

Jon Brier

From: Christopher Lecointe
Sent: 17 February 2022 16:14
To: Claire Tomalin - Principal Planning Officer
Cc: Andrew Stevenson
Subject: RE: Rivenhall IWMF

Claire,

Thanks for this. Our responses are below in blue text and I look forward to your clarification on the question we ask under the Condition 66 note.

Regards

Christopher Lecointe

Director of Environmental Planning
RPS | Consulting UK & Ireland
T +44 1235 821 888
E lecointec@rpsgroup.com

From: Claire Tomalin - Principal Planning Officer <Claire.Tomalin@essex.gov.uk>
Sent: 17 February 2022 15:36
To: Christopher Lecointe <LecointeC@rpsgroup.com>; Jon Brier <Jon.Brier@rpsgroup.com>
Cc: Andrew Stevenson <andrew.stevenson@rpsgroup.com>
Subject: Rivenhall IWMF

CAUTION: This email originated from outside of RPS.

Chris/Jon

Further to our meeting last week

Condition 12 I have gone back to ecology and archaeology re condition 12, to explain your approach to the moat. I'll get back to you as soon as possible.

[Thanks; we'll await to hear back.](#)

Woodhouse Lane – ESS/01/22/BTE. It was my understanding you were going to send through some legal justification as to why the area edged red doesn't need to reach the public highway.

While I acknowledge no works are proposed to the non highway section of Woodhouse Lane outside the current application area, the application is also to allow access from Woodhouse Lane public highway to the Temporary Visitor Centre. The temporary visitor centre is only acceptable under PD because it relates to the IWMF. The IWMF permission is conditioned such that there should be no access to the IWMF site from Woodhouse Lane.

While there may be existing rights of access to Woodhouse Farm from Woodhouse Lane and agricultural rights to use the access from Woodhouse Lane, in order to address the restriction that there shall be no vehicular access to the IWMF except from the A120, I do consider the application area to allow access from Woodhouse Lane to the Visitor centre should include all the route to the public highway.

I would like to resolve this ASAP as a new area edged red plan would in this case require reconsultation due to the high public interest.

I am waiting for advice from our lawyers but hope to revert soonest.

A120 Braintree to A12

As I thought it's not got funding from RIS2, so awaits funding from RIS3 after 2025, but is considered to be in the "pipeline", such that the project is now to be taken forward by National Highways.

<https://nationalhighways.co.uk/our-work/east/a120-braintree-to-a12/>

Thankyou. Please can you confirm whether in planning terms the route is safeguarded i.e. protected by any planning policy or committee resolution, such that if any proposal were to 'interfere' with its proposed alignment, it would be refused planning permission?

Condition 66

The matter will be considered at Feb Development & Regulation the agenda can be found here

<https://cmis.essex.gov.uk/essexcmis5/CalendarofMeetings/tabid/73/ctl/ViewMeetingPublic/mid/410/Meeting/4763/Committee/37/SelectedTab/Documents/Default.aspx>

You can register to speak up until Tuesday 5pm. Committee Services - Emma.Hunter@essex.gov.uk

Noted. A long report but we were just digesting some of the detail arguments being made, and in particular your wish to impose a condition to any approval you issue. May I ask whether you received legal advice confirming that the imposition of such a condition met the condition tests and was reasonable and enforceable?

NSIP

It's likely in the near future we'd like to meet you with Braintree District Council to discuss the NSIP.

Yes, and I believe we are in the process of setting up a meeting with them to which we would want to invite you too.

I think that was everything.

Regards

Claire Tomalin BSc (Hons), MA, MRTPI
Principal Planning Officer – Minerals & Waste
Planning Service
Place and Public Health

Mobile 07887 662163
Telephone: 03330 136821
Email: claire.tomalin@essex.gov.uk www.essex.gov.uk
Essex County Council, County Hall, Chelmsford, Essex, CM1 1QH

ECC Planning Service works remotely away from the office.