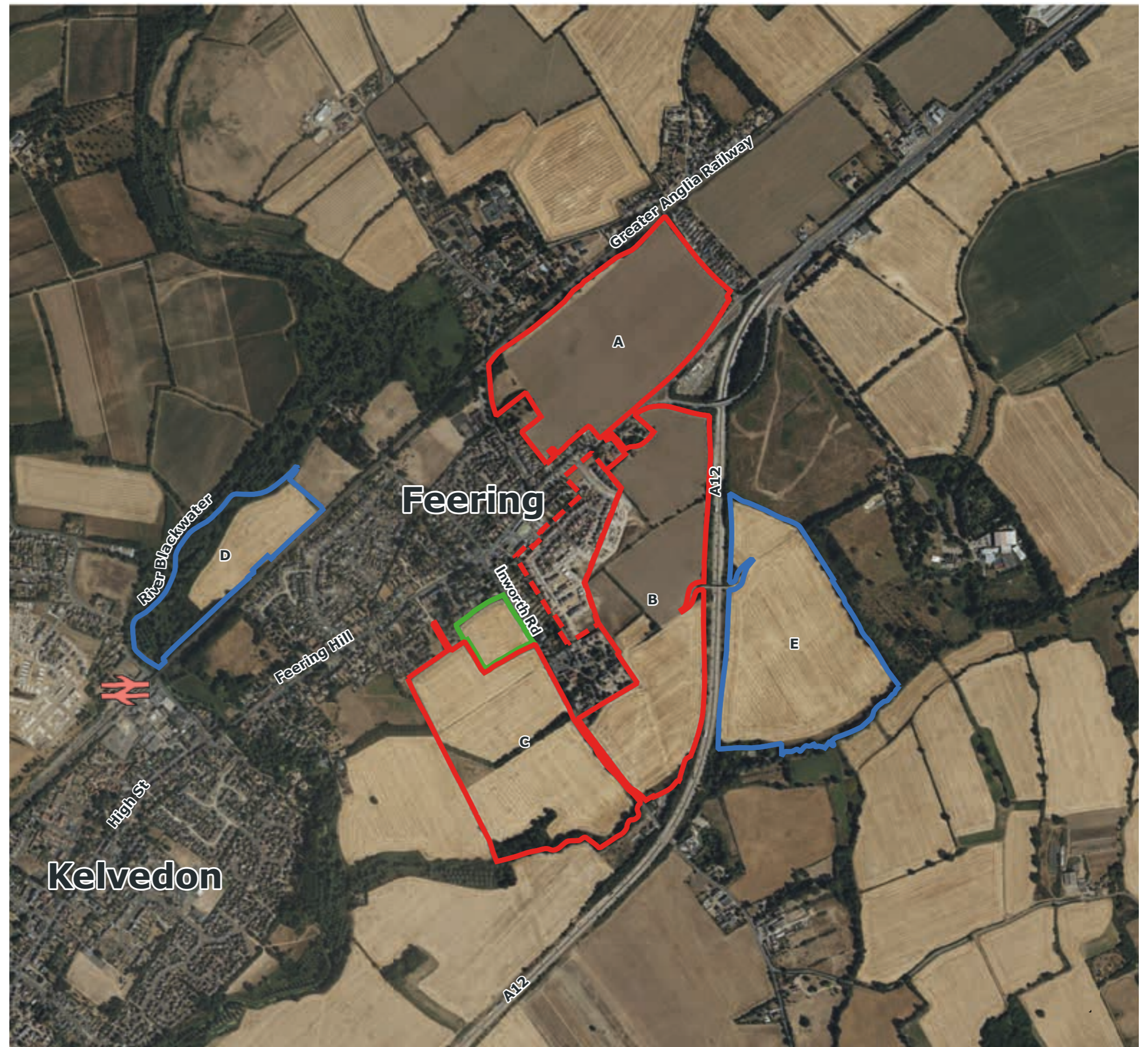


Community Engagement:  
**Hoare Lea**

# Background & Getting To Know Feering



# Site Context

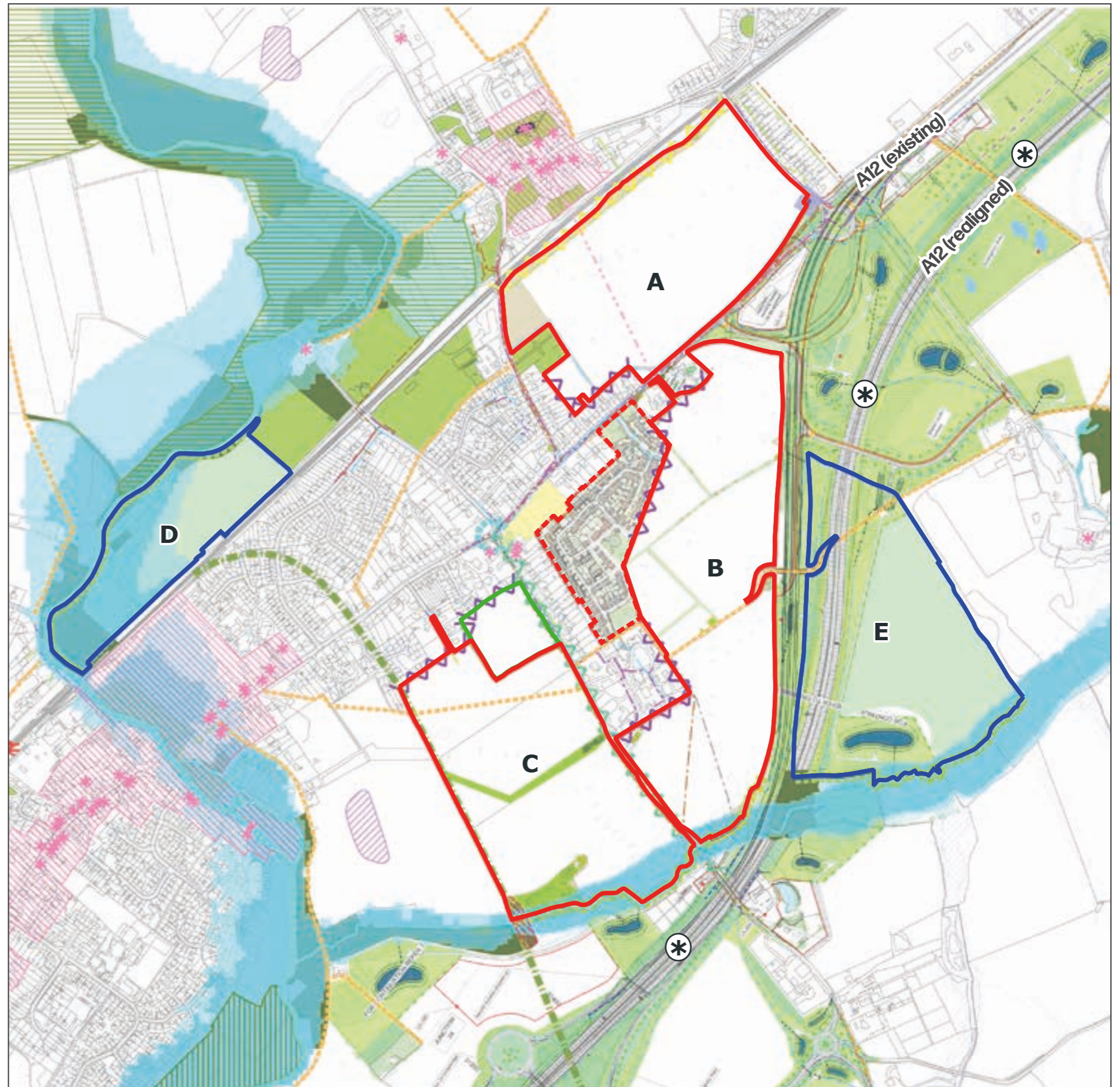


## Key

- Allocation site boundary
- Phase 1 (built)
- Additional TCE landholdings
- Third Party Land

# Site Constraints

- The River Blackwater and the Domsey Brook form important ecological corridors.
- The site is largely in Flood Zone 1 (low probability) except small areas along the watercourses.
- The proposed A12 widening and realignment (by Highways England) aims to reduce traffic through villages such as Feering.
- A 'nature positive' drainage strategy should be offered on-site, benefiting both wildlife and amenity.
- Parcel A offers glimpsed views to All Saints Church within the Feering Conservation Area. These views should be enhanced where possible.
- Any development must respect and minimise potential disruption to existing neighbouring uses.

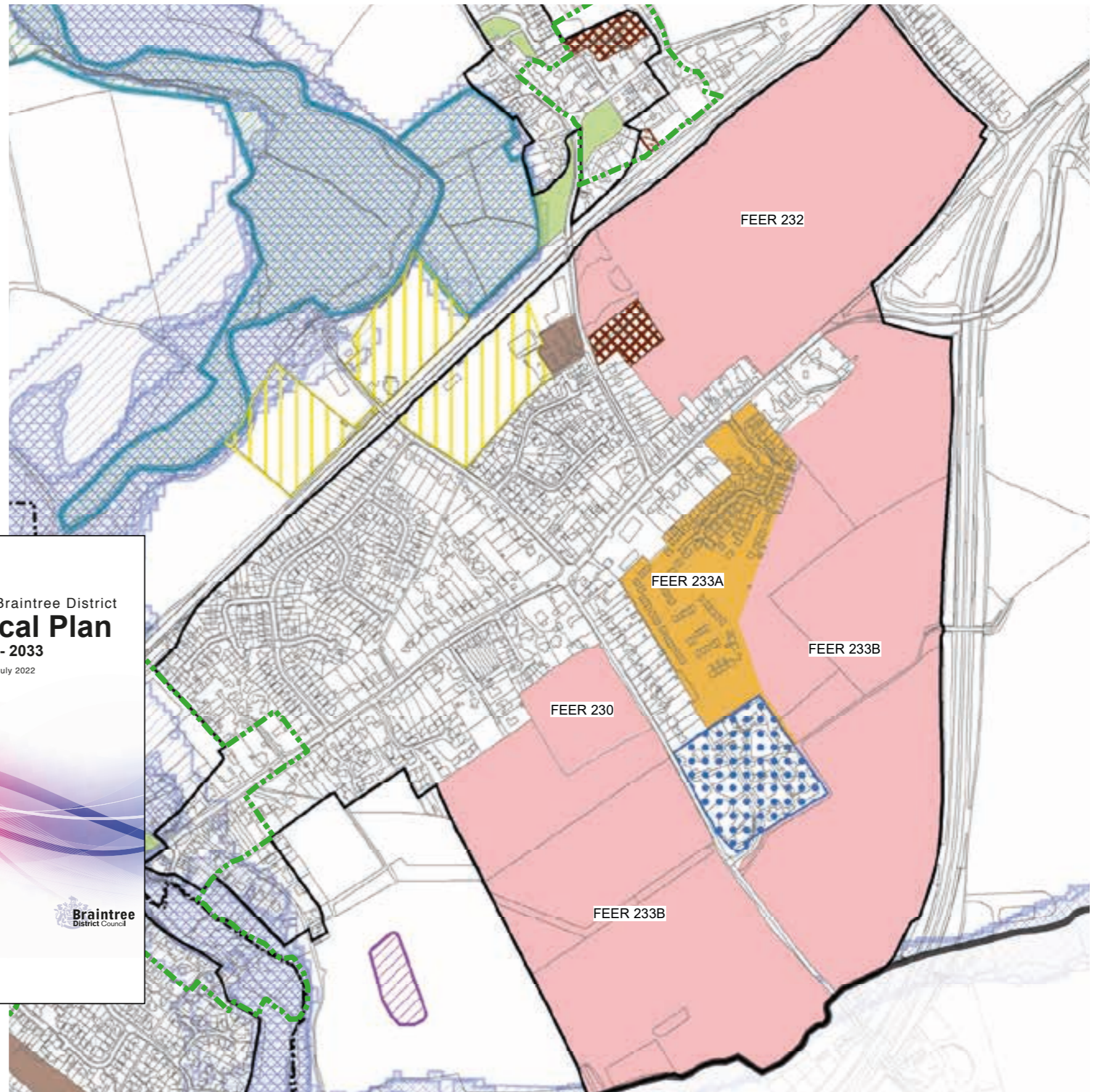
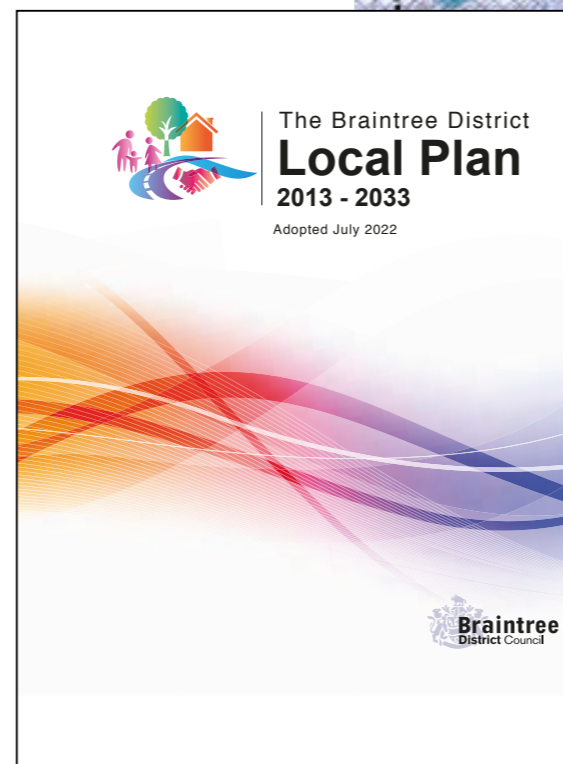


# Planning Context - Braintree Local Plan

The site was initially proposed for allocation in the Braintree District Land which was consulted on since 2016 and formally adopted in 2022 following Examination.

The "Phase 1" site (orange) was delivered by Bloor Homes under a separate process, approved in 2020 for 162 homes which has now been fully constructed.

- Key**
-  Strategic Growth Location
  -  Residential Site 10 or more Dwellings
  -  Formal Recreation
  -  Visually Important Space
  -  Conservation Area
  -  Cemetery/Churchyard
  -  Flood Zones
  -  Scheduled monument
  -  Business Use

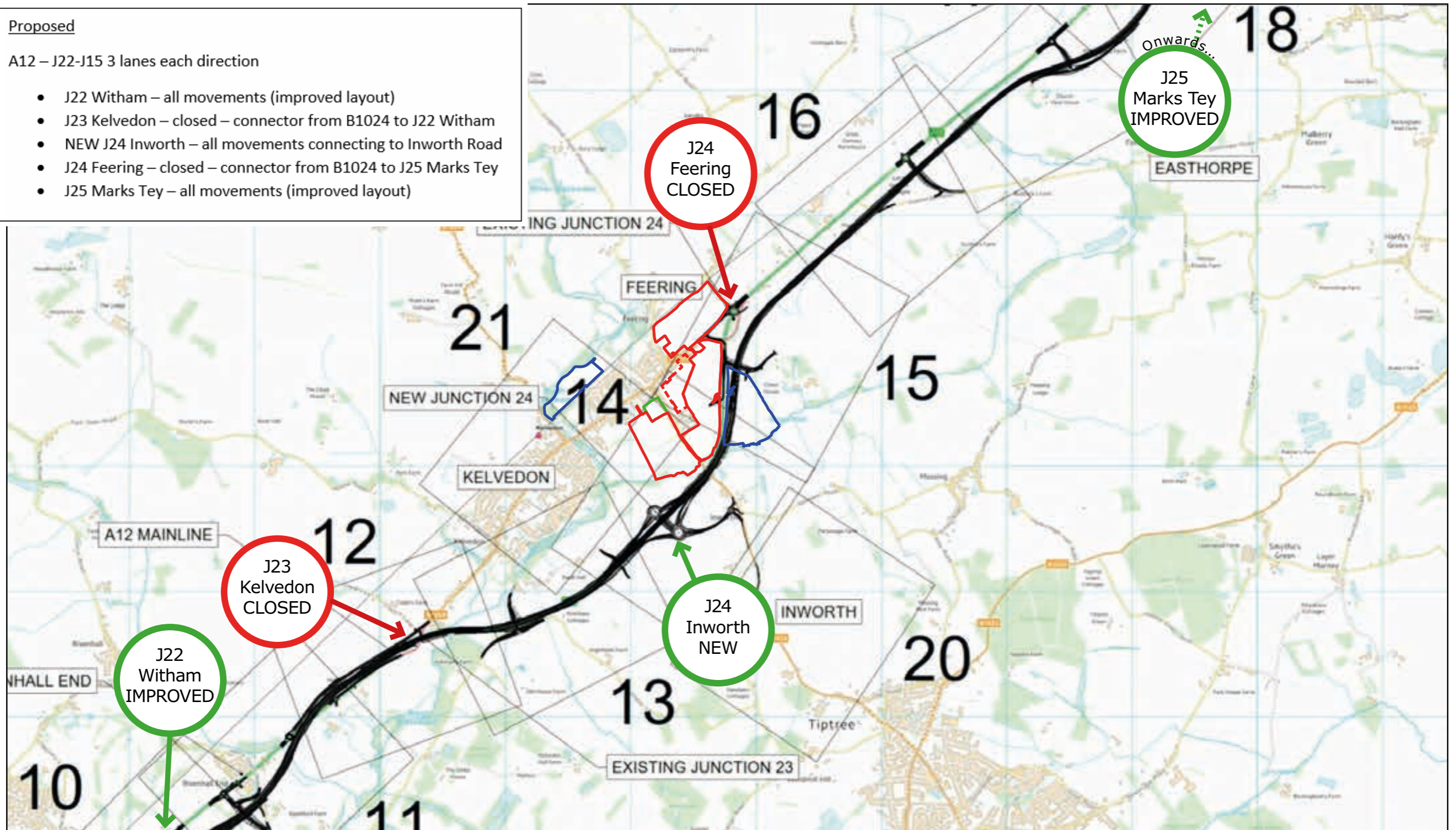


# The A12 proposals

## Proposed

A12 – J22-J15 3 lanes each direction

- J22 Witham – all movements (improved layout)
- J23 Kelvedon – closed – connector from B1024 to J22 Witham
- NEW J24 Inworth – all movements connecting to Inworth Road
- J24 Feering – closed – connector from B1024 to J25 Marks Tey
- J25 Marks Tey – all movements (improved layout)





# Feering Neighbourhood Plan



## Master Planning

MP1 - Collaboration with the local community and other stakeholders prior to the submission of planning applications

## Design

- D1 - Respects, adds to or maintains the rural the rural nature, character and scale of existing development
- D2 - Respect, conserve and enhance the rural landscape, character, open views and natural green buffers including hedgerows & mature trees
- D3 - Respond positively to the character of existing development
- D4 - Ensure new buildings are as energy efficient as possible
- D5 - Create a safe, active, well designed and accessible environment where crime does not undermine quality of life, health and well-being and community cohesion
- D6 - Parking provision to be well thought out
- D7 - A fully connected ultra-fast reliable broadband connection

## Flood Management

FM1 - Reduce the risk of flooding in Feering and surrounding areas

## Community & Leisure Facilities

- 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

## Business & Economy

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

Note: These objectives have been summarised. Please refer to the Feering Neighbourhood Plan (pages 36-38) to read them in full. Printed copies are distributed across the venue.

## Housing

- H1 - A mix of high-quality housing and tenures to ensure a socially strong, inclusive and integrated community, achieved through sensitive design
- 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

## Heritage

HE1 - To conserve and enhance the historic environment within the Parish

## Natural Environment & Green and Blue Infrastructure

- E1 - Conserve and enhance the rural landscape, character, existing open views and natural green buffers of the Parish
- 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 Parish's carbon footprint

## Moving Around

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

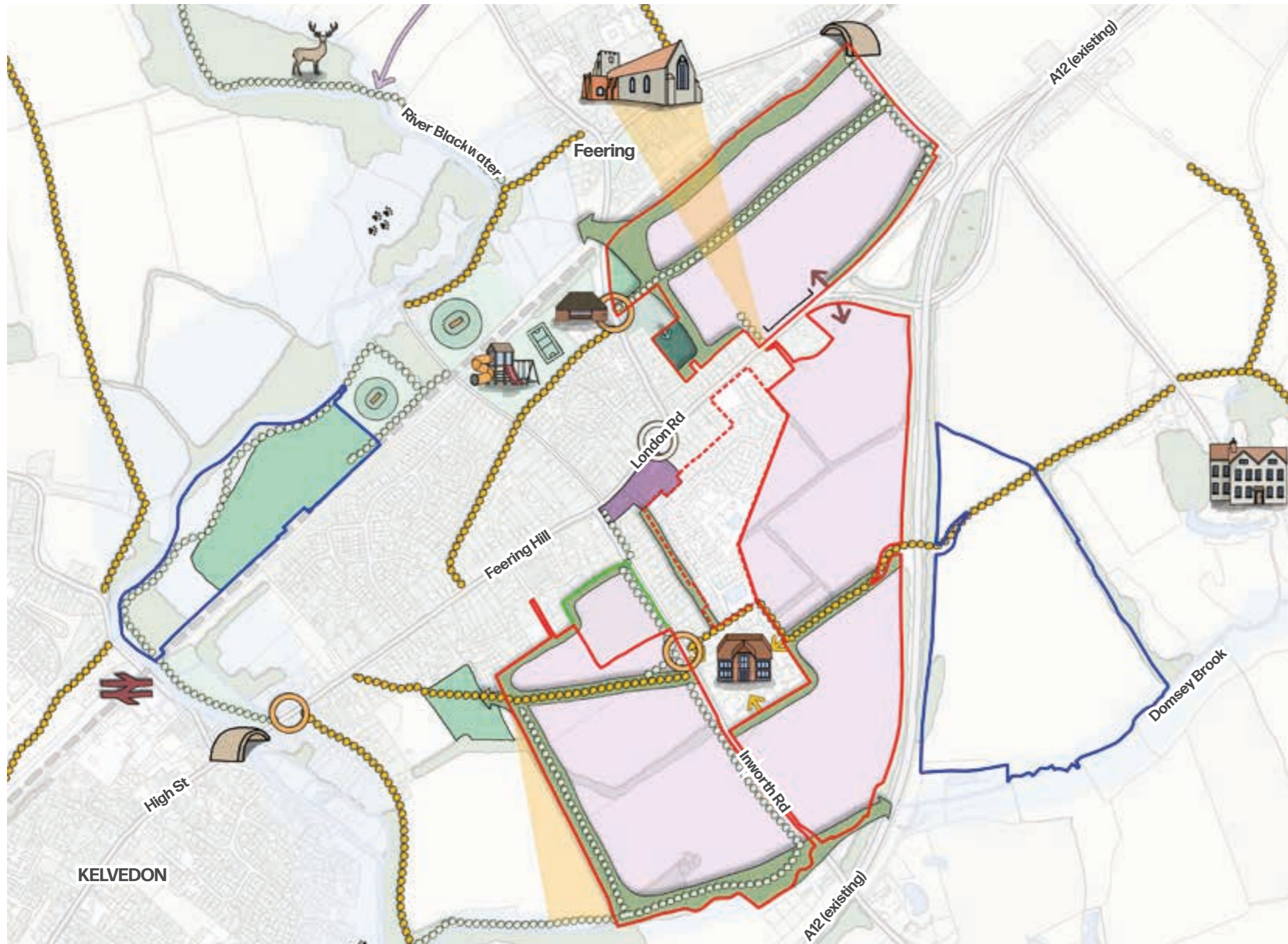
## Climate Change & Sustainability

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

## Developer Contributions to Community Infrastructure

CIP1 - Ensure suitable collection and allocation of developer contributions

# Village Assessment & Design Guide combined 'Strategic Growth Location' Plan



- Site boundary (55.72 ha)
- - - Phase 1 (constructed) (5.37 ha)
- Additional TCE landholdings (25.54 ha) *(not included in the Village Assessment and Design Guide)*
- Third Party Land (1.98 ha)
- Strategic Growth Location
- Aspirational Development Site
- Existing Footpath/Pavement
- Proposed Footpath/Bridleway/Cycleway
- Existing Crossing
- Proposed or enhanced pedestrian crossing
- ➔ Proposed Crossings/Site Entrances
- ➔ Proposed Vehicular Entry
- ➔ Potential Long-term Connection
- Proposed Frontage
- ➔ View to protect
- Proposed Cemetery Expansion
- Proposed Green Space/Habitat
- Proposed Green Buffer/ Wildlife Corridor

# Engagement to Date

## Informal Community Meetings

- Feering Parish Councillors, Leader of the Parish Council and Clerk
- Feering Community Centre
- Community Living Room
- Feering Neighbourhood Plan Group
- Feering Baby and Toddler Group
- Thurstable School
- Little Peeps Nursery
- Kelvedon and Feering Cricket Club
- Feering Good Companions
- Kelvedon and Feering Heritage Society
- Feering Primary School
- The Blue Anchor
- Feering Falcons Youth Football Club
- Feering and Kelvedon Wildlife Group
- Honeywood School
- Andy Butt, local Community Youth Worker



# Community Engagement & Design Day



# Engagement & Design Day

Friday 8 and Saturday 9 March 2024 - Around 200 people engaged



Stakeholder Walkabout (8th March)



Background Exhibition



Design Tables & Background Exhibition



Young people



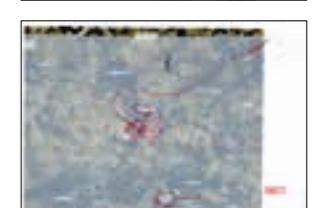
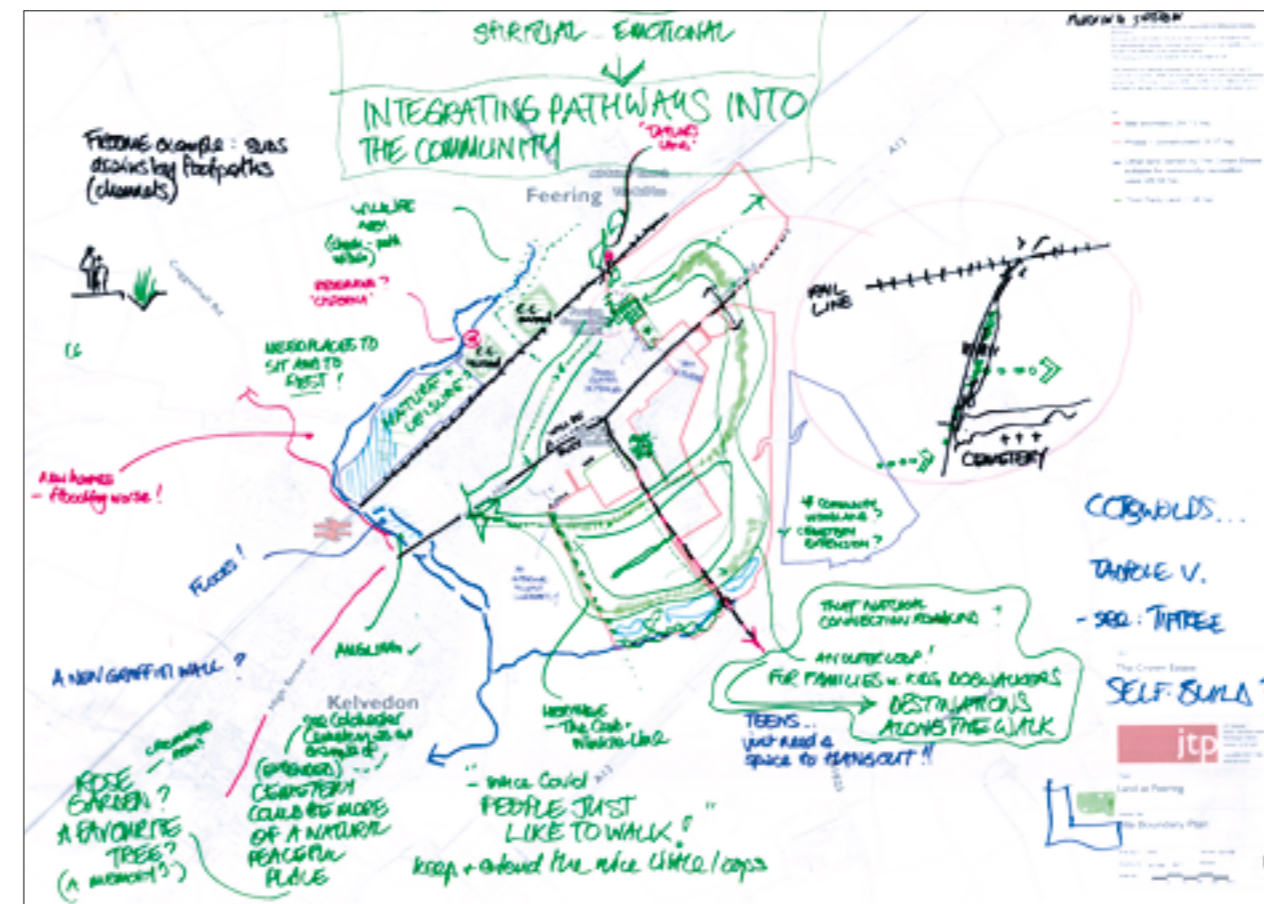
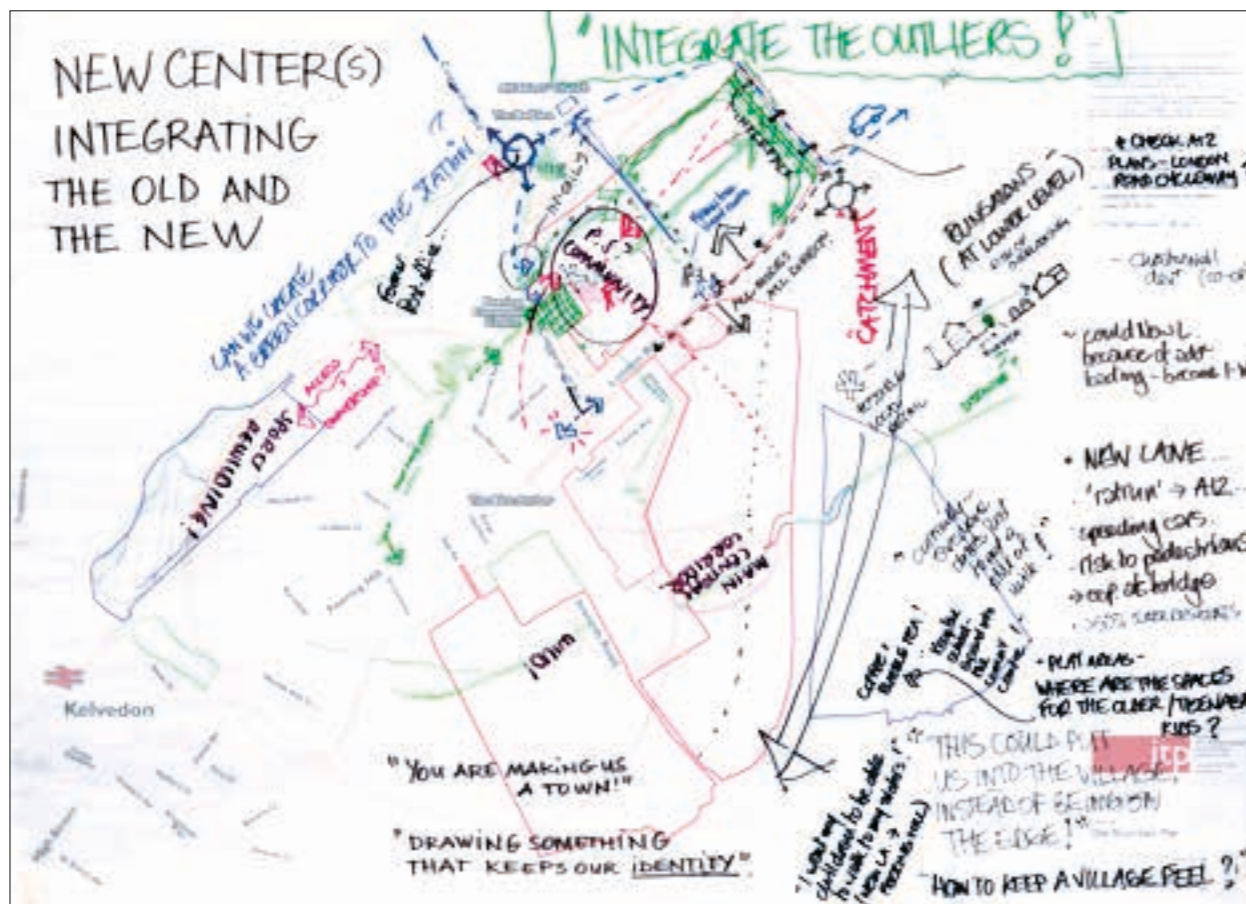
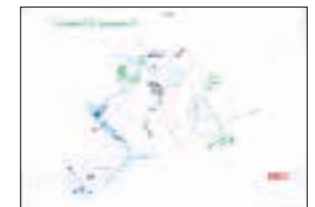
Fun activities throughout the day!



Design Table

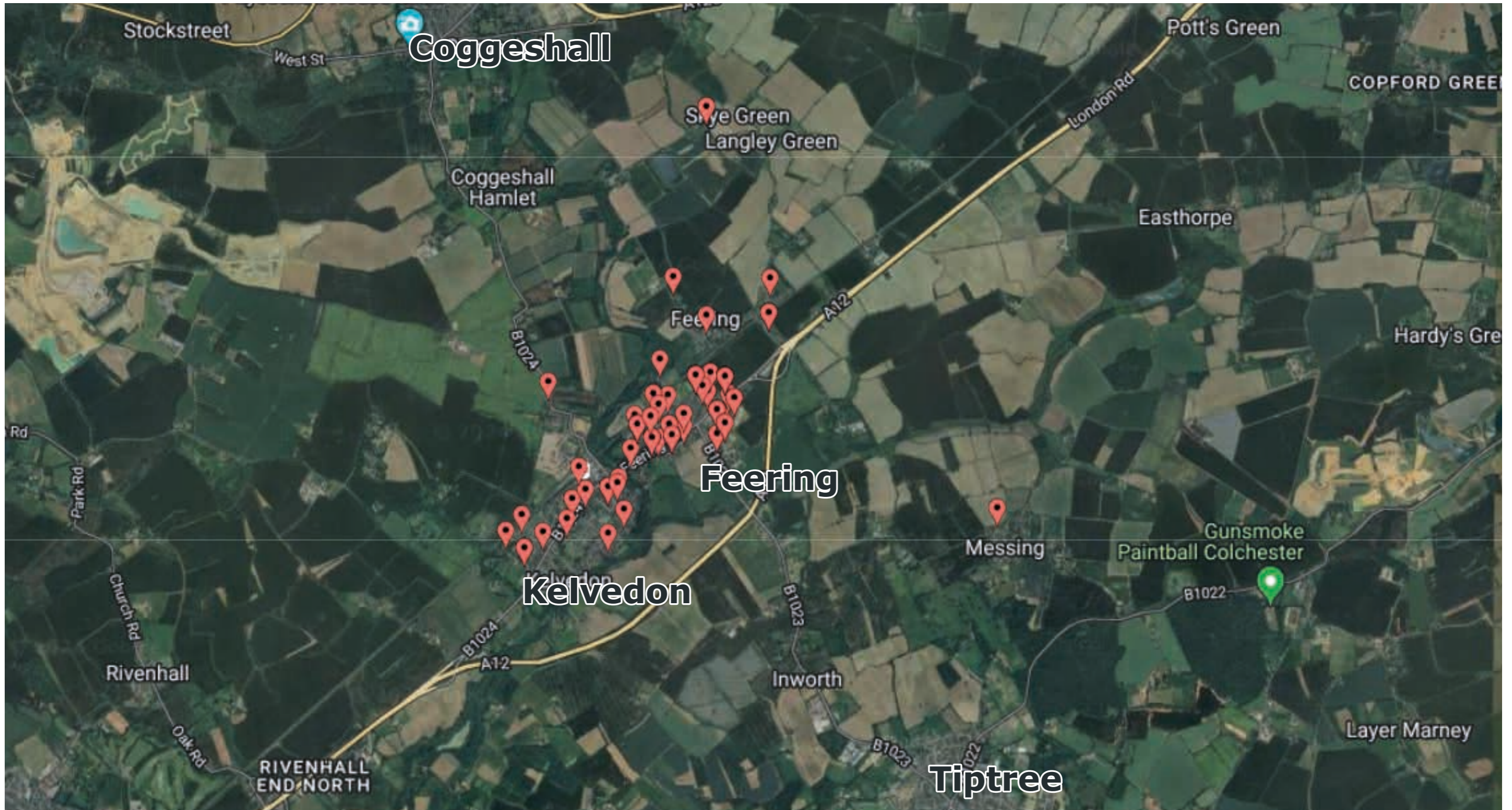
# Engagement & Design Day

## Topic-themed Design Tables



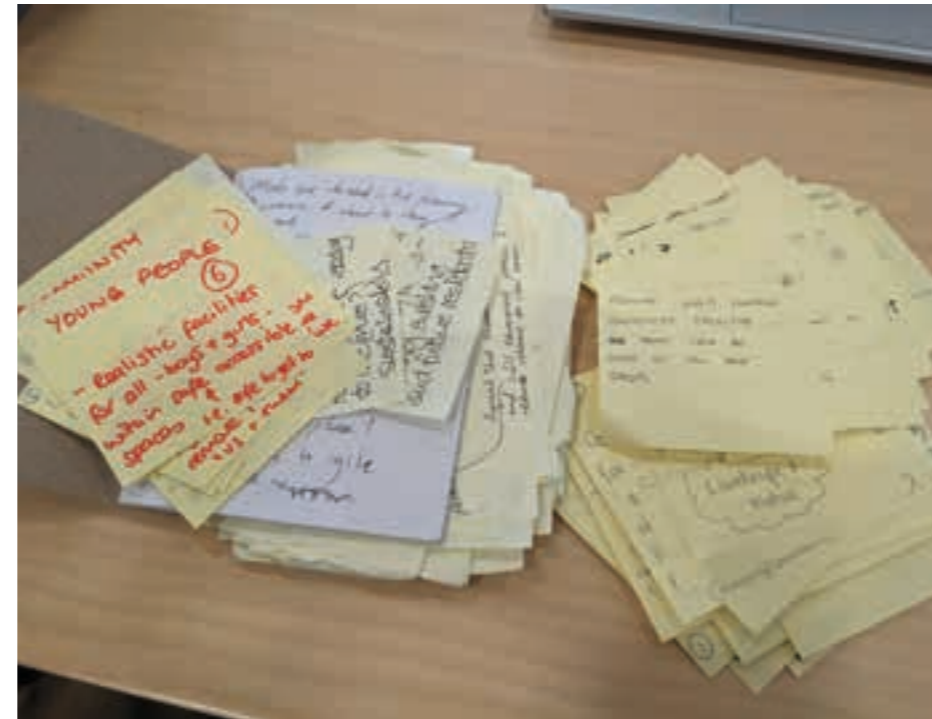
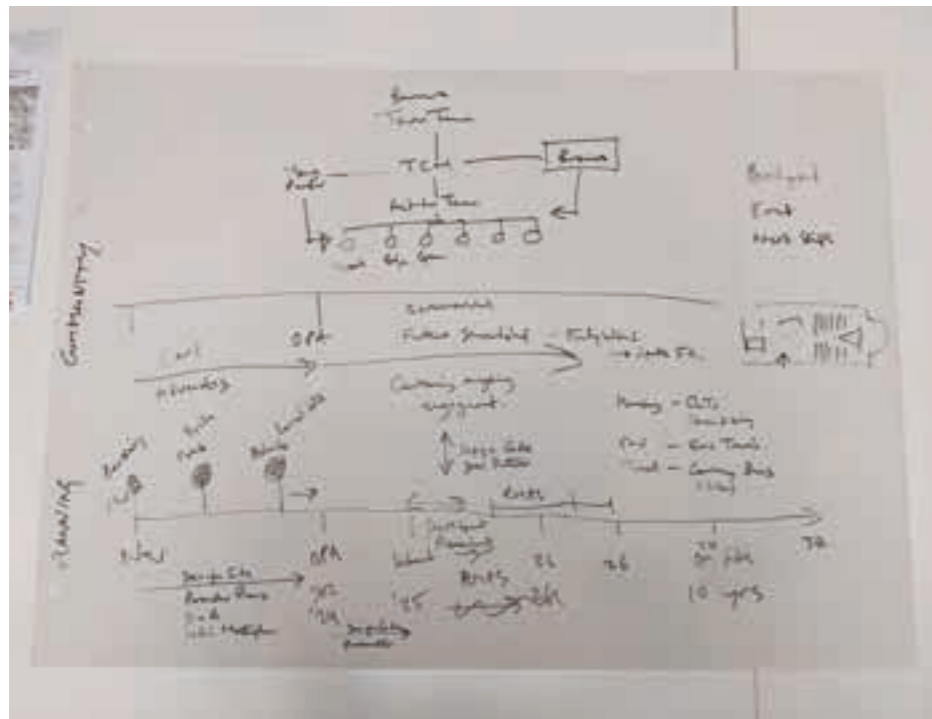
# Engagement & Design Day

Who we met



# Engagement & Design Day

Team working to review the community engagement outputs





# What We Have Heard



# What We Have Heard

## General Concerns

### In terms of process for the masterplan going forward people told us:

- That consultation with residents needs to continue and be taken into consideration throughout the process.
- That we need to ensure the neighbourhood plan and Village Assessment & Design Guide drive the masterplan.
- We need to understand how the masterplan will be implemented beyond the outline planning application, and how quality spaces, stewardship, and integration will be achieved.
- People felt that it was important that the masterplan does not take away from the feel of the village.
- People spoke about the disruption caused by developments in the area with a number of developments happening simultaneously, including the A12.

### Relates to Neighbourhood Plan Objectives including:

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.

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

**“We want the Design Code to almost form a ‘Country Code’ – to ensure that the development is reflective of the rural character of Feering.”**

# What We Have Heard

## A Range of Accessible Facilities

### Some ideas that emerged from the day included:

- There is a need for facilities and spaces for all ages but especially young people, young families, teenagers, elderly etc.
- The need for local shop(s), café, health facilities (GP and dentist).
- The need for sports facilities and pitches – including provision for Feering Falcons Football Club.
- The importance of the expansion of the cemetery.
- Some people mentioned pressures on existing school and community centre facilities and day care/nursery facilities.
- There is a need for local workspaces and employment opportunities.

### Relates to Neighbourhood Plan Objectives including:

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

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

**“You don’t want to be going to the next village to buy a bottle of milk.”**

**“The infrastructure will not cope with another 800 families. The GP will not cope.”**

# What We Have Heard

## Community & Integration

### Some ideas that emerged from the day included:

- Some people raised the issue of integration of new developments with existing places.
- A number of residents spoke of the importance of activities and infrastructure which brings people from all parts of the community together.
- There were some concerns about the possible height of development obstructing views and houses being overlooked if development backs immediately onto them.

### Relates to Neighbourhood Plan Objectives including:

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

**“A village is community and people.”**

**“I moved here for the community.”**

**“Children and elderly residents could get involved and help to build community.”**

# What We Have Heard

## Quality Housing for All

### Some ideas that emerged from the day included:

- People spoke about the need for high quality housing, good design, and of suitable scale and density within the local context.
- It was important the housing is genuinely affordable for local people and that the kind of housing meets the needs of the local population.
- The importance of older residents being able to downsize to stay in Feering and for young people to upsize for the same reason was mentioned.
- There are various parts of the site where new development could have a negative impact on existing properties: this needs very careful thought.

### Relates to Neighbourhood Plan Objectives including:

**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).

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

**“I’m not against the development but it needs to be done well!”**

**“Young people in this area cannot get a house.”**

**“I want houses for my children if they want to live here.”**

# What We Have Heard

## Getting Around

### Some ideas that emerged from the day included:

- A number of people mentioned the poor existing bus service and issues with traffic and congestion.
- Active travel was felt to be important with a particular focus on the provision of circular walking and cycling routes within new development and beyond to the wider countryside.
- There was a desire for the provision of safe walking and cycling routes into and within the new development.
- Wheelchair, disabled, pram accessible routes was felt to be important.
- People spoke of wanting to retain and enhance cherished local nature walks and leisure routes.

### Relates to Neighbourhood Plan Objectives including:

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

**“Footpaths wide enough for people to walk, prams and mobility scooters to pass.”**

**“We only have one car, but I would love a car club.”**

**“Connections to the wider network of footpaths are key.”**

# What We Have Heard

## Landscape & Open Spaces

### Some ideas that emerged from the day included:

- There was concern over the loss of local species including bats, badgers, deer and owls.
- People want hedgerows to be maintained within the site, where possible.
- There was interest in an allotment / community growing provision.
- Play spaces for children and young people of all ages was felt to be important.
- People were concerned about flood risks.
- There is a need to provide high quality spaces that are well maintained.
- It was important that there be a balance between open space and development.
- Some spoke of a desire for a Country Park and/or Community Woodland.

### Relates to Neighbourhood Plan Objectives including:

**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.

**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.

**“People want to feel like they’re in nature.”**

# What We Have Heard

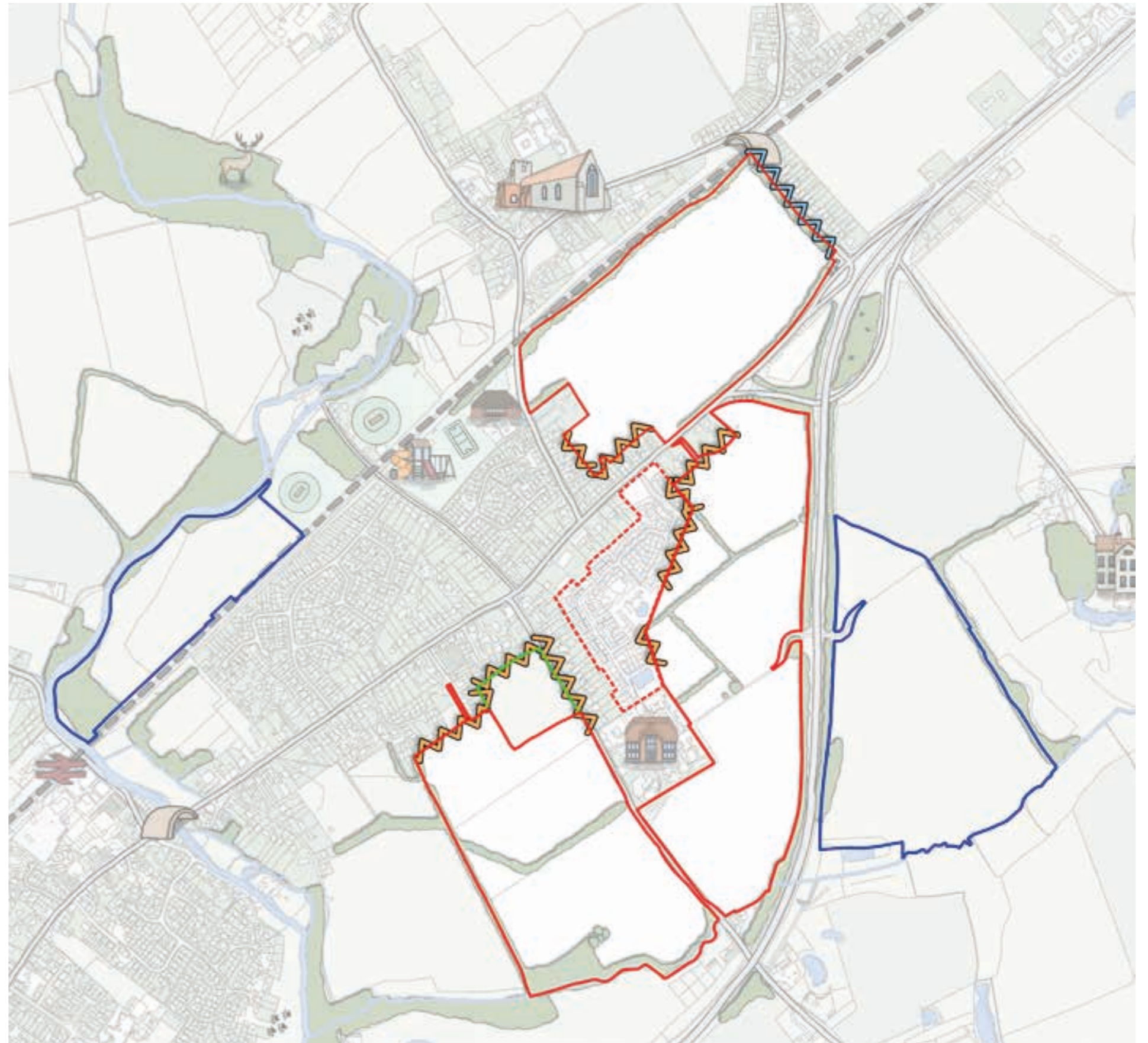
## Response to existing neighbouring homes

- Feering Lodge
- Coggeshall Road
- London Road
- Clover Avenue
- Green Ways
- Kings Gardens
- Spa Road
- New Lane

Concerns about height and massing of future development directly adjacent to existing development

Character of New Lane and traffic concerns

**“If you stick a 3 storey building here, suddenly you’ve made us very overlooked and very claustrophobic.”**





# What We Have Heard

## Constrained junctions/bridges

- Hinds Bridge
- Railway crossings
- Gorepit Junction

Limited widths and visibility presents risks to pedestrians/cyclists

## School bus stops

Location of school bus stops by busy roads/junctions

**“Pavements are too narrow and uneven, and cycling along the road is not safe.”**



# What We Have Heard

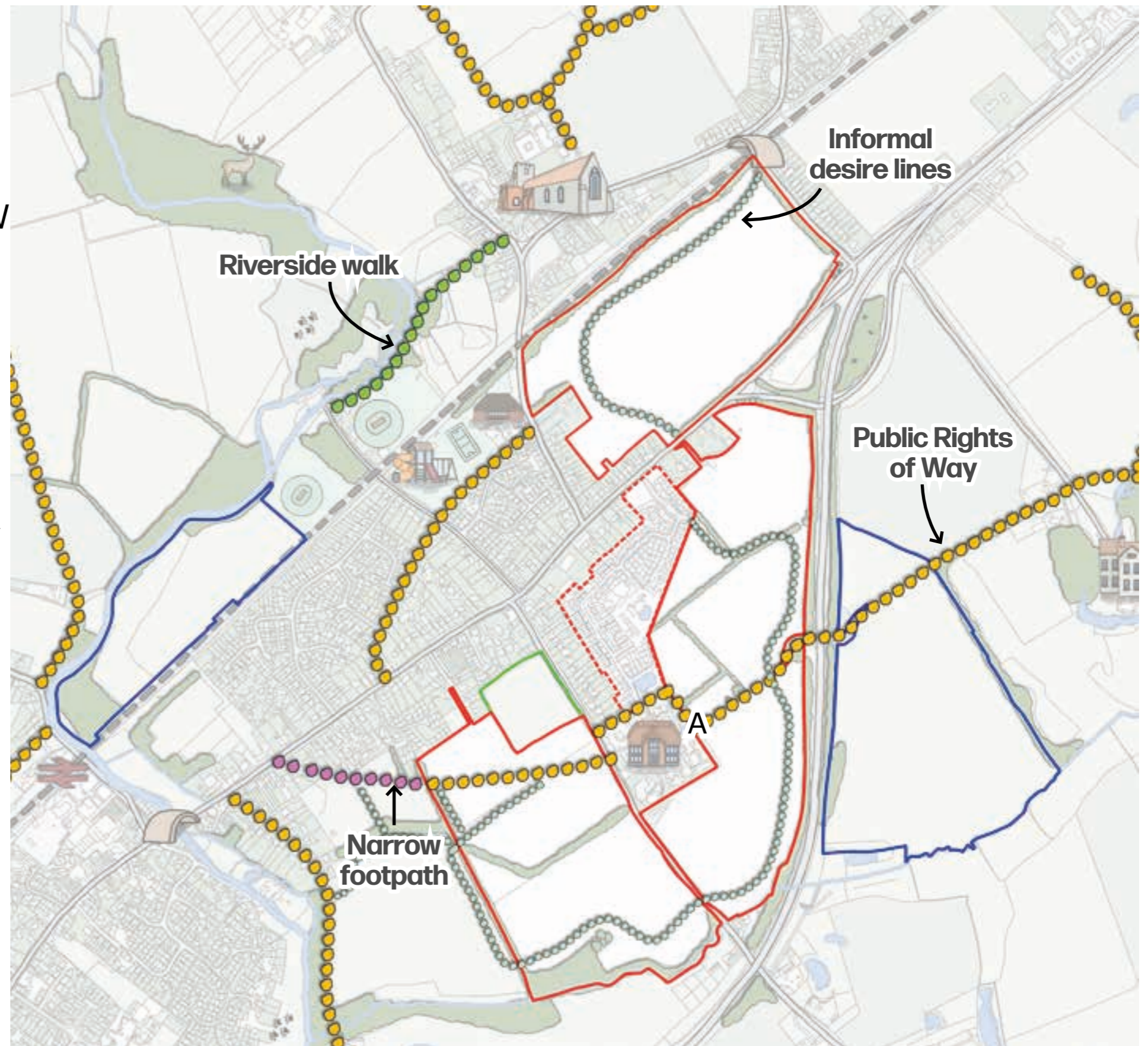
## Existing pedestrian connectivity to and through the site

- Narrow PRow connecting from London Road
- Future character of existing PRow connections through the site
- Retain links to countryside
- Riverside Walk

**“It would be lovely to say let’s meet at Feering, or, let’s meet at the square, then walk through the country park, go via the village hall, and loop back around.”**



Public Rights of Way (A)



# What We Have Heard

## Traffic Issues

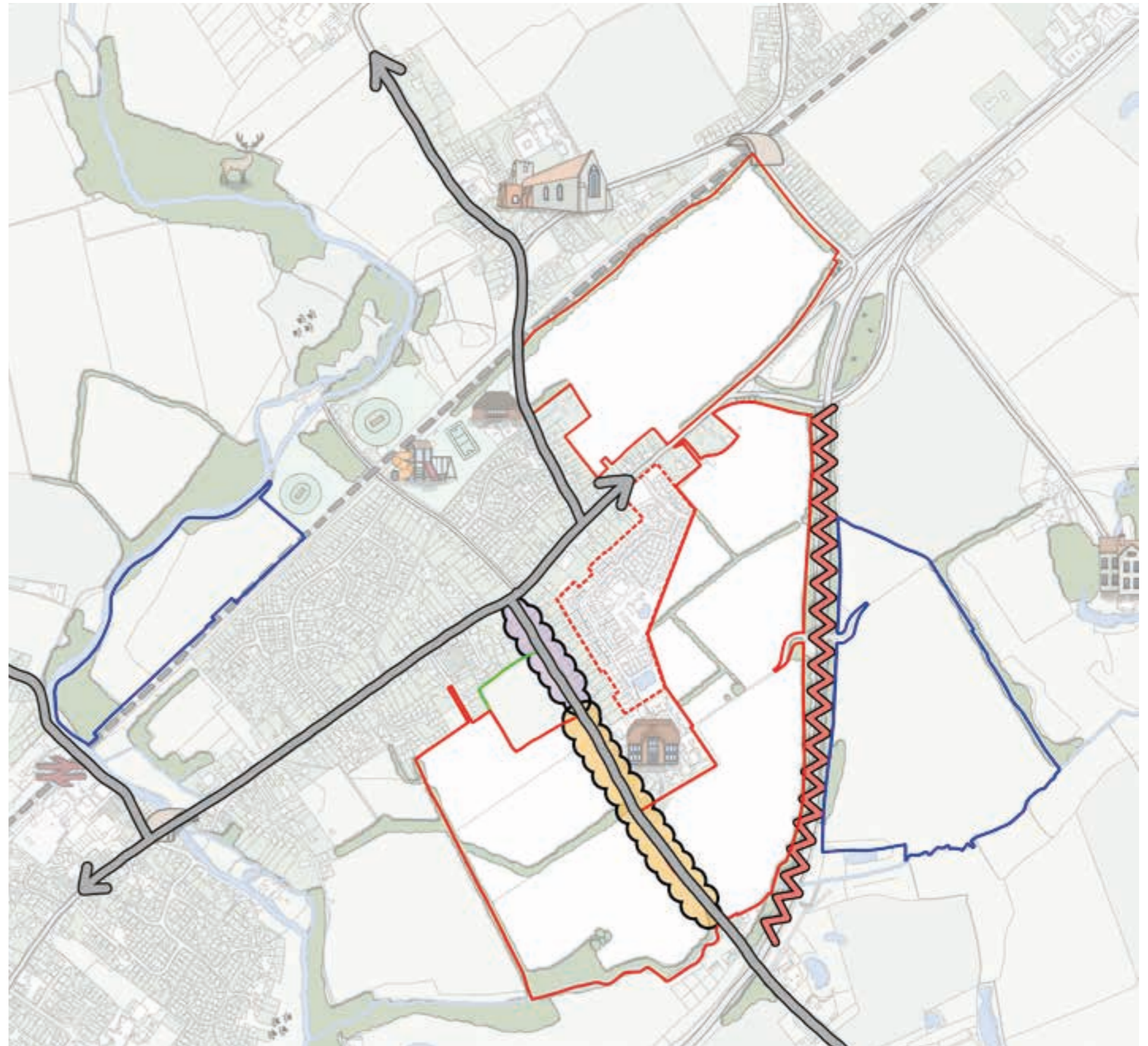
- Coggeshall and Tiptree Connections
- London Road and Feering Hill traffic

## Inworth Road

- Northern stretch is narrow and presents risks to pedestrians/ cyclists
- Southern stretch features fast moving traffic, no footpaths - but adjoins TCE ownership

## Existing A12

- Significant road noise
- Limited crossing opportunities



# What We Have Heard

## Heritage Assets

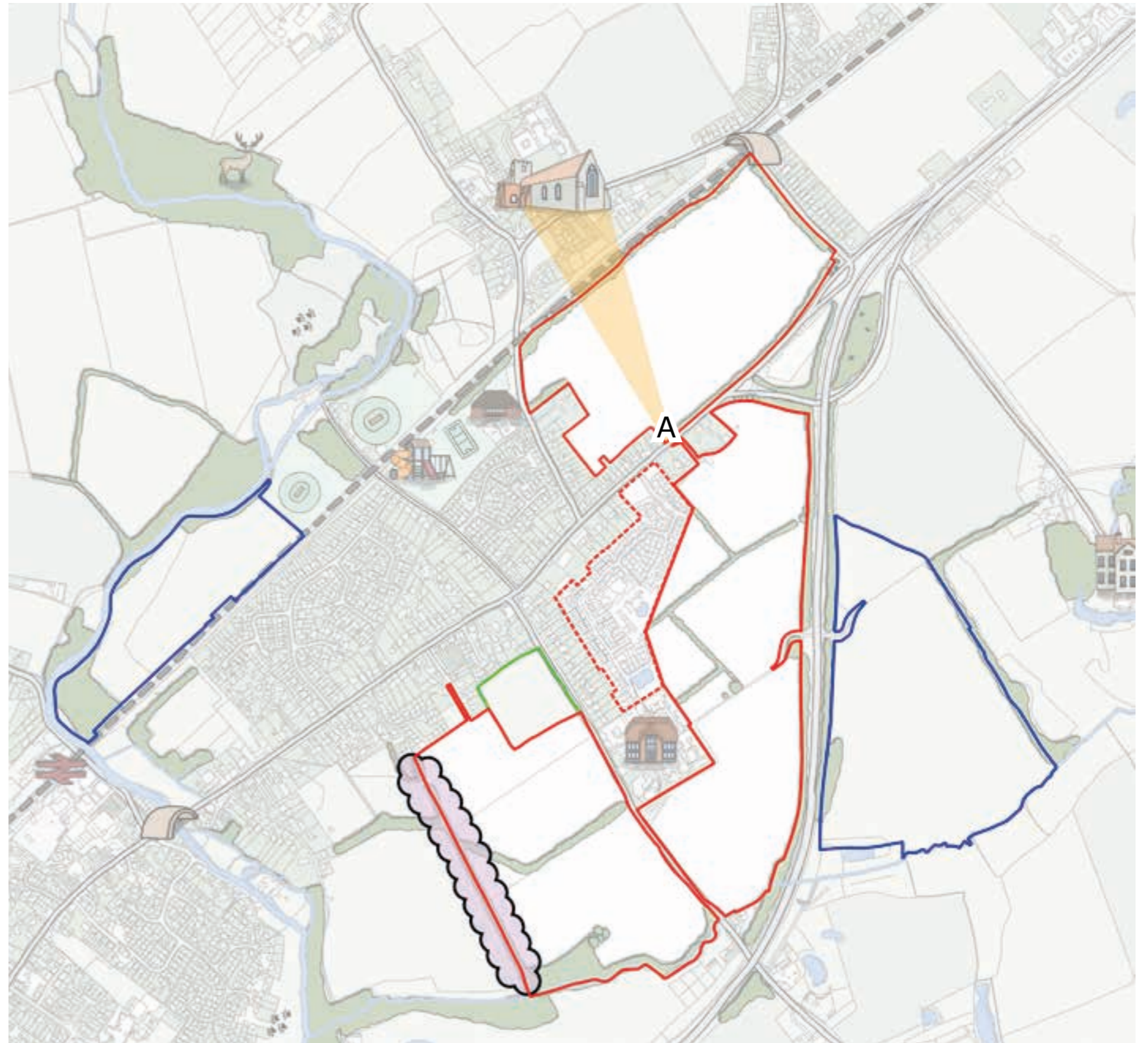
- Crab and Winkle Line
- Church Views



All Saints Church



Glimpsed views of All Saints Church (A)



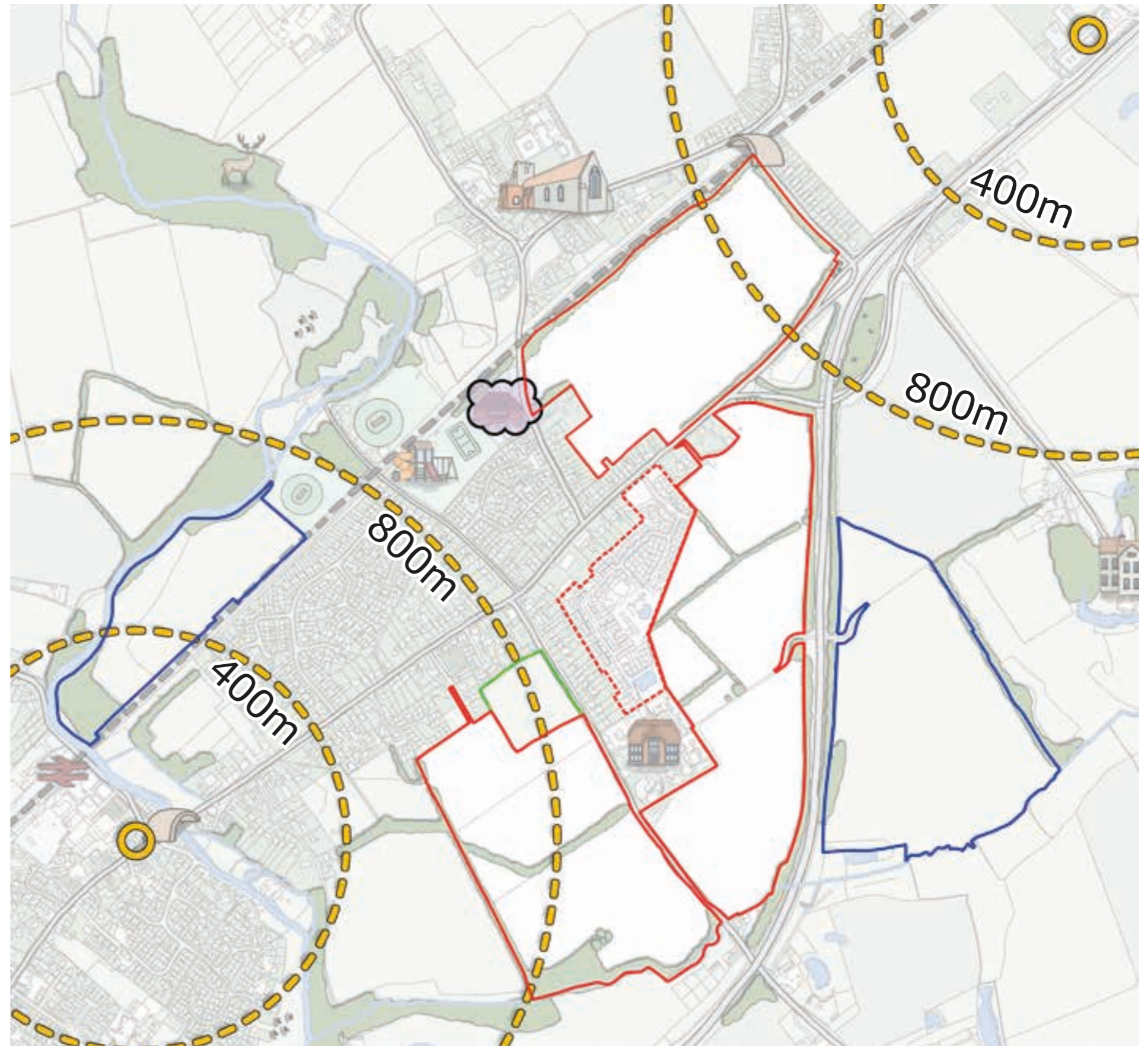
# What We Have Heard

## Kelvedon shops and Feering (A12) services

- No retail within easy walking distance of the site
- Reliance on Kelvedon for various day-to-day services

## Community Centre and School

- Shared facilities
- Cross-year classes
- Potential relocation (school or community centre) to new facility?



# What We Have Heard

## Open Space

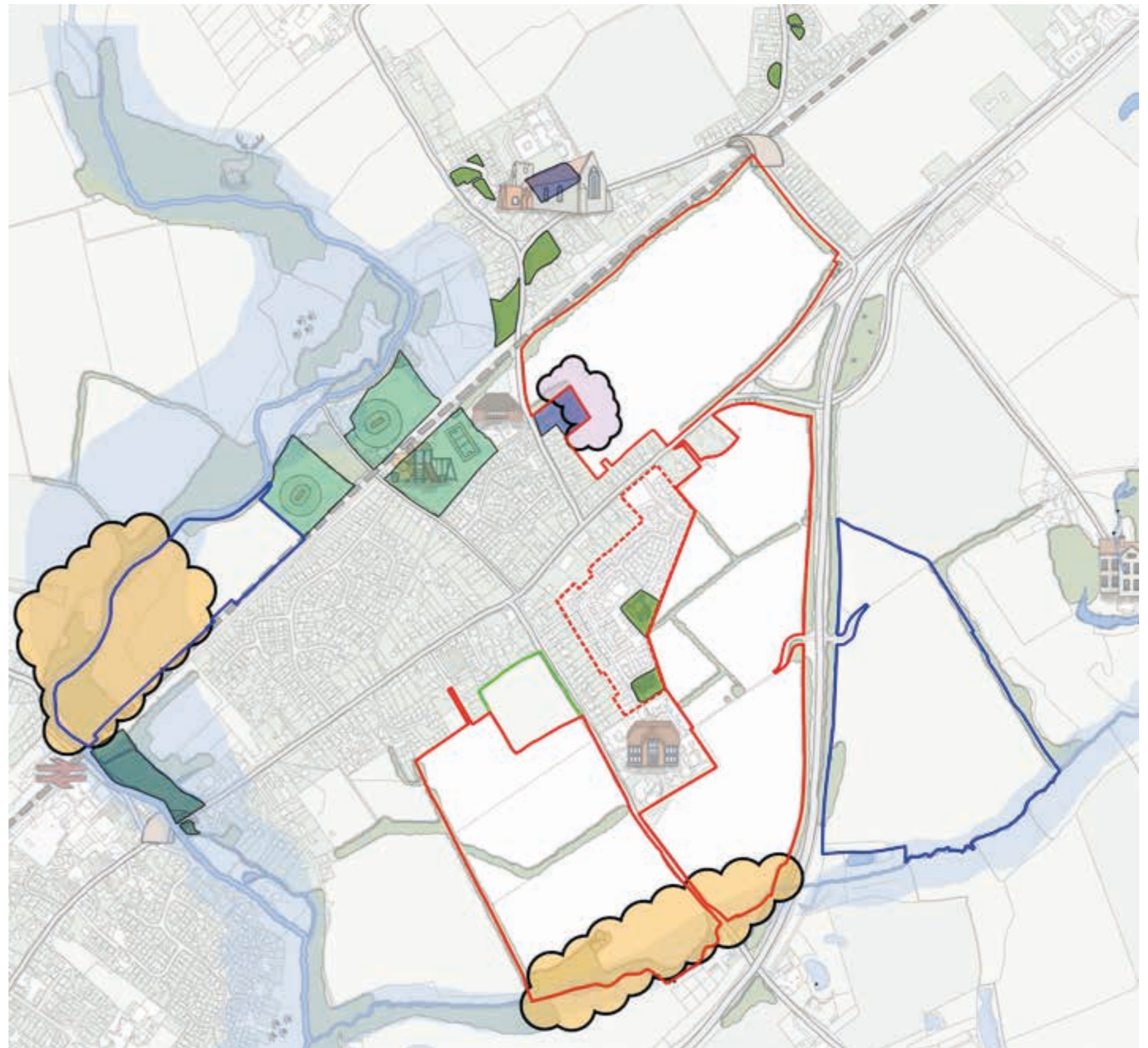
- Need for more formal sports pitches
- Lack of open space
- Lack of spaces suitable for teenagers

## Cemetery

- Need for space for future cemetery expansion

## Wet environment

- Flood Zone beside Coggeshall Road and the River Blackwater
- Flood Zone along Domsey Brook



# Responding To What We Have Heard



# Responding To What We Have Heard

## What are the important next steps in the masterplan process?

The focus of our design work will now be shaped by key themes within what we have heard. We will look to explore these collaboratively with the local community, stakeholders, local authorities and project team.

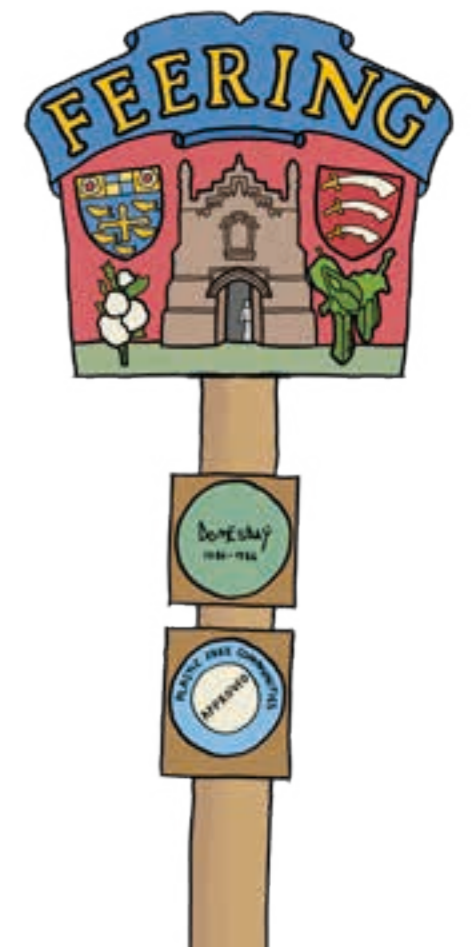


# Responding To What We Have Heard

## Responding to General Concerns

### We will:

- Map out the process of ongoing engagement
- Set up and run the Community Panel and Youth Panel
- Work collaboratively with Third Party landowners to ensure comprehensive masterplanning
- Work collaboratively to develop the principles established by the Neighbourhood Plan and Village Assessment & Design Guide
- Test what is needed to achieve a masterplan that fulfils the communities needs and aspirations
- Investigate opportunities for long term stewardship and Parish Council responsibilities
- Design to promote community integration
- Explore how to extend the village feel into new neighbourhoods
- Recognise the multiple development proposals in the area including the A12



# Responding To What We Have Heard

## Exploring A Range of Accessible Facilities

We will explore and test options / suitable locations for potential new:

- Local retail and a café
- Healthcare provision
- Sports pitches, courts and facilities
- Flexible community space
- Education facilities, including primary and nursery / early years
- Cemetery space
- Spaces that cater for younger and older people
- Local workspaces and employment opportunities



Precedent of a mixed-use hub  
(*The Tuning Fork Café, Houlton*)



Kingswood Local Centre, Hull (*extract from the Village Assessment and Design Guide*)

# Responding To What We Have Heard

## Understanding Community & Integration

### We will:

- Develop a masterplan that embeds accessibility, inclusivity and opportunities for community interaction between existing and new
- Avoid proposals that could lead to isolation
- Contribute towards the Neighbourhood Plan Vision for a 'happy, thriving, cohesive community'
- Offer a series of hubs / focal points where community facilities, amenities, and public spaces might be located



Precedent of a village fête, encouraging community integration



Rieselfeld, Freiburg (extract from the *Village Assessment and Design Guide*)

# Responding To What We Have Heard

## Delivering Quality Housing for All

We will explore and test options / suitable locations for:

- High quality housing designed to meet local needs
- Community housing
- Affordable housing comprising a suitable tenure mix to respond to local needs
- Homes suitable for younger people upsizing and older people downsizing
- Homes of different types and sizes including single storey dwellings



Messing Green (extract from the Village Assessment and Design Guide)



Abode, Great Kneighton (extract from the Village Assessment and Design Guide)

# Responding To What We Have Heard

## Enhancing options for Getting Around

**We will explore and test options for:**

- New walking routes and destinations
- New cycling routes
- New or extended circular routes integrated with the village and the wider countryside
- Improvements to existing sub-standard footpaths beyond the site boundaries
- Wider accessibility for those with wheelchairs, pushchairs, and those with mobility impairments
- Improved safety (relative to traffic and also getting around outside of daylight hours)
- Nature and leisure walks and environmental interpretation boards / media
- Improving the road network to ease pressure on key areas such as Gore Pit Junction and Inworth Road



Precedent of community sporting event using accessible footpaths/cycleways



Precedent of leisure walking/cycling routes

# Responding To What We Have Heard

## Opportunities for new Landscape & Open Spaces

We will explore and test options and suitable locations for:

- Protection and retention of valuable natural space and habitats, achieving biodiversity enhancements
- New and extended public routes to and through landscape
- New and enhanced open spaces – for sports / recreation / relaxation / rest
- New measures to mitigate the risk of flooding
- Retaining and enhancing valuable existing landscape features

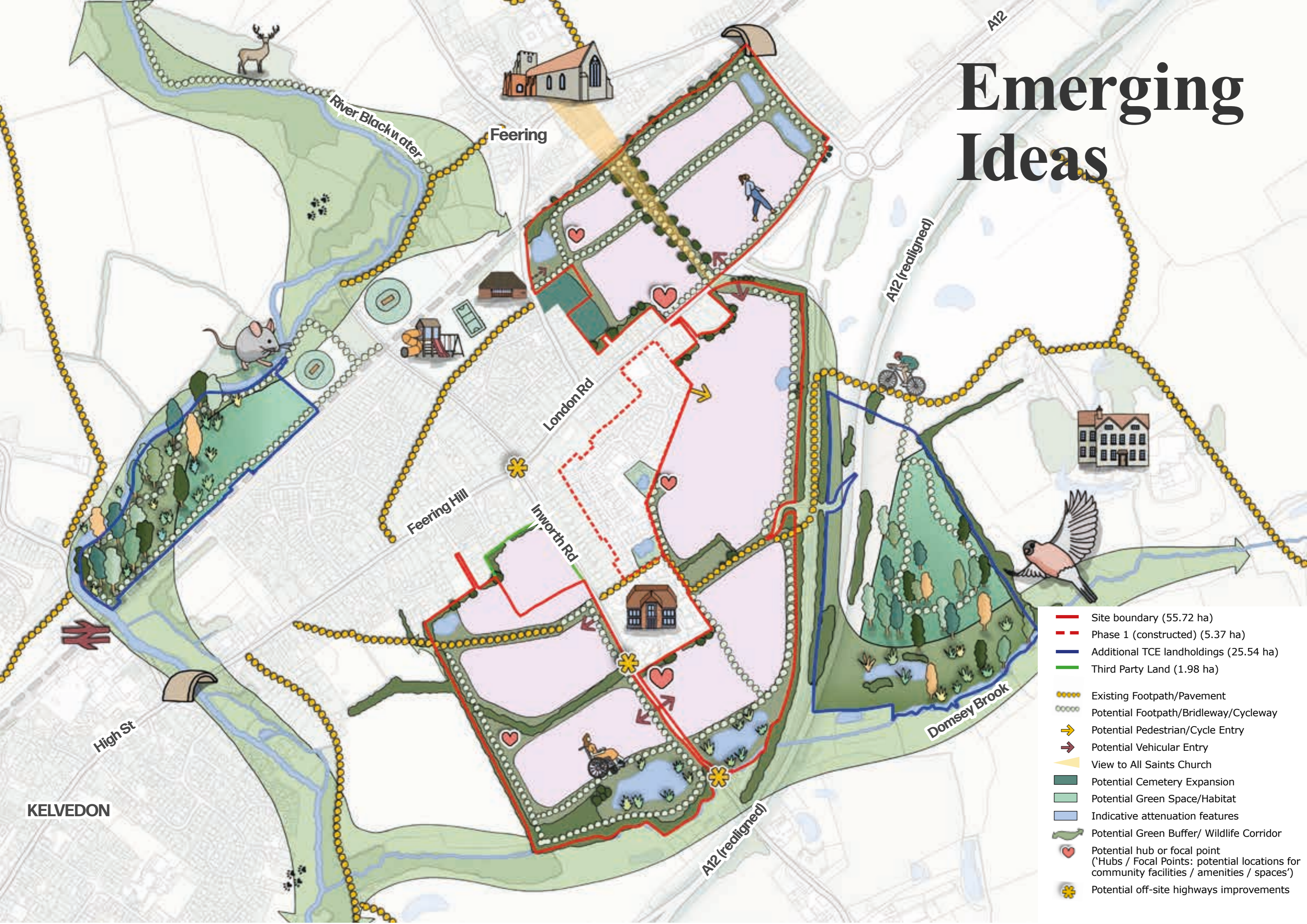


Brookfields, Milton Keynes (extract from the Village Assessment and Design Guide)



Precedent of outdoor seating within landscaped public spaces (Alconbury Weald, Cambridgeshire)

# Emerging Ideas



- Site boundary (55.72 ha)
- - - Phase 1 (constructed) (5.37 ha)
- Additional TCE landholdings (25.54 ha)
- Third Party Land (1.98 ha)
- Existing Footpath/Pavement
- Potential Footpath/Bridleway/Cycleway
- ➔ Potential Pedestrian/Cycle Entry
- ➔ Potential Vehicular Entry
- ▲ View to All Saints Church
- Potential Cemetery Expansion
- Potential Green Space/Habitat
- Indicative attenuation features
- Potential Green Buffer/ Wildlife Corridor
- ♥ Potential hub or focal point ('Hubs / Focal Points: potential locations for community facilities / amenities / spaces')
- ✳ Potential off-site highways improvements

KELVEDON

High St

River Blackwater

Feering

London Rd

Feering Hill

Inworth Rd

A12 (realigned)

Domsey Brook

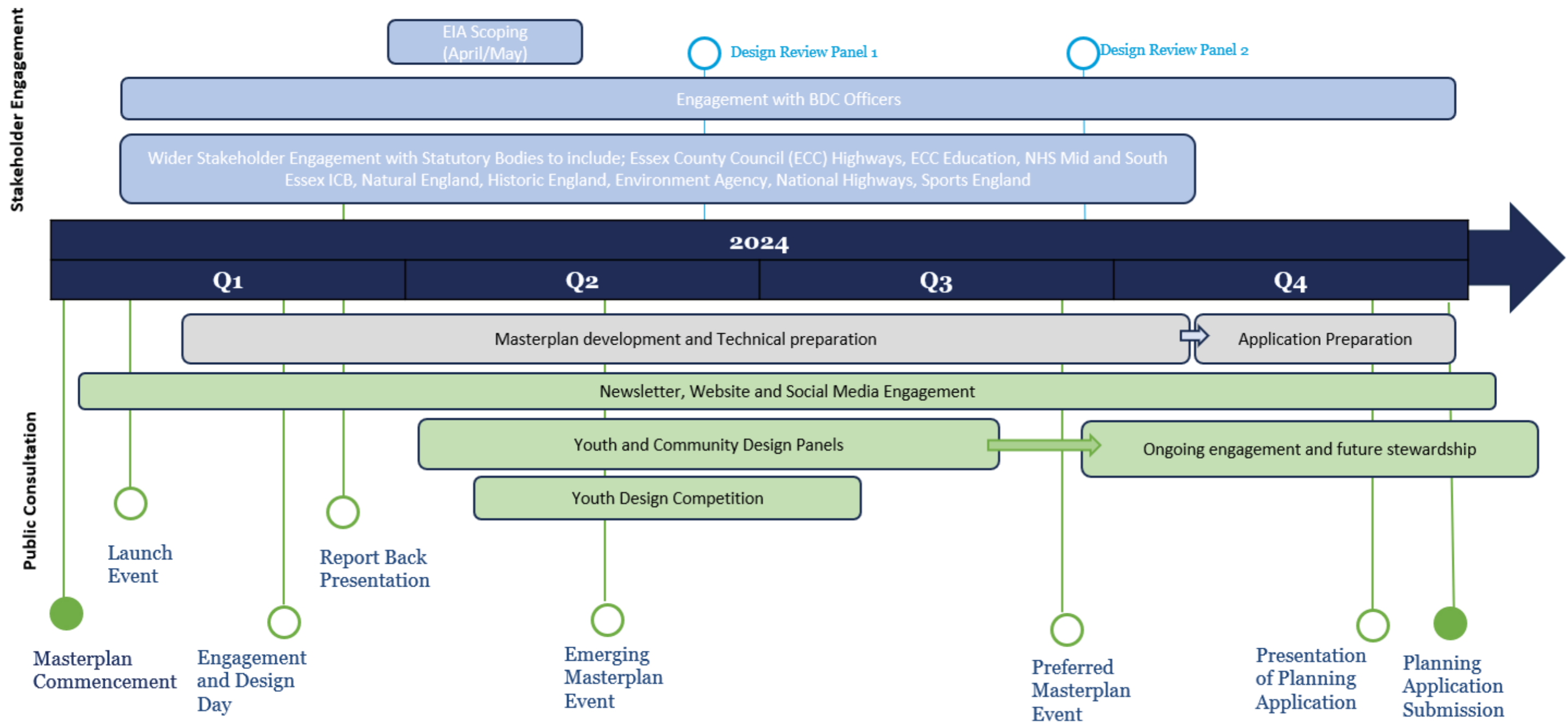
A12 (realigned)

# Next Steps & Ongoing Engagement





# Engagement Programme



# How To Stay Involved



3D models



Workshops



Walkabouts



Exhibitions



Young people



Conversations

**Thank you!**

