

Welcome & Introduction



The Crown Estate owns land in Feering and is looking to develop this over the next few years.

The land is included in the Feering Neighbourhood Plan and Braintree District Council's Local Plan, as an area allocated for development which will include a mix of new homes along with community, education, employment uses, and open spaces.

We want this to be a community-led approach that engages each and every one of you and places the community at the heart of what we do. It is recognised that local people have already put a lot of work into shaping the Feering Neighbourhood Plan, and we intend to build on this engagement to produce a development fit for the challenges of the 21st century and beyond.

We want this development to represent the identity of Feering and enhance the lives of residents by being shaped by you.

Meet the Team



Applicant: The Crown Estate

The Crown Estate is one of the oldest and largest landowners in the UK, with an aim to be a model of large scale sustainable, diversified and integrated environmental best practice.

Dating back more than 260 years, The Crown Estate is a unique business with a diverse portfolio that stretches across England, Wales, and Northern Ireland.

We are an independent commercial enterprise with accountability to Parliament and a unique purpose of creating lasting and shared prosperity for the nation. This purpose drives our strategy and informs all we do.



Architects, Masterplanners & Placemakers: JTP

JTP is a practice of architects and masterplanners with extensive experience of designing and delivering successful projects at every scale. Our goal is to create places where life in all senses can flourish.



Community Engagement: Hoare Lea

Hoare Lea is an engineering consultancy with a creative team of engineers, designers, and technical specialists. We take personal responsibility to achieve a shared vision, combining strong relationships with technical excellence. At Feering, community engagement and sustainability will be our areas of focus.



Technical Consultants: WSP

WSP is one of the world's leading engineering and professional services firms, with a shared purpose to create positive, long-lasting impacts on the communities we serve. Our input will cover disciplines including transport, ecology, landscape and drainage.

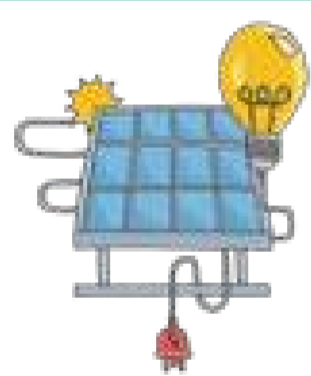


Political Engagement: Kanda

Kanda is a multi-disciplinary communications agency that is passionate about regeneration and placemaking. We use our breadth and depth of experience with communities, developers and decision makers to create the very best places to live, work and visit.

The Crown Estate Development Principles

Dating back more than 260 years, guided by its purpose and rising to today's challenges, The Crown Estate is undertaking an ambitious strategy, leveraging its uniqueness and its diverse portfolio that stretches across the country.



Net Zero

Be a leader in supporting the UK towards a net zero carbon and energy secure future.



Nature Recovery

Take a leading role in stewarding the UK's natural environment and biodiversity.



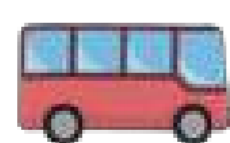
Thriving Communities

Help create thriving communities and renew urban centres in London and across the UK.

Developing our Vision for Feering - Sustainable Development Themes



Certifications



Sustainable Travel



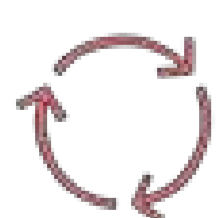
Accessibility & Inclusion



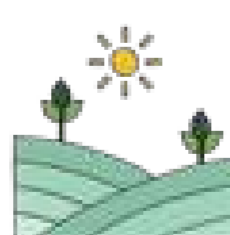
Nature Recovery



Resource Efficiency



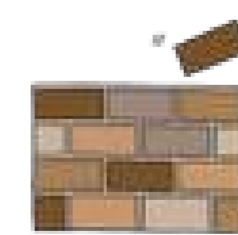
Whole Life Carbon



Climate Resilience



Health & Wellbeing



Construction Employment, Skills & Procurement



Additional Social Impact Opportunities



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LAND AT FEERING - A COMMUNITY-LED APPROACH TO MASTERPLANNING



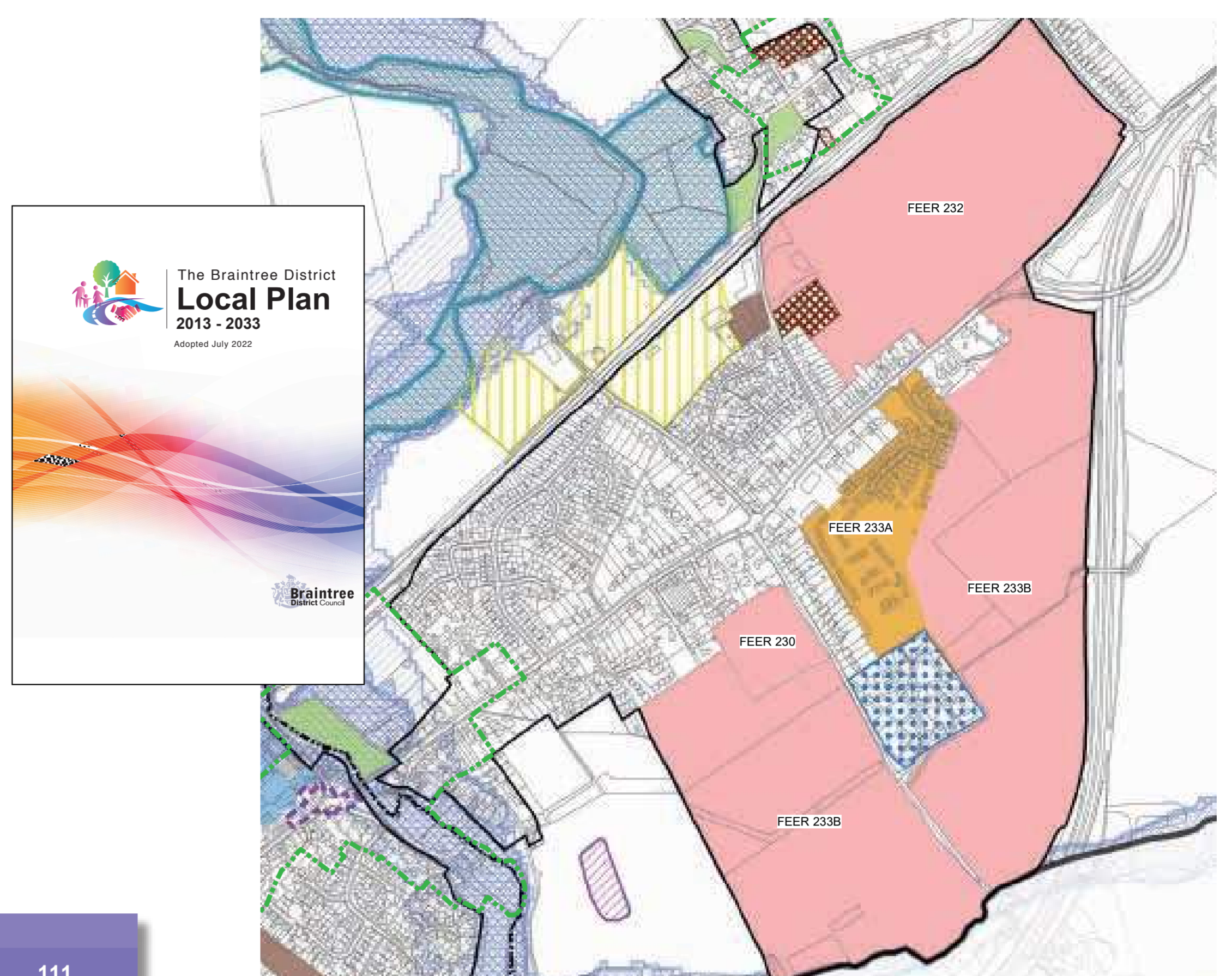
Braintree District Council Local Plan

Site Allocation

The Braintree Local Plan was adopted in July 2022 following an Examination in Public. The Local Plan identifies strategic areas for growth and smaller sites for development for the Plan period from 2013 to 2033. The Braintree Local Plan identifies the land controlled by The Crown Estate to the south-east of Feering as a Strategic Growth Location (see Local Plan proposals map opposite, and Strategic Growth Local Policy LPP21 below).

In addition to site specific Policy LPP21, the Braintree Local Plan contains a number of other policies relevant to proposed development at the strategic growth location at Feering, including policies relating to: place shaping and design; location of employment land; affordable housing; green and blue infrastructure; biodiversity; open space, sport and recreation; and provision for local community services and facilities.

Any forthcoming planning application relating to the land at Feering controlled by the Crown Estate will be assessed against Policy LPP21 and other adopted Local Plan policies.



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Land at Feering

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.

4.64 The site, whilst in three parcels, is expected to come forward as a single comprehensive development site which tackles the issue of infrastructure and access, community facilities and contributions at a strategic level. A comprehensive masterplan will be required to support the submission of any planning application.

4.65 Development will be required to follow any associated neighbourhood policies (e.g. design, housing mix and density) in the Feering Neighbourhood Plan if one is in place at the time of the Planning application.

4.66 Appropriate access to the A12 is a requirement of this strategic growth location. The Council will work with the landowner, National Highways and the Local Highway Authority to undertake further modelling/testing to determine the appropriate triggers and timings for the development. Access from the development to the A12, Inworth Road and London Road, will also need to be provided to the satisfaction of the Local Highways Authority.

4.67 Given the existence of the Domsey Brook on the southern edge of the site and some localised areas being at risk of flooding any application must be supported by a Flood Risk Assessment and drainage strategy. The parameter plans will need to ensure that the sequential test is applied within the site and that buildings avoid flood zones 2 or 3. There are other small areas of surface water flooding indicated around the land parcels, but which appear to be localised and it is likely that they could be mitigated by the use of appropriate SuDS techniques and levels.









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

Key

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

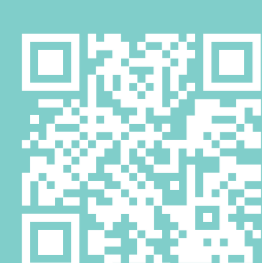
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- A new 56 place stand alone early years and childcare nursery on 0.13 hectares of suitable land allocated for education and childcare use or potentially co-located with any new primary school site
- Provision of a community centre or a financial contribution 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.



Feering Neighbourhood Plan

Background

The land has been included within the recently adopted Braintree Local Plan (Policy LPP 21) and Feering Neighbourhood Plan for a mix of homes, community and education facilities, employment, and open spaces. Whilst there are some parameters we will work within, there is still a wealth of opportunity to suggest ways in which the project could be of benefit to you.

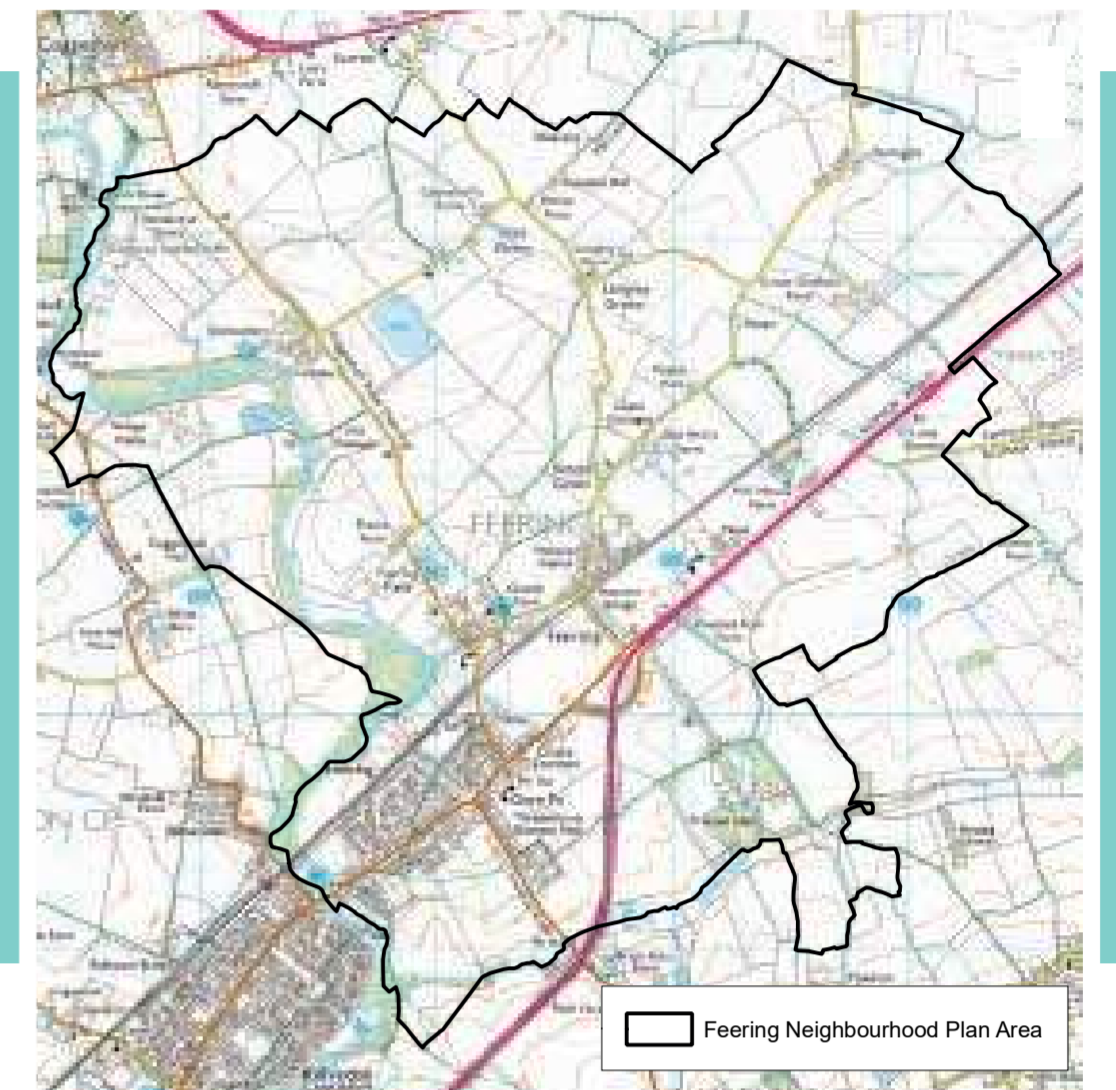
That might be contributing ideas about the future 'look and feel' of the place and ensuring it complements the identity of the area.

It might be working together to think creatively about the employment space to ensure it offers residents of the broader Feering area with new opportunities. It might also be designing places which give young people somewhere to go and enjoy their leisure time. These are just a few examples and by working together we are determined to make this development beneficial to current and future residents of the area.

The Neighbourhood Plan Vision:

"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".



The Neighbourhood Plan Objectives:

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

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

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.



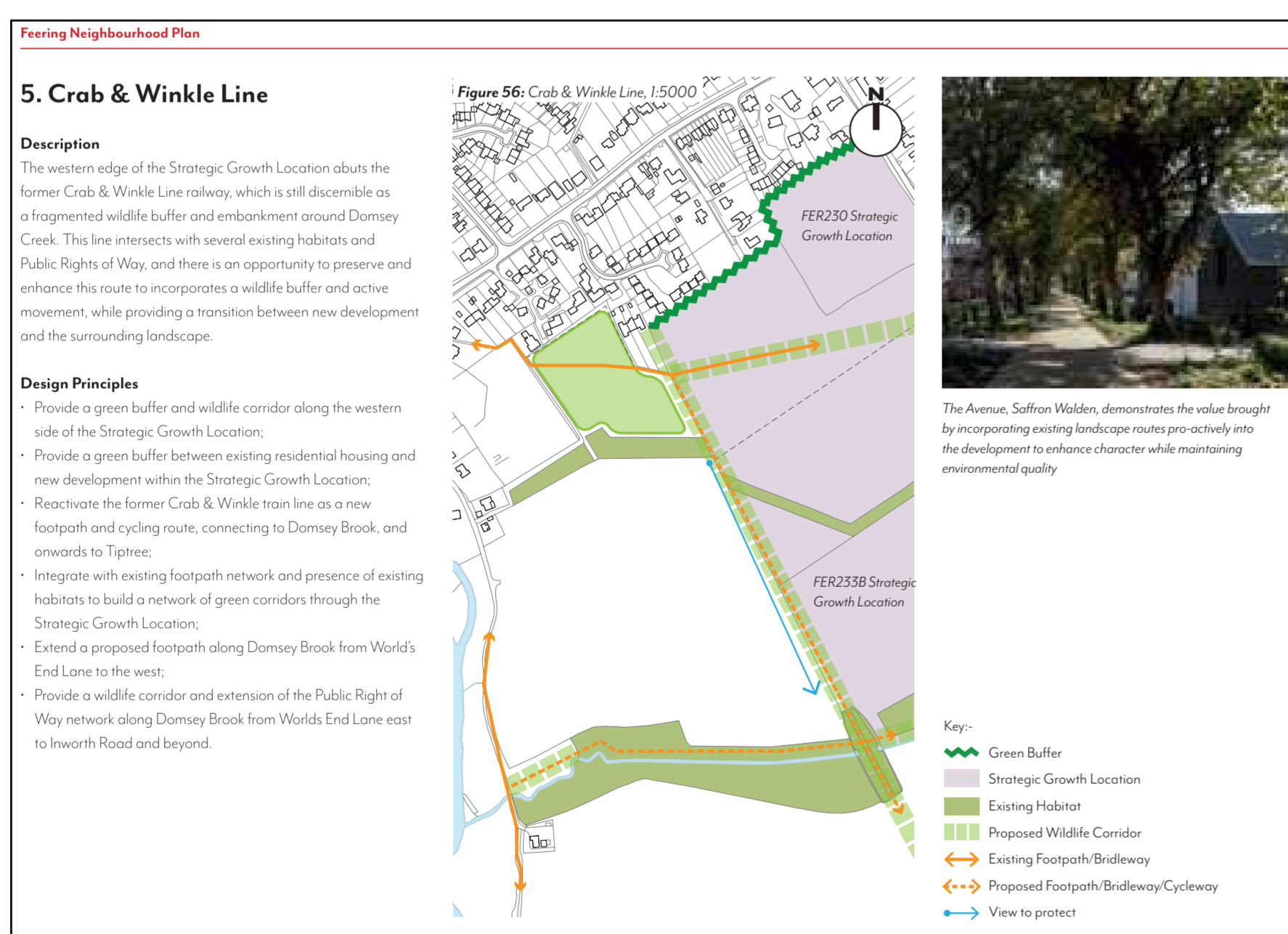
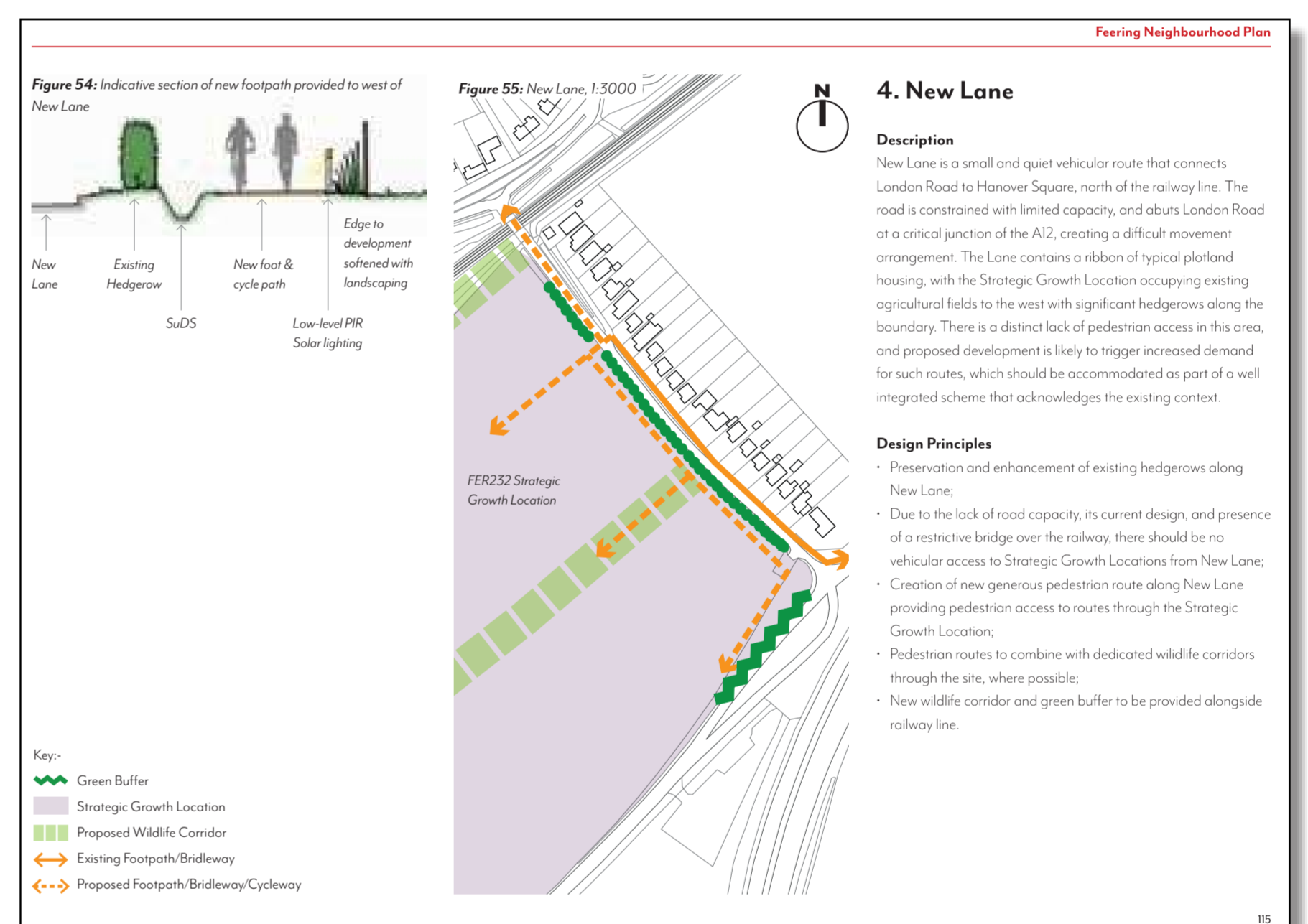
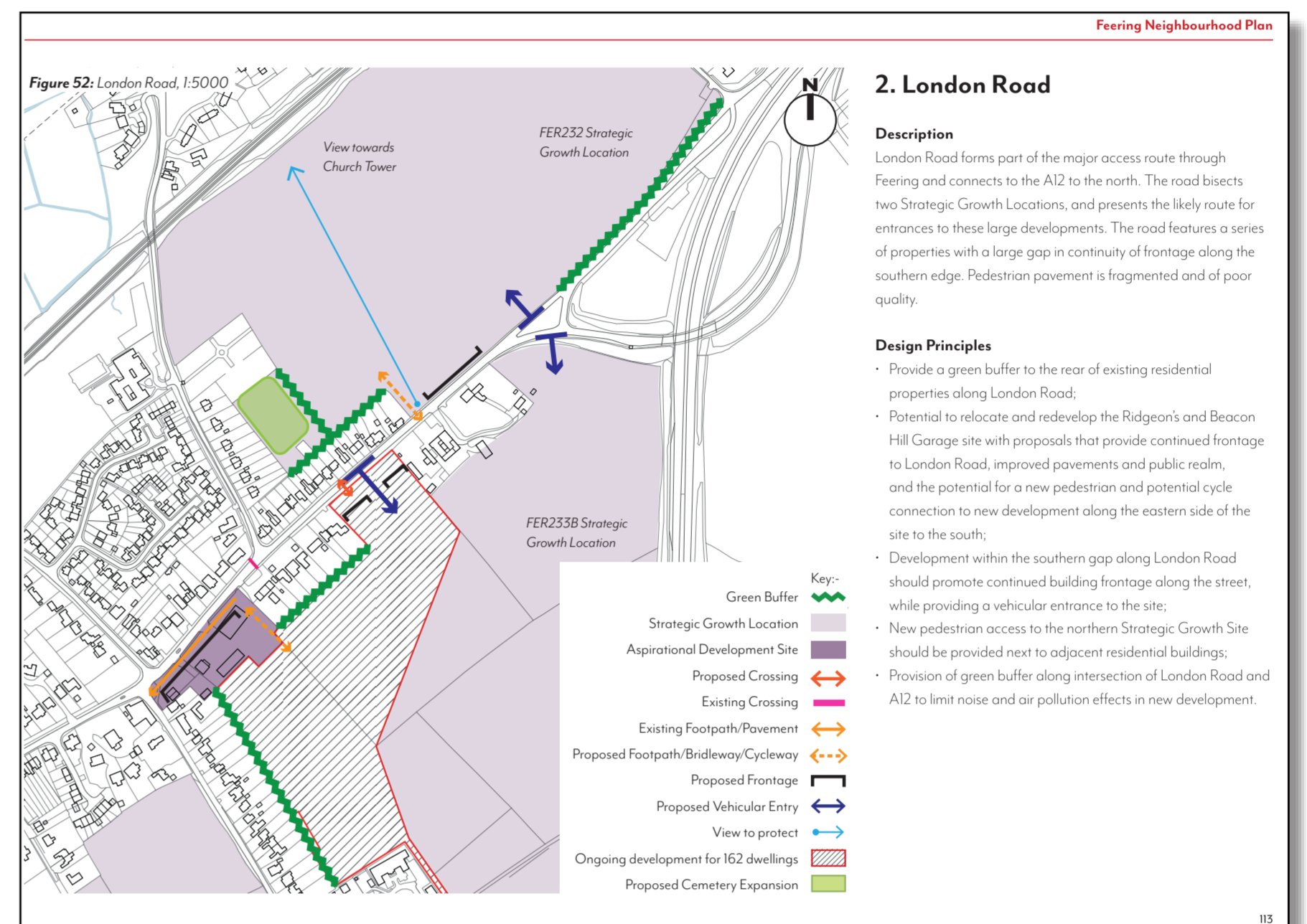
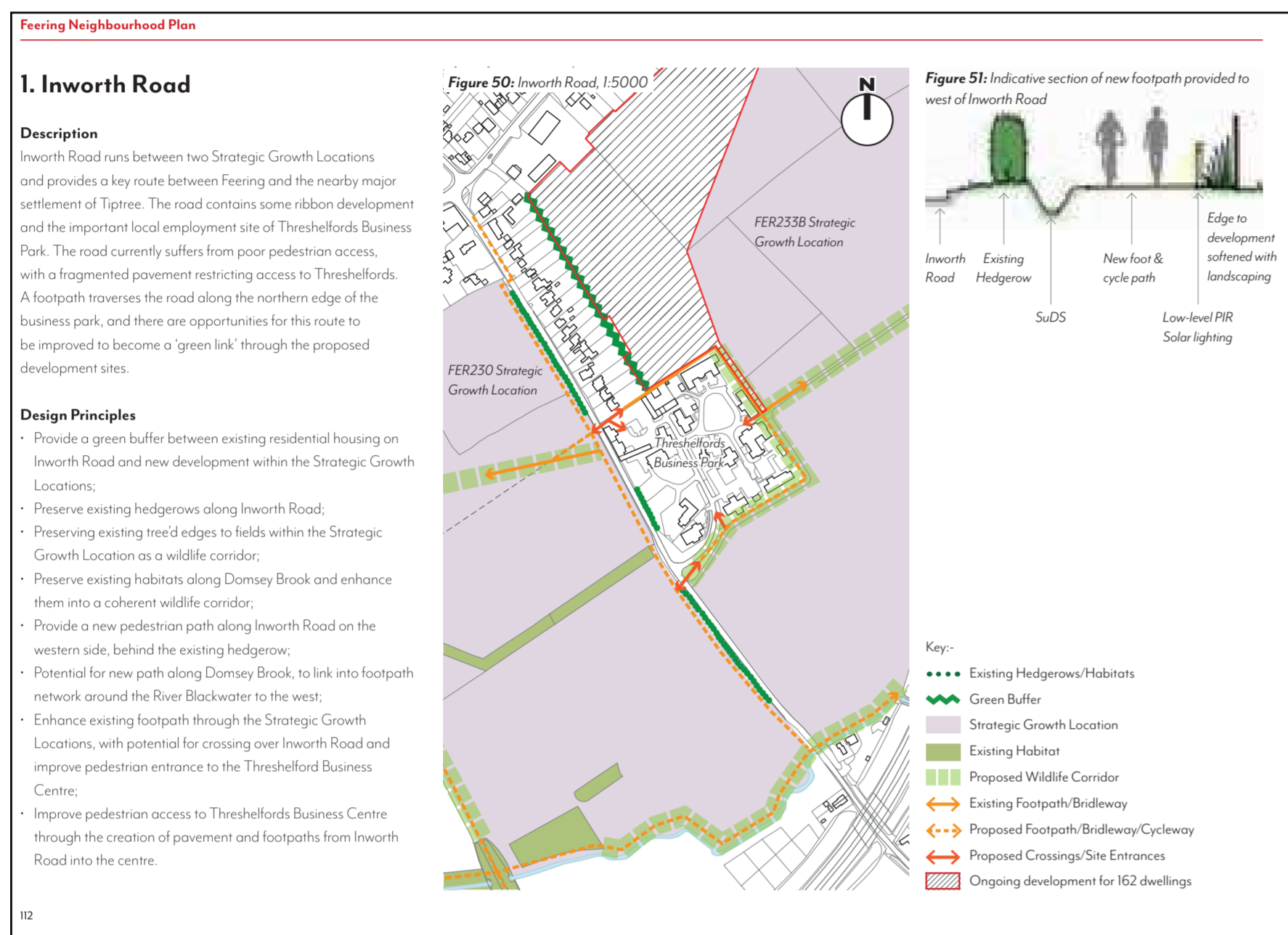
Village Assessment & Design Guide

Feering Parish Council has established a 'Village Assessment & Design Guide' which aims to both support the Feering Neighbourhood Plan and provide guidance to ensure that any development aligns with local policies.

The Design Guide offers indicative design solutions which focus on the edges of the Strategic Growth Location, to demonstrate how new development could best integrate into the surrounding existing village by considering the edge conditions and offering high-quality, sustainable and responsive design. Page extracts of these principles can be seen below (pages 111-117 of the Village Assessment & Design Guide).

Common principles which the Design Guide advocates:

- Green buffers or wildlife corridors along site boundaries;
- Preservation and enhancement of existing hedgerows and trees;
- Extend existing public footpaths where possible;
- Potential to expand the cemetery on-site;
- Preserve existing habitats along Domsey Brook and enhance them into a coherent wildlife corridor;
- Offer footpaths along Inworth Road.



Copies of the Feering Village Assessment and Design Guide will be available to view through the Community Engagement and Design Day.



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How You Can Get Involved

The Story so Far

The allocated development site is addressed as part of the Feering Neighbourhood Plan, produced by local residents over a number of years via an extensive consultation process with the community. Following a referendum in October 2022, the Neighbourhood Plan was adopted in January 2023. The policy covering the site's allocation is set out in Braintree District Council's Local Plan 2013-2033.

Following Phase 1 (the Bloor Homes development), we are now taking a different approach to community engagement for the project:

- We've started meeting residents to find out more about what they want and don't want in the new masterplan and want to get as many people as possible involved in discussing creative ideas for the masterplan to make sure that its being shaped by local residents and meets their needs.
- Using the Neighbourhood Plan as a springboard for the process, we are now underway with a community-led approach to masterplanning future phases, which has started by engaging with people 'on the ground' in the broader Feering area.
- We will be running a range of activities to promote the ideas, views, and opinions of everyone - including local schools, businesses, and community groups - to ensure that you can help shape aspects of the masterplan.
- A range of creative engagement activities will be offered, and a representative community panel and a youth panel will be formed with a direct link to the project.

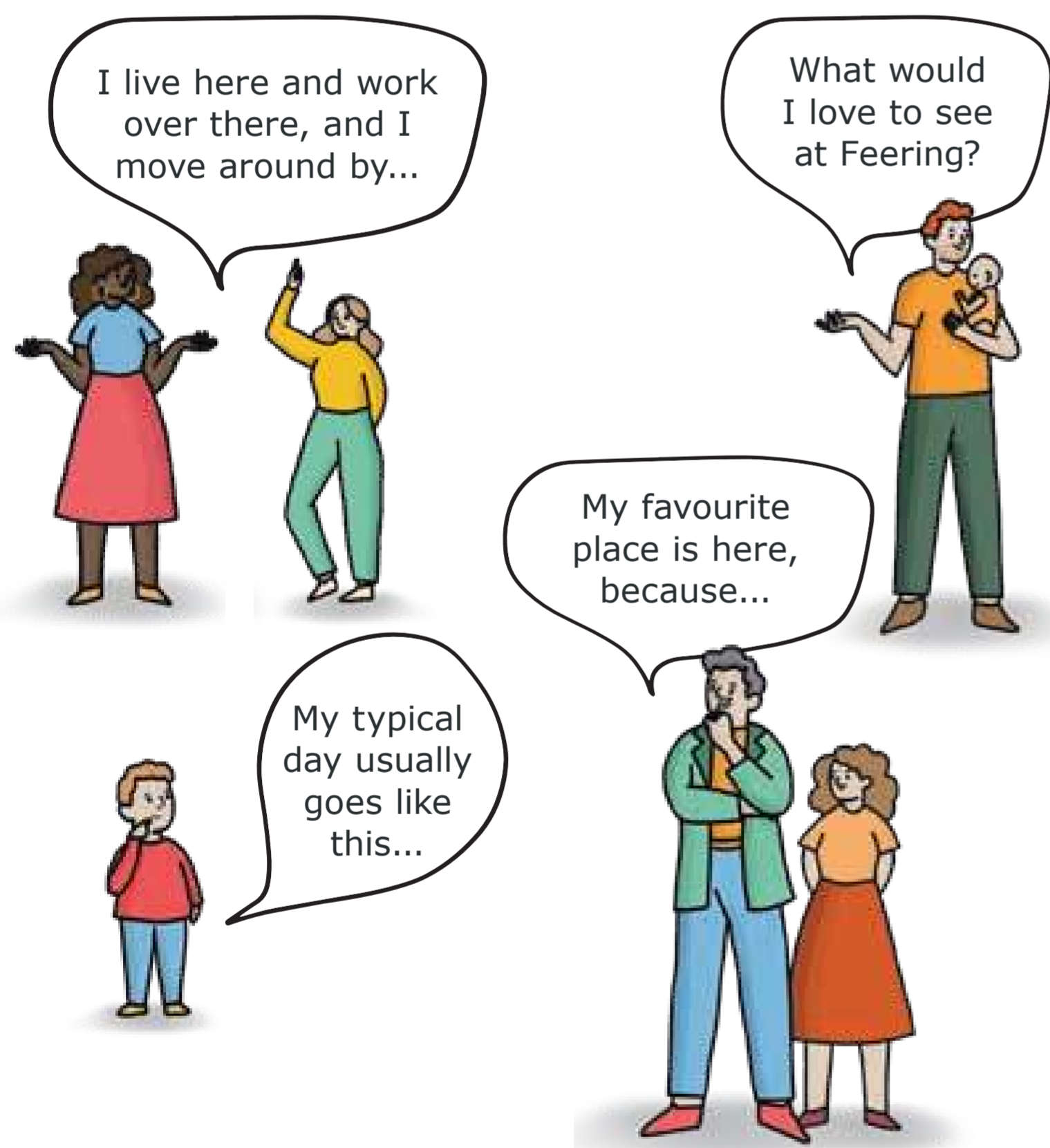


Community Engagement & Design Day

You can take part in interactive, themed design tables and informal conversations with the team to help shape plans for the development south & east of Feering. Everyone is welcome and you can stay for a few minutes, a couple of hours or the whole day.

Team members will be on hand to answer any questions you may have, there will be a staffed background exhibition on display, and activities for young people will run throughout the day.

If you would like any more information about the community engagement process, please contact us at info@landatfeering.co.uk

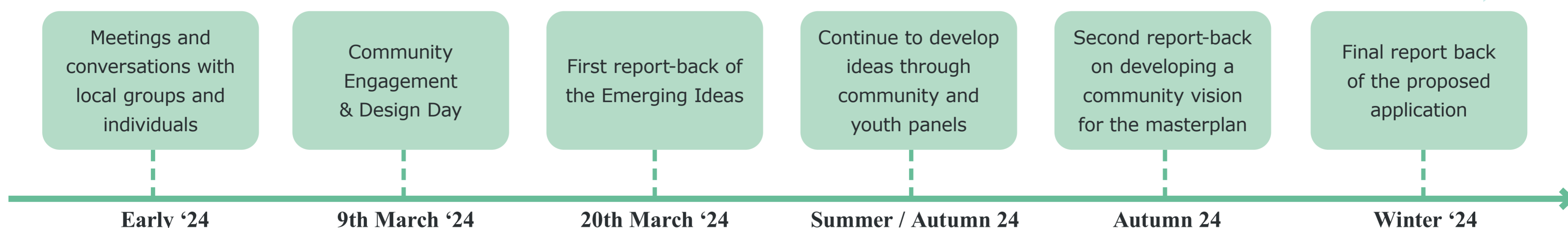


Project Timeline

After the Community Engagement & Design Day, the team will analyse and summarise the outcomes and Report Back the Emerging Ideas from **6.45pm to 8.15pm on Wednesday 20 March 2024 at All Saints' Church Feering, The Street, Feering CO5 9QJ.**

Following the Report Back of the Emerging Ideas, the team will develop the proposals through further meetings and design sessions with local people, young people and groups, including two further public events. We will then draw up an Outline Planning Application for submission to Braintree District Council in winter 2024.

Ongoing engagement: We will continue to meet with local residents and stakeholders throughout 2024. As part of this, we intend to form a community panel and a youth panel as local representative groups to inform the process.



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What We Have Heard So Far

Recent Engagement

Since the start of 2024, Hoare Lea have been leading the community engagement programme for the Land at Feering. As part of this work, Paul Hanna and Carl Walker have been visiting the Feering area to meet a range of individuals and organisations. Hannah Patrick, our Community Engagement Manager from The Crown Estate, is working alongside Carl and Paul to ensure your voices are heard as we work together to influence quality placemaking for Feering and the surrounding community.

These initial activities have been undertaken to gain a sense of what it is like to live in the area, and will progress to explore specific aspects which have emerged during this phase.

Any business area should consider including alternative leasing structures for local businesses

There is a clear need for protected outdoor green space

There are some concerns from community members about the process and outcomes of phase 1, with the need for more meaningful engagement with residents to ensure this masterplan meets their needs

Young people are struggling to afford to live in the village anymore; options for a Community Land Trust are worth looking into

In Feering there is an issue with a lack of infrastructure, particularly public transport with buses and trains running infrequently

There appears to be a general desire for the football club to move back to the village and a general need for community sports facilities

There needs to be more community housing for both young people and older adults

Residents emphasised the importance of community-driven bespoke spaces for both younger and older residents

Some people moving into the Phase 1 development feel isolated and new local amenities and services to reduce isolation could be useful for this masterplan

We need to engage further around the needs of local Schools and the Community Centre

The Neighbourhood Plan and Village Design Guide are important parts of the plan going forward



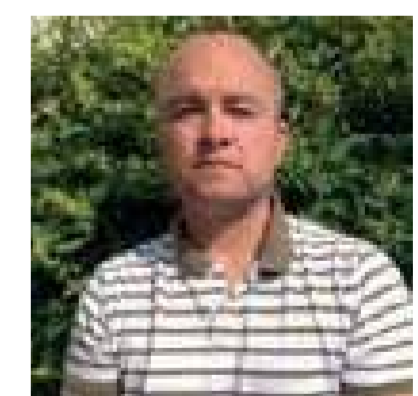
Hannah Patrick

Community Partnerships Manager, The Crown Estate



Paul Hanna

Community Engagement Lead
Hoare Lea
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Carl Walker

Community Engagement
Hoare Lea
07392 497818

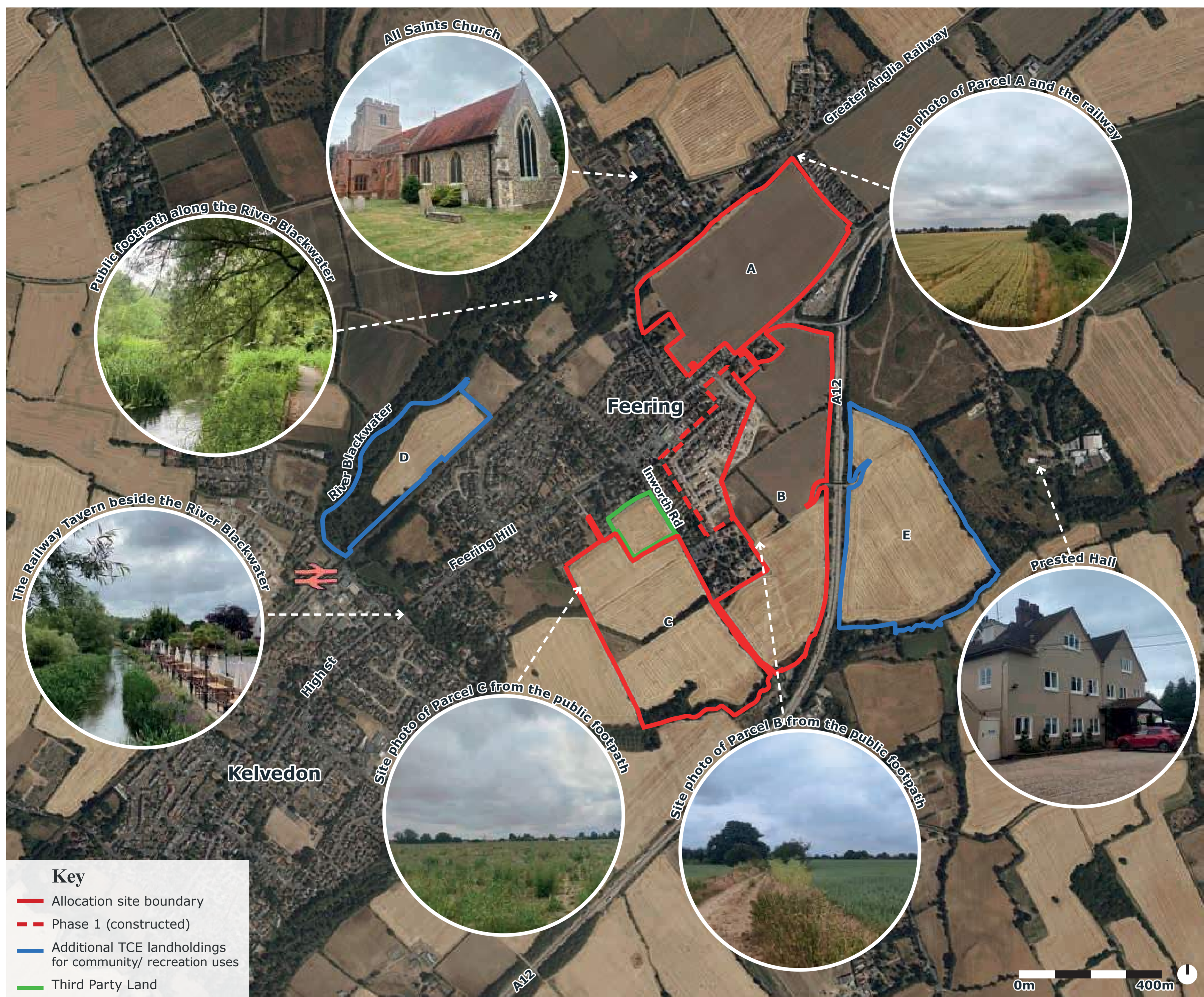


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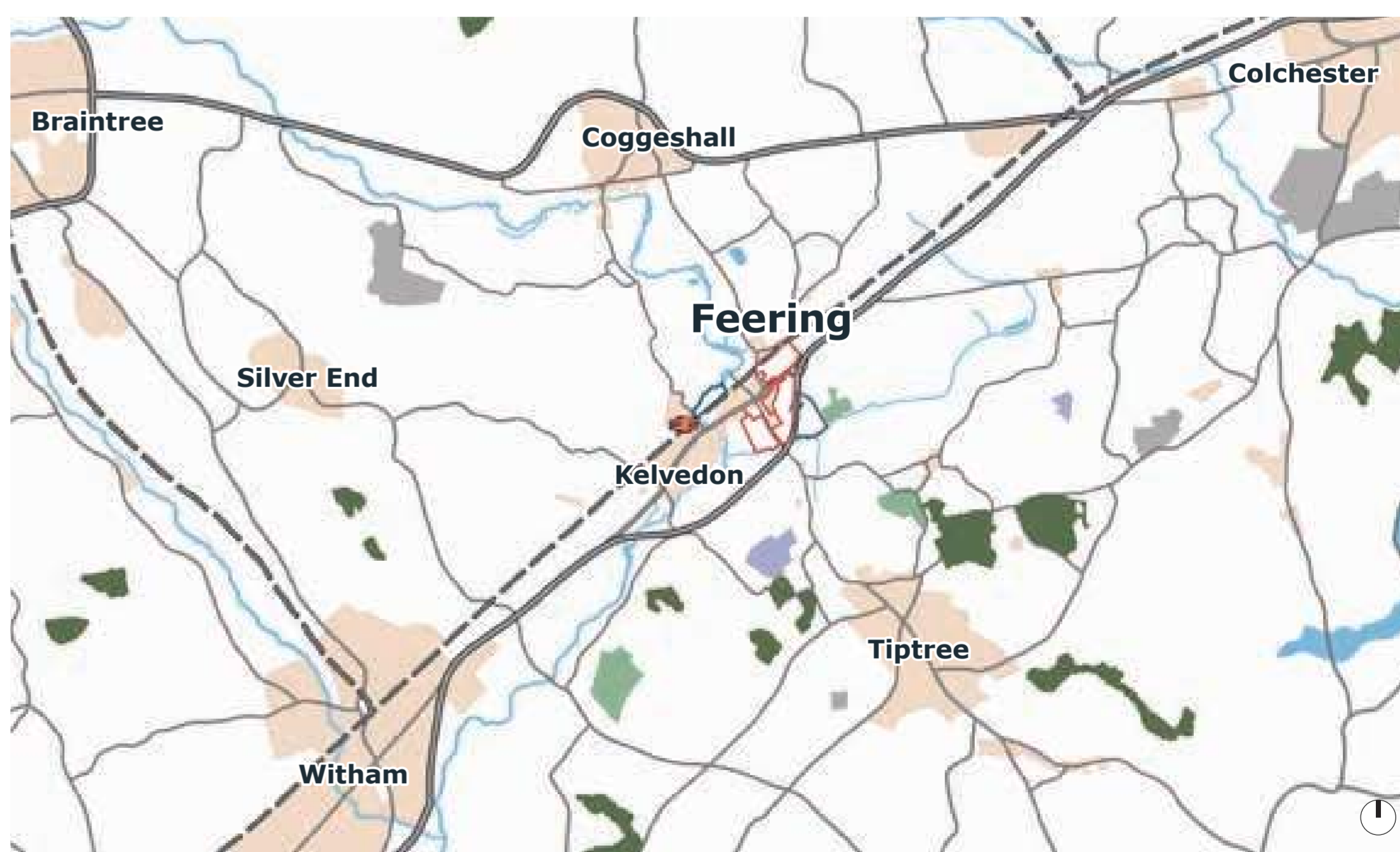
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THE CROWN
ESTATE

The Site



- Feering benefits from its location in the wider Essex countryside, whilst being within easy reach of major conurbations.
- The allocated site is located to the east and south-east of Feering, covering circa 55 hectares. The site is fully within the boundary of Feering Parish, and is currently in agricultural use.
- The Crown Estate is a majority landowner of the allocated site (shown with a red boundary — on the map above). A Third Party owns a site parcel on Inworth Road (the green boundary —).
- Additional blue parcels (shown with a blue boundary —) are also owned entirely by The Crown Estate, covering circa 25 hectares. These have the potential to provide community recreational uses and enhanced wildlife habitats.
- The Phase 1 development by Bloor Homes is complete (shown with a red dashed boundary - - on the map above).
- The wider site is surrounded on various sides by the railway, Domsey Brook, River Blackwater, the A12, and existing homes and employment uses.



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THE CROWN
ESTATE

Local Context

Services & Facilities

Feering is home to community facilities including a primary school, sports facilities, a beauty salon, garage, and three pubs. Kelvedon offers further services which residents may need on a daily basis.

The allocated site presents the opportunity to offer further mixed-uses which complement the existing services and facilities at Feering and Kelvedon.

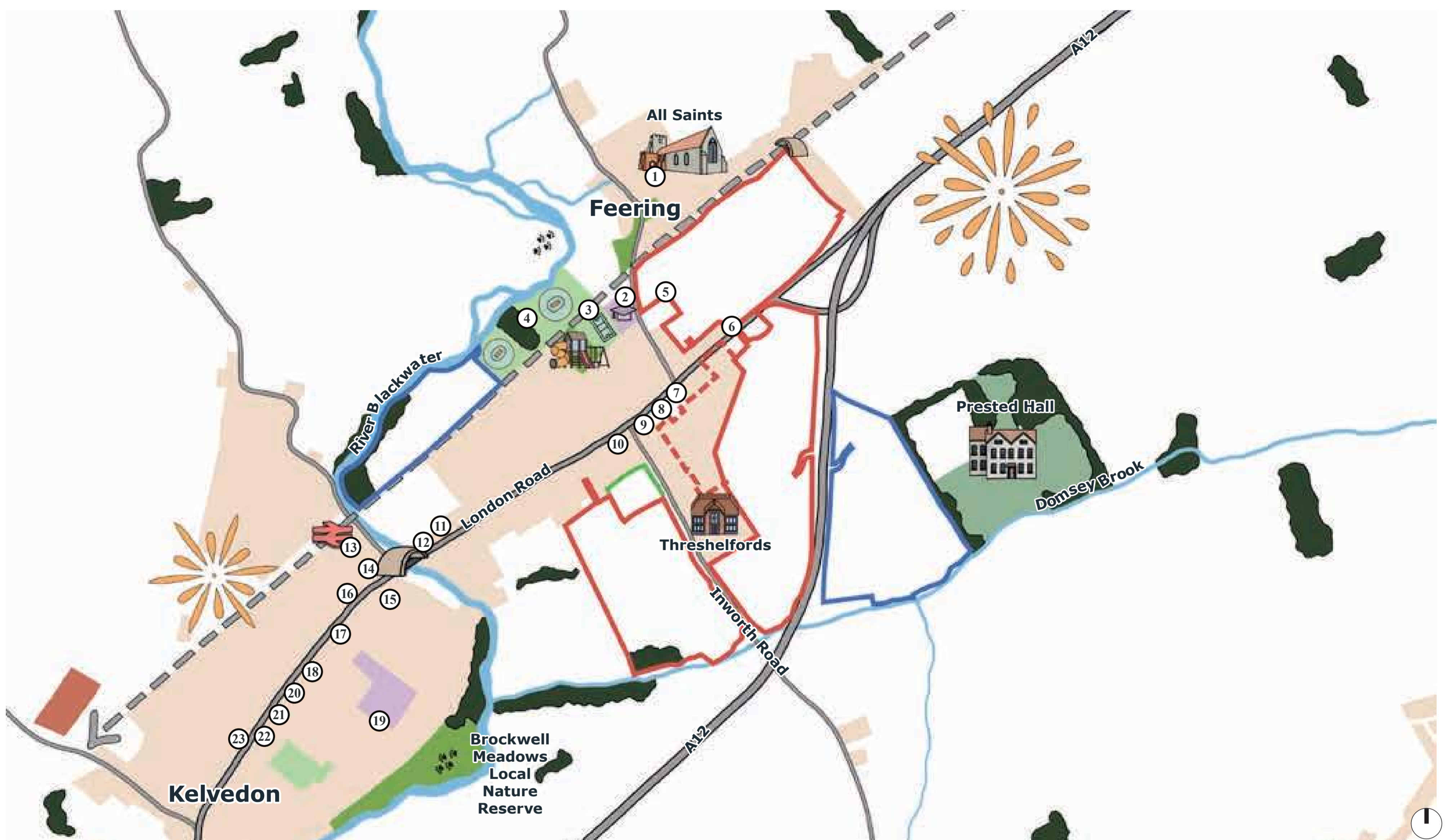
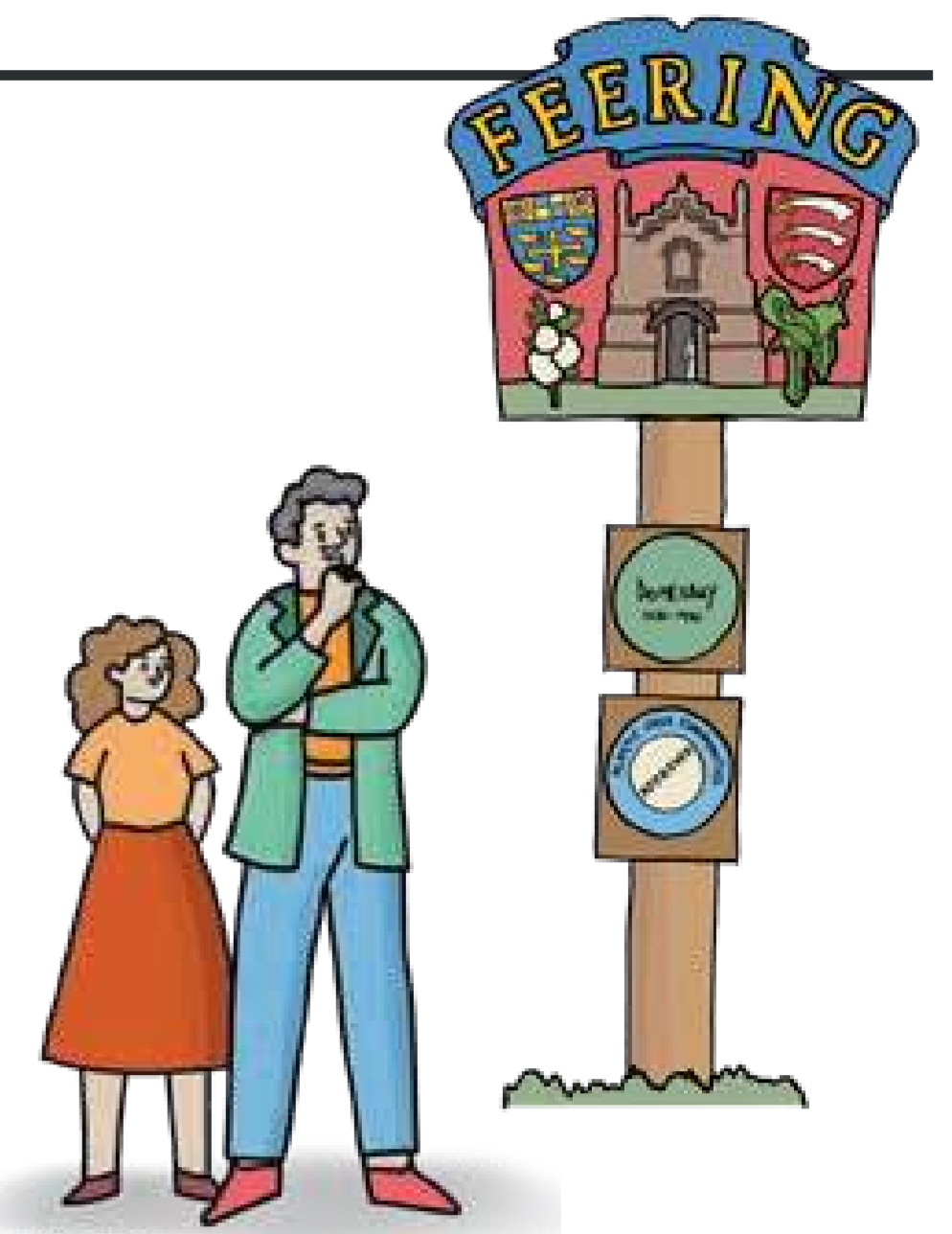
**What provisions would you like to see?
Somewhere to buy day-to-day provisions?
Or somewhere to sit and enjoy a coffee with friends? More public open spaces?**

Employment

Although there are numerous businesses including at Threshelfords Business Park in Feering, residents in the local area mostly work in Witham, Chelmsford, Colchester, Braintree, London, and at Stansted airport (Savills research).

There is a potential for the allocated site to provide new areas of employment which could benefit the wider community and promote local working.

Are you thinking of starting a business? What employment opportunities would you like to see at Feering?



Key



- Site boundary (55.72 ha)
- - - Phase 1 (constructed) (5.37 ha)
- Additional TCE landholdings (25.54 ha)
- Third Party Land (1.98 ha)
- ① The Bell Inn
- ② Community Centre and Primary School
- ③ Feering Play Park
- ④ Kelvedon and Feering Cricket Club
- ⑤ St. Martin's Cemetery
- ⑥ Offices
- ⑦ Huws Gray
- ⑧ Beacon Hill Used Cars
- ⑨ The Beauty Rooms
- ⑩ The Blue Anchor
- ⑪ The Sun Inn
- ⑫ Do-Dahs
- ⑬ Garages and second hand car dealers (to be redeveloped)
- ⑭ One Stop, China Garden, Janet C. Davies of Kelvedon
- ⑮ The Railway Tavern, Barbers
- ⑯ Gold Key Industrial Estate, Dentistry For You, Co-op Funeral Services, Kelvedon King
- ⑰ Lucinda Wildin Hair
- ⑱ EDON, Kelvedon Sandwich Bar
- ⑲ Primary Academy
- ⑳ Kelvedon Spice
- ㉑ The Institute, Lad Lounge Barber Studio, Church, Conservative Club
- ㉒ Boots Pharmacy
- ㉓ Co-op Foodstore, Labour Club



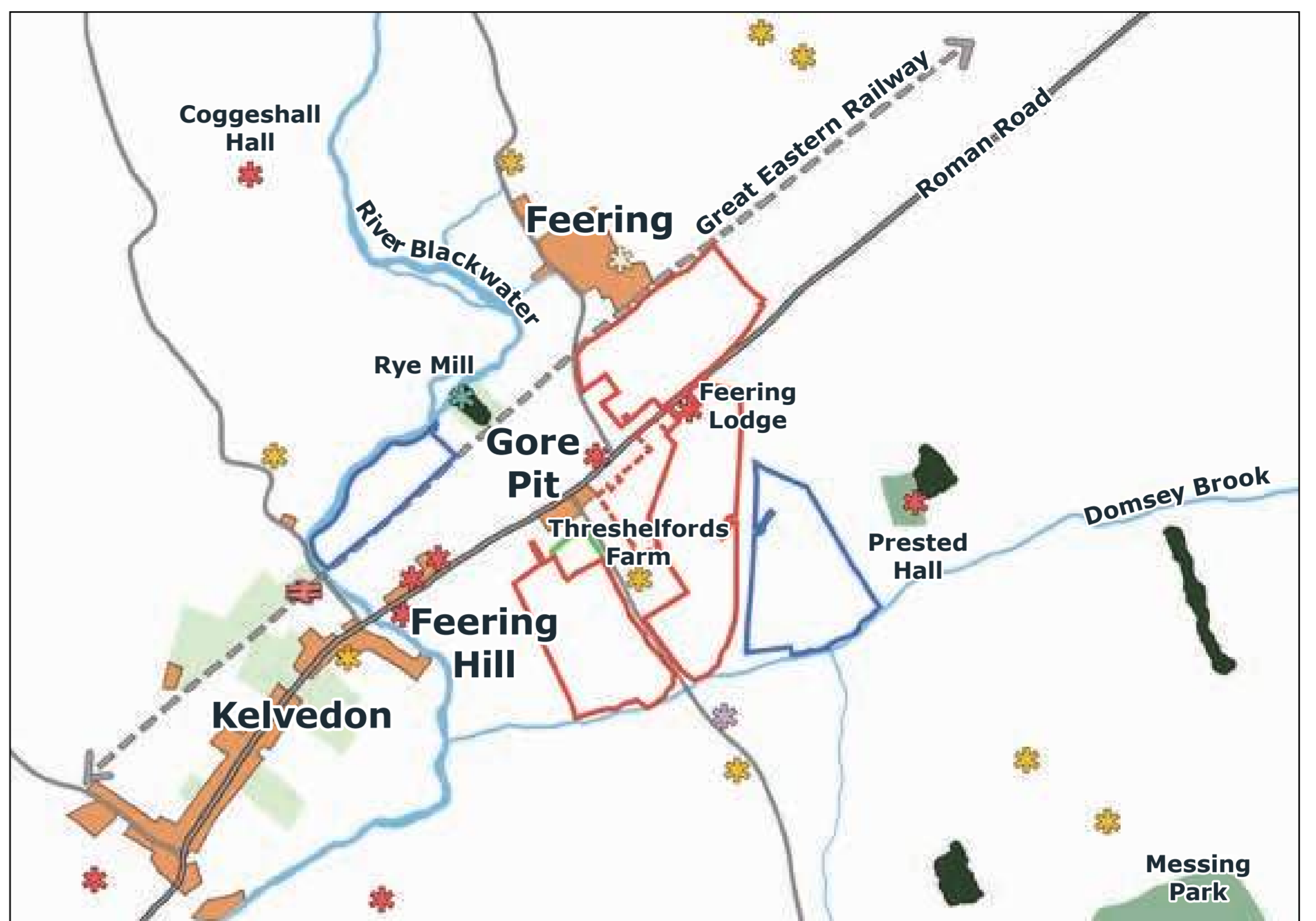
History

Late 19th Century

Feering is located at the historic crossing point of the River Blackwater. The village developed as a coaching station along the Roman Road between London and Colchester, before Kelvedon Station was opened in 1843.

Agriculture has formed a primary source of employment across the Parish for centuries. The allocated site has been intensely farmed for much of this time, partially by Threshelfords Farm. This was one of the largest local farms devoted to seed growing, and promoted "Pick Your Own" plots in the 1970's.

All Saints Church has stood at the historic heart of Feering for around 850 years. Although sections of the Church have been rebuilt over time, it is now an English Heritage Grade I listed building and forms an iconic landmark set within the landscape.



Early/Mid 20th Century

In the mid 20th century, a Gravel Pit and Sand Pit were established on the allocated site. The sand and gravel was exported via the Kelvedon and Tollesbury Light Railway (the Crab and Winkle railway line), which was opened in 1904 mainly for importing coal and manure and exporting agricultural goods. Low passenger sales led to the railways closure 60 years later.

A vehicular track and formal avenue of trees connected the agricultural nursery at Little London to Church Farm. This route crossed the allocated site's northern parcel and went over a secondary railway bridge - neither of which exist today.



Late 20th Century to the Present Day

Over the past few decades, Feering and Kelvedon have grown gradually south of the railway. The Kelvedon By-Pass (A12) was constructed in 1966 which helped ease traffic through Feering. Today, National Highways are proposing to realign and widen the A12 to ease congestion and offer new junctions with both north and south access.

Agriculture is still prevalent today across the wider area including the presence of 'Kings Seeds' and 'Tiptree' preserves and spreads. The site still comprises arable fields, but Threshelfords Farm has been replaced a Business Park.



| | | |
|--|-----------------------|----------------------|
| Development: | — Main roads | — Orchards/nursery |
| Pre-1890's | — Watercourses | — Sports |
| 1890-1950's | ✿ All Saints Church | — Public green space |
| 1950-2020's | ✿ Farms | — Parks and Gardens |
| ✿ Train station | ✿ Stately Homes/Halls | — Woodland |
| — Railway | ✿ Rye Mill | — Allotments |
| — Disused Crab & Winkle railway line route | ✿ Gravel Pit | — Cemetery |
| | ✿ Sand Pit | — Avenue of trees |
| | ✿ Brick Works | |



Landscape & Ecology Context

Habitats

Various valuable habitats are located along the River Blackwater and Domsey Brook. Two Local Wildlife Sites have been designated to the north of Feering, and the Brockwell Meadows Local Nature Reserve is located south of Kelvedon.

The allocated site has an opportunity to achieve a net gain in biodiversity on-site to help strengthen these wetland corridors.

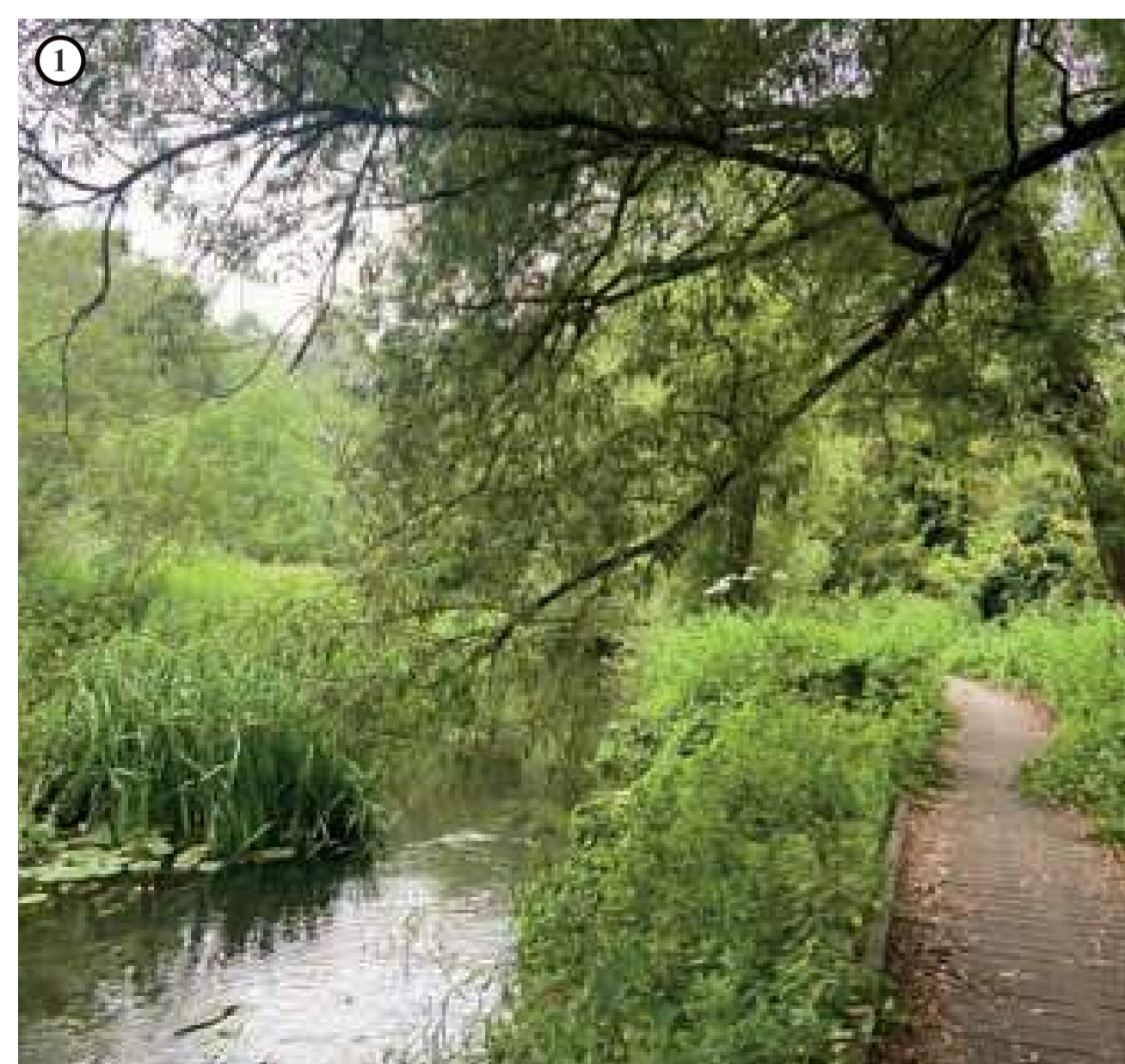
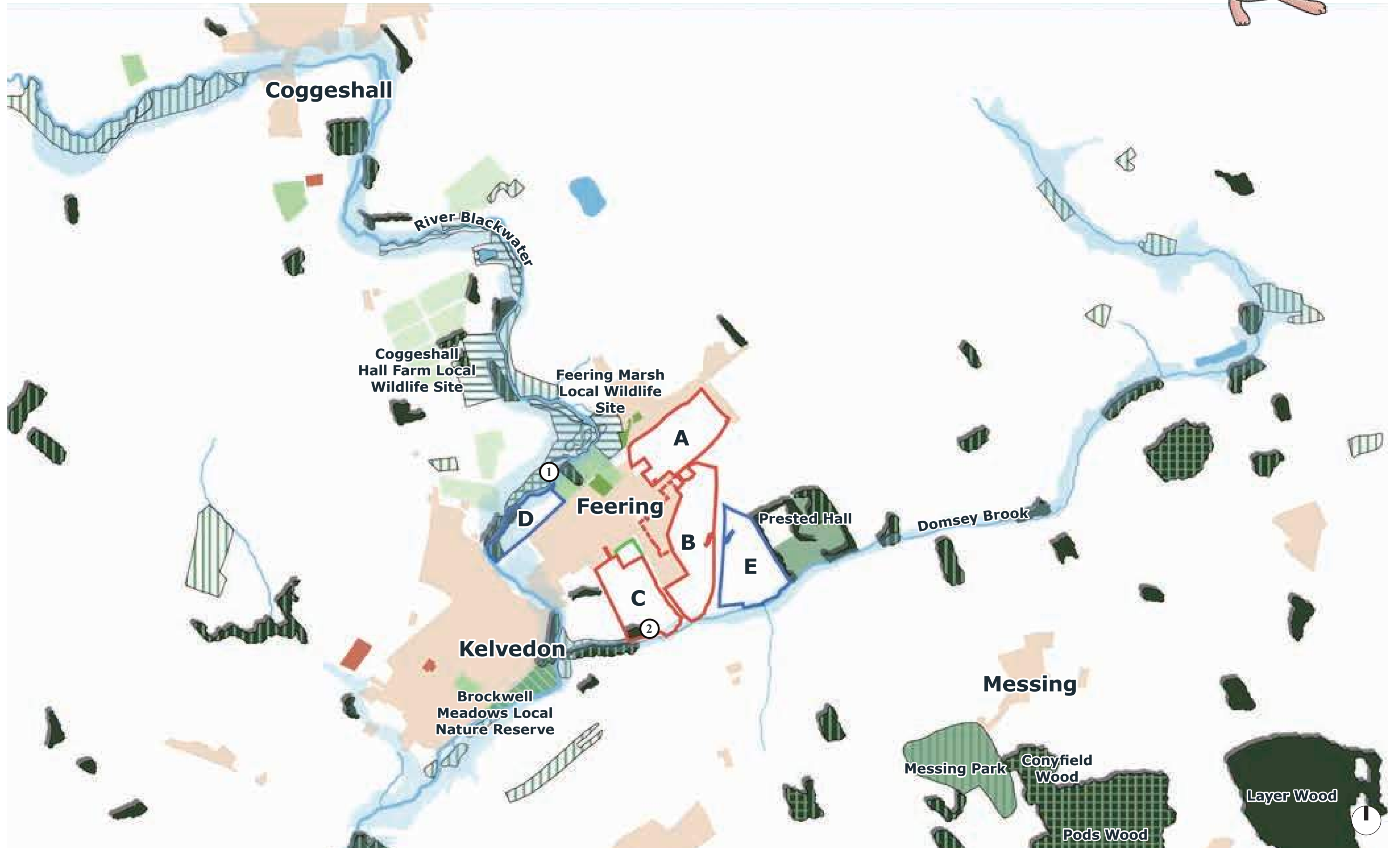
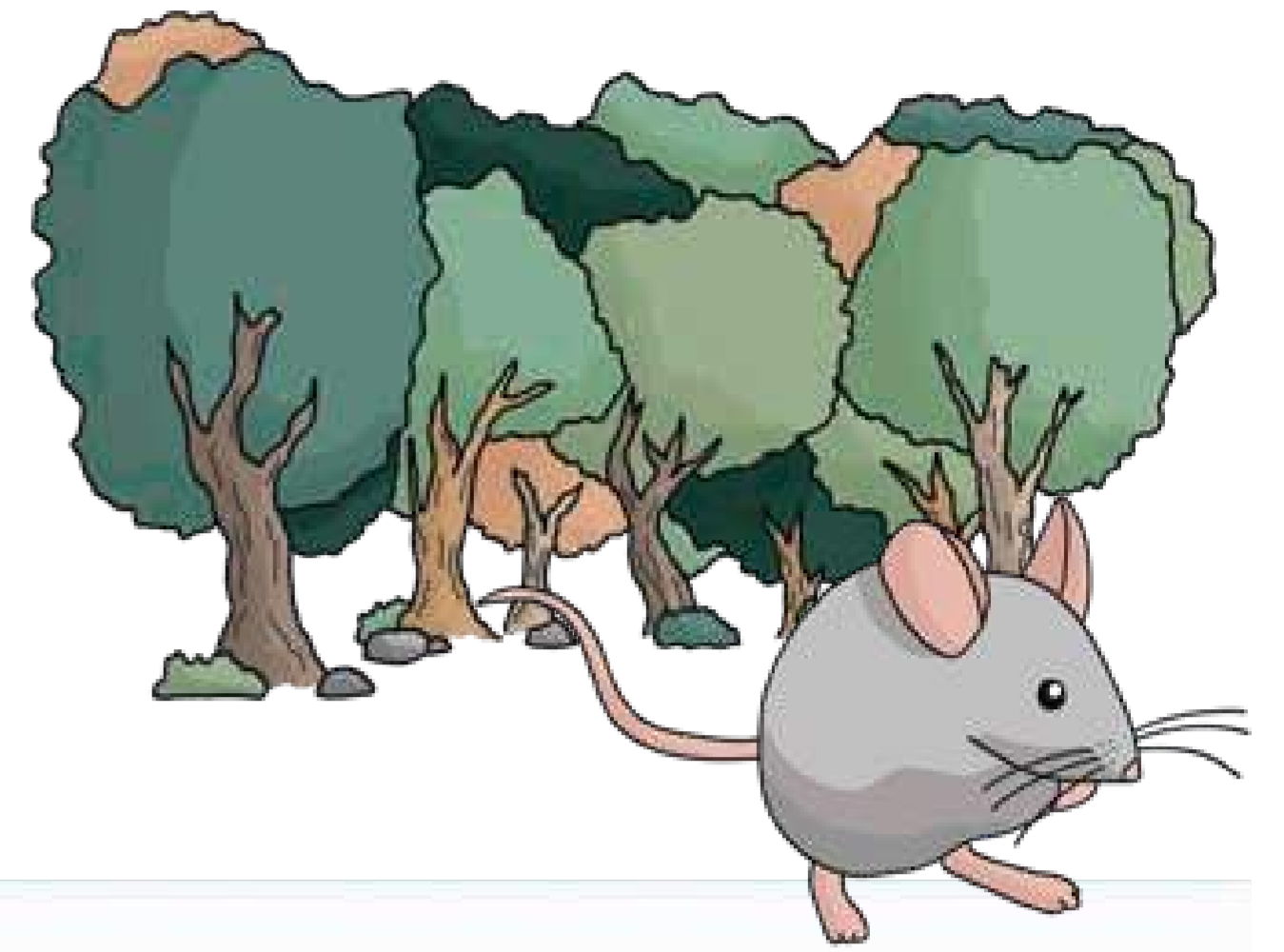
What wildlife would you like to spot at Feering?

Green Public Spaces

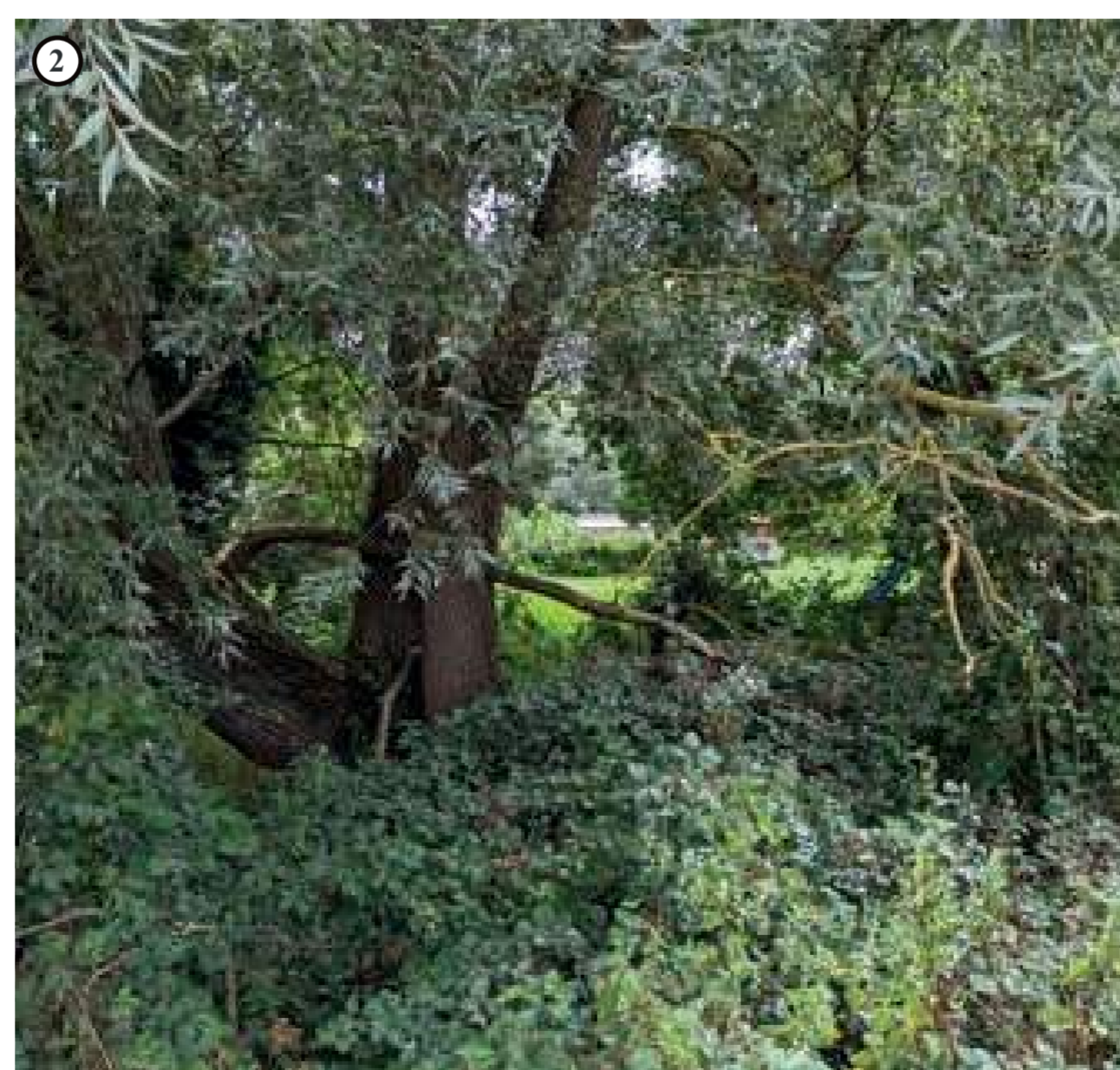
The Kelvedon and Feering Cricket Club, Feering Play Park, and Kelvedon Recreation Grounds offer local spaces for sport and recreation.

The Crown Estate own 25 hectares of additional land (the blue parcels) which may be suitable for biodiversity and community recreational uses, offering plenty of potential to enhance local habitats and expand upon public spaces.

What type of open space would you like to enjoy on a sunny Saturday afternoon?



1 Riverside walk along the River Blackwater (within the Coggeshall Hall Farm Local Wildlife Site)



2 Domsey Brook, along the south of the site

Key

- Site boundary (55.72 ha)
- Phase 1 (constructed) (5.37 ha)
- Additional TCE landholdings (25.54 ha)
- Third Party Land (1.98 ha)
- Watercourses
- Standing water
- Flood Zone 2 and 3
- Orchards
- Sports
- Public green space
- Woodland
- Allotments
- Priority Habitats
- Local Nature Reserve
- Ancient Woodland
- Local Wildlife Sites



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Movement Context



Walking & Cycling

An extensive footpath network (Public Rights of Way) connects Feering into the wider countryside and nearby villages including Kelvedon and Messing.

There is a potential for the project to improve the safety of footpaths, cycleways, and bridleways within Feering itself to benefit the wider community and encourage more sustainable travel.

Where would you like to see improvements made?

Public Transport

The station at Kelvedon offers fast, direct train services to settlements including Witham, Colchester, Chelmsford, Ipswich, and London Liverpool Street. Bus services provide further public transport connections to local destinations such as Tiptree and Tollesbury.

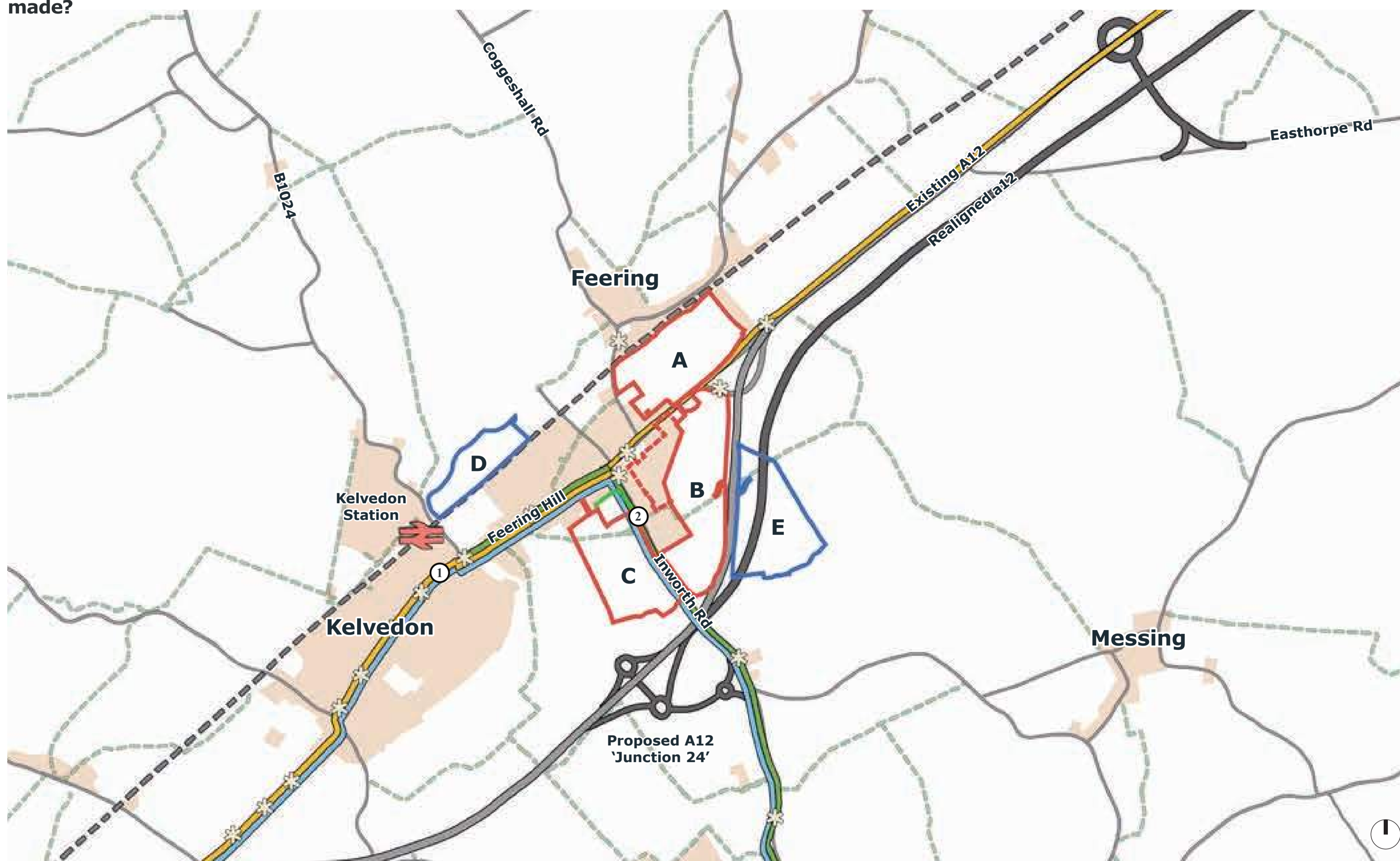
There is an opportunity for the allocated site to contribute to improvements to local bus services.

What would make you want to use public transport more?

Highways

The A12 connects northwards to Suffolk and southwards to London. Highways England will be realigning the A12 to help ease traffic through villages such as Feering, and to improve safety for road users.

Inworth Road will form the primary access to the proposed A12 junction south of Feering. The allocated site will contribute to improvements to Inworth Road, particularly in addressing its safety for pedestrians and cyclists.



Bus service 371 (Chelmsford to Colchester)



Inworth Road separates Parcels B and C

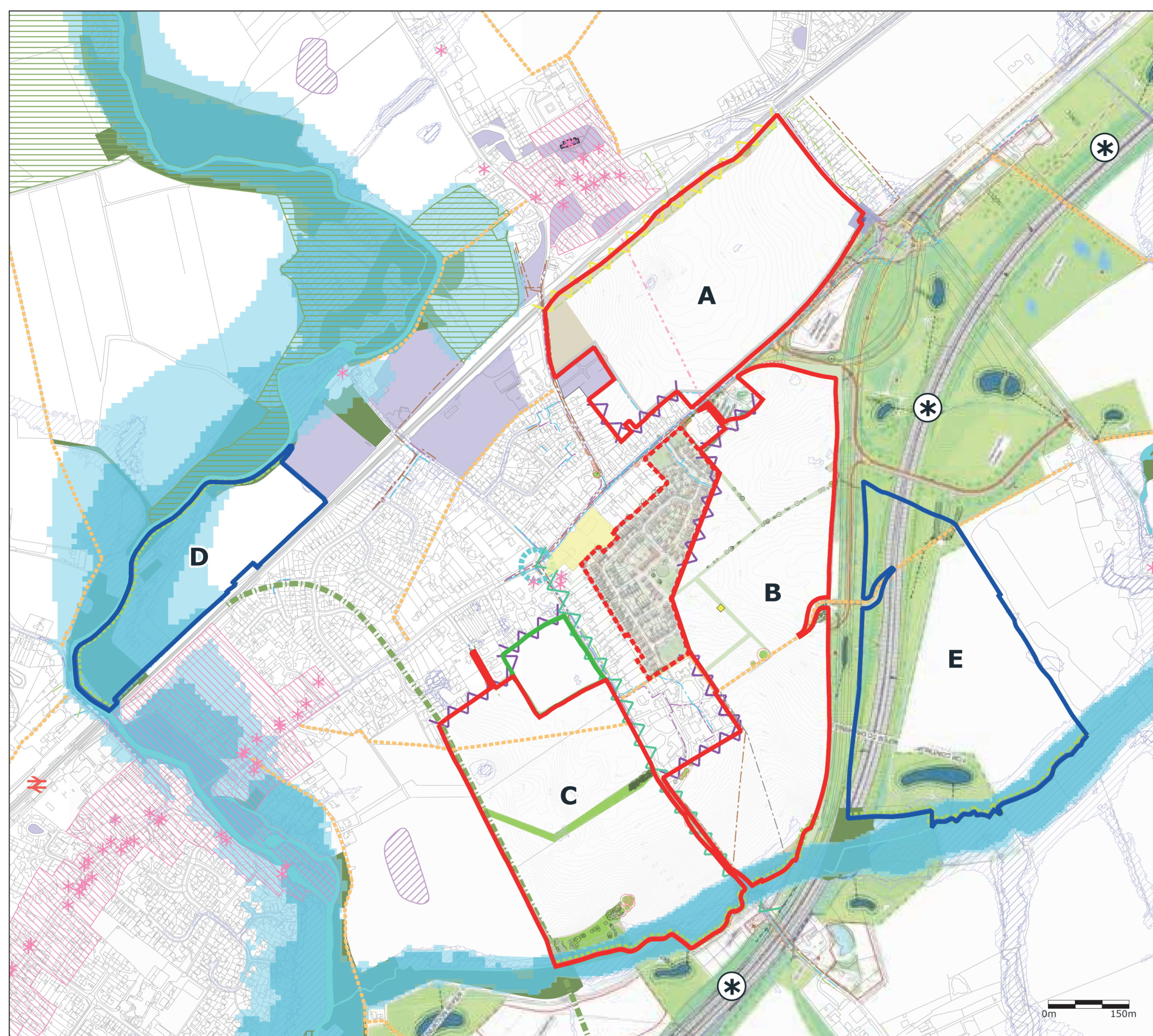
Key

- Site boundary (55.72 ha)
- - - Phase 1 (constructed) (5.37 ha)
- Additional TCE landholdings (25.54 ha)
- Third Party Land (1.98 ha)
- Bus stops
- Train station
- Railway
- Main roads
- Indicative A12 realignment
- Public Rights of Ways
- Bus 371/372 and 525 - Chelmsford to Colchester
- Bus 903 - Kelvedon to The Stanway School (operating at school times)
- Bus 91 - Tollesbury to Witham



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Site Features & Constraints



Key

- Site boundary (55.72 ha)
- - - Phase 1 (constructed) (5.37 ha)
- Additional TCE landholdings suitable for community/ recreation uses (25.54 ha)
- Third Party Land (1.98 ha)
- Aspirational Development Site (Feering Design Guide)

Environment

- - - Public Rights of Way
- Neighbouring uses
- Designated Green Open Spaces
- Priority Habitats
- Local Wildlife Site
- Local Nature Reserve
- Ecologically sensitive edges
- Category A tree/hedge
- Category B tree/hedge
- Category C tree/hedge
- Unclassified trees
- Root Protection Areas
- Scrub

Water Environment

- River Blackwater and Domsey Brook
- Flood Zone 2 (Rivers and Sea)
- Flood Zone 3 (Rivers and Sea)
- ▨ Flooding from surface water - 1 in 30 years
- ▨ Flooding from surface water - 1 in 100 years
- ▨ Flooding from surface water - 1 in 1000 years

Transport

- Railway line buffer
- Inworth Road
- Gorepit Junction (full capacity)
- * Proposed A12 realignment and associated landscaping

Utilities

- Foul Sewer
- Water pipeline
- Water pipeline (with 6m offset for Anglian Water access)
- Gas pipelines
- BT overhead
- Surface water sewer (lift and shift permitted)

Historic

- Route of the Crab and Winkle line
- * Listed Structures
- All Saints' Church
- Views to All Saints' Church
- Scheduled Monuments
- Conservation Areas

Landscape & Ecology

- The site is currently comprised of arable fields.
- Small areas of woodland, grasslands, and hedgerows along the field boundaries are of greatest value to local wildlife and should be retained where possible.
- The River Blackwater and the Domsey Brook form important ecological corridors, connecting the site to other landscape areas in the region. These should be enhanced where possible.
- The historic 'Crab and Winkle' railway line offers an opportunity to establish an enhanced wildlife corridor.

Movement

- The allocated site is required to provide a link road through Parcel B to connect London Road with Inworth Road. This will provide some traffic relief to Gorepit Junction (currently at full capacity).
- Inworth Road separates Parcels B and C, but is presently dangerous for pedestrians and cyclists. There is an opportunity to improve this road.
- The railway runs along the north of Parcel A. Development should be set-back here to minimise noise disruption to new dwellings.

Drainage/Flooding

- The site is largely in Flood Zone 1 (low probability) except small areas along the River Blackwater and the Domsey Brook. Development should be set-back from the floodplains.
- A 'nature positive' drainage strategy should be offered on-site, providing both drainage solutions and benefits to local wildlife and amenity.

Heritage

- The listed buildings and Conservation Areas across Feering and Kelvedon need to be carefully considered.
- Parcel A offers glimpsed views to All Saints Church within the Feering Conservation Area. These views should be enhanced where possible.
- Two Scheduled Monuments are located nearby, but are likely not to experience adverse impacts from development upon the site.

Other

- Any development must respect and minimise potential disruption to existing neighbouring uses.
- A network of underground utilities need to be considered through design and construction.



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