

For Silver End and Rivenhall

Autumn 2018

BDC Local Plan found to be legally “Unsound” by Planning Inspector

- Conservative councillor’s New Towns proposal in chaos
- Speculators and Developers taking advantage on greenfield sites
- A12 work delayed again

Over the summer it became clear that decisions being made by senior Conservative councillors have led to major uncertainty and delay on important issues for Silver End and Rivenhall.

In June, the Government-appointed Planning Inspector looking at the **Braintree District Draft Local Plan** ruled that it had serious flaws and he could not allow it to continue as it was written. He wrote to BDC to state that it was legally “Unsound”.

The Draft Local Plan includes proposals for a series of so called “Garden Communities”. These include **West Tey, which is not a “Garden Community”, but is a New Town of 24,000 houses or more sprawling across the countryside between Stanway and Feering/Coggeshall.** And although Essex County Council has said it prefers Route D for a new A120 that goes past Silver End and joins the A12 near Rivenhall End, this would not support a New Town at West Tey.

Despite the flaws identified by the Inspector and the route choice for the A120 made by ECC, the Conservative Leader of Braintree District Council made an “executive decision” to press on with the New Towns project. This means there will be further delays in securing an agreed Local Plan. And because the Government has recently yet again changed planning

rules, there is now even more risk of speculators trying to build on green fields around Silver End and Rivenhall and other local villages such as Cressing.

Greenfield sites now being put forward by landowners include those that were previously rejected for development following a democratic public consultation process – and these additional sites are on top of the large sites already granted consent and now being built such as at Forest Road/Rectory Lane.

The problems with the Local Plan have also led to more delays in deciding on route options for the A12 trunk road and the vital safety work needed to deal with the notorious **A12 junctions around Witham north and Rivenhall that remain seriously sub-standard.**

Rivenhall councillor Bob Wright said

“Residents have waited for years to know what is going to happen with the A12 and for relief from HGVs coming through Oak Road in Rivenhall End to get on and off the A12.

That wait will be even longer due to the mistakes made on the Local Plan by senior councillors at BDC.”

Because of the failure of BDC to have a Local Plan, in September a developer got consent to build on the field between Witham and Rivenhall along **Rickstones Rd.**

Although this countryside gap will now be lost, Green councillors worked with residents to make sure that the mature hedgerow along the site frontage will be kept.

Redrow submits application to take out ALL of hedge along Western Road

Developers Redrow are now submitting detailed applications for the site off Western Road where Gladman got permission on Appeal to build up to 350 houses. Despite holding 2 consultation events at Silver End Village Hall, Redrow has so far not amended

its plans to help meet the needs of Silver End.

The site does have outline consent and development will at some point take place, but residents have asked Redrow to consider changes including:

- ✓ **Keeping as much of the hedge along Western Road as possible and change the access;**
- ✓ **Moving the development back from existing homes on the Daniel Way estate;**
- ✓ **Providing a community building for a pre-school and/or other community uses.**

Unless Redrow amend their plans, 360 metres of mature rural hedge along Western Road, all the way from the bus stop to beyond the gravel pit, will be destroyed. Consultants for Redrow claim the hedge is of very little value and is dying. This is how the hedge looked at the end of June 2018:



District and County Councillor James Abbott said

“We do need new housing, particularly genuinely affordable to buy or rent. But in the villages, growth needs to be at a level that rural services can cope with. Most of the housing being built is not affordable - and we are not getting the services to match either.

So far, planning permissions for housing estates around Silver End and Cressing have potentially added approx. 2,000 extra patients to the lists at Silver End Surgery !

While fields get built on, the factory site in Silver End stays derelict – an ideal site for a mixed-use re-development for housing and community uses.”

There is still time to send in comments about the Redrow application to BDC:

The main two applications are 18/01751/REM (details of housing and layout within the site) and 18/01693/FUL (access off Western Road and removal of the entire hedge along Western Road).

Comments can be sent in to BDC by e-mail at

planning@braintree.gov.uk

New Community Facility opened thanks to all-round support

The Pavilion off Silver Street has re-opened as a community facility. The hard work of residents has paid off and with BDC's financial support, the building has been refurbished for wider use than previously.

Where does our recycling go ?

Media coverage has exposed the appalling dumping of **plastics in the oceans** and questions about where our recycling goes. Residents need to be confident that what they carefully separate for collection is not dumped. In response to questions from Cllr. James Abbott, BDC has confirmed nearly all the plastic it collects stays in the UK.

Green Councillors support investing in new recycling facilities - and have opposed cuts to recycling. The Greens are the only councillors at BDC to consistently oppose the Conservative decision to stop collections of garden waste in the green bins for 3 months.

Yet another application submitted by waste site developers

For 25 years local communities have battled plans for a major waste site at Rivenhall Airfield - which for the last decade has included a proposal for an incinerator.

Developers Gent Fairhead recently submitted yet another application – this time for a 35 metre high chimney stack instead of the 58 metre high stack they have a permit for. But in December 2016 the Environment Agency refused a 35 metre stack because it was not best available technology to keep emissions within limits !!

We will keep residents informed as soon as there are details of the consultation on the new application.

The next local elections will be in May 2019 with all district seats up for election.

**If there is a local issue you need help with, please get in touch:
tel 01376 584576 e-mail: silverendgreens@greenparty.org.uk**



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