

Minutes

Meeting details

Meeting name	Feering Community Panel 1
Meeting date	24 April 2024
Meeting location	Feering Community Centre, Coggeshall Road, CO5 9QB
Meeting time	19:00 - 21:00

Attendees

Noel Brown, Natalie Meghie, Mike Bonner, George Nicholls, John Wilson, Hannah Gibson, Christa Dobson, Paul Lees, Neil Henry, Alex Ranson, Andy Butt, Rolf Lakin, Michele Lakin, Nicky Joshua, Leanne Wilcox, Charlie Fruin, Charlie Greensmith, Beth Greensmith, Lisa Collins, Maureen Browning, Paul Evans, Geri Suskin, Simon Garwood	- Community Members
Michael Wood	- Project Team: WSP, Planning Consultant
Grame Phillips	- Project Team: JTP, Masterplanner
Carl Walker	- Project Team: Hoare Lea, Community Engagement
Charlotte Cunningham	- Project Team: The Crown Estate
Hannah Patrick	- Project Team: The Crown Estate

Apologies

Kim Van der Hoeven, Laura Atkinson, Victoria Sutton, Victoria Gibson, Heather Marks	- Community Members
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Minutes

Welcome and Introductions

Item	Notes
<p>1. Welcome and Introductions</p>	<p>Community members and the project team introduced themselves and gave reasons for being involved in the panel. These included-</p> <ol style="list-style-type: none"> 1. Holding TCE to account 2. Wanting to ensure we knit together the old and new 3. Retaining the village feel 4. Some panel members are adjacent owners who will be directly impacted 5. A desire for housing that is affordable, and social housing which is of high quality and that allows for downsizing and upsizing 6. Ensuring the Neighbourhood Plan guides the design process 7. Considering the needs of future residents 8. Wanting facilities and infrastructure to be available for Feering
<p>2. Agreeing Terms of Reference for the panel</p>	<p>The Terms of Reference for the community panel was agreed by the panel.</p> <p><i>Post meeting note:</i> Terms of Reference to be uploaded to the website.</p>
<p>3. The Masterplan for the Outline Planning Application and Design Code</p>	<p>The project team outlined the process and purpose of the panel. Key points raised by the community members for the project team to consider were-</p> <ol style="list-style-type: none"> 1. Needs change as people get older – we should engage with groups like Good Companions, Women’s Institute and Men’s Sheds around needs and aspirations. 2. There were questions over how TCE can guarantee vision and quality being delivered and concern over whether future housebuilders will deliver the aspirations. Members of the project team talked about the importance of a high-quality planning application (inc. parameter plans and design codes) to provide Braintree District Council with the tools to determine future applications, and the importance of choosing the right developer who shares the vision for development and ability for contractual requirements around meeting the vision. 3. Some of the panel have lost trust in Braintree Council. 4. It will be important to consider the needs of young people and older people. 5. A glossary of terms would be helpful for panel members. 6. The panel youth worker noted the importance of ensuring the voices of young people are heard and linking the community and youth panels through the process.
<p>4. Reflections on "Emerging Ideas" from the Report Back event</p>	<p>Key reflections raised by the community members on the “Emerging Ideas” report back presentation were-</p> <ol style="list-style-type: none"> 1. Initial feedback suggested that the emerging ideas were good, and a good basis to develop the plans on. A post-panel survey will follow to test the emerging ideas in more detail with panel members. 2. There was some concern that Feering was at capacity in terms of infrastructure many years ago, yet more homes have been built without additional infrastructure.

	<ol style="list-style-type: none"> 3. There was a question over whether open space (e.g. sports and amenity spaces) will be included in the red line, which the team confirmed it will be. 4. There was a feeling that the Feering residents are facing a lot of development and transport infrastructure works (inc. A12 realignment and improvement works). 5. Some community members voiced concern about the level of development which has been included in the Environmental Impact Assessment (EIA) Scoping Submission. The project team noted that the purpose is to scope environmental impacts on a worst case scenario, in light of some of the unknowns around final masterplan and uses. Clarification on the EIA Scoping will be provided in the glossary. 6. There is a desire for a new primary school to be delivered. The project team explained that land will be made available for a school, but the decision over whether and how the school is delivered involves multiple stakeholders including the Essex Education Team and the existing school, and this process will be important for the panel to be aware of and contribute to.
5. Wider stakeholder engagement	The project team provided a brief update on the other engagement work being undertaken with key statutory stakeholders (such as Essex County Council, NHS, Braintree District Council, etc), the importance of their roles in contributing to the masterplan process and how the project team will ensure that there is a clear connection between the community panel and other stakeholder engagement as the design process continues.
6. Date of next meeting	Tuesday 14 th May - 7pm at Feering Community Centre

Actions

Item	Notes/ Comments	Responsible	Status
1.	Secure a bigger room for the next meeting	Carl Walker	Pending
2.	Circulate the Neighbourhood Plan and Village Design Guide	Carl Walker	Actioned
3.	Develop a glossary of key terms that includes an outline of who the stakeholders and decision makers are in the process	Project Team	Pending
4.	Develop a programme for the panel going forward	Project Team	Pending
5.	Send a post-panel survey to get feedback on the Emerging ideas and on panel 1	Carl Walker	Actioned
6.	<i>Post meeting action:</i> Circulate and agree an agenda for the next panel with community members in advance of the next panel meeting	Carl Walker	Pending
7.	<i>Post meeting action:</i> Produce a flowchart to explain the decision-making process for the school provision (to include an explanation of the role that statutory stakeholders will play in informing this decision)	Project Team	Pending