

## Jon Brier

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**From:** Claire Tomalin - Principal Planning Officer <Claire.Tomalin@essex.gov.uk>  
**Sent:** 06 September 2021 15:35  
**To:** Christopher Lecointe  
**Cc:** Jon Brier  
**Subject:** Rivenhall - Condition 66 Submission & Pre-App Advice.  
**Attachments:** FW: Rivenhall IWMF

**CAUTION:** This email originated from outside of RPS.

Dear Mr Lecointe

### Submission of details in response to Condition 66

As you have now made a submission with respect to Condition 66, the pre-application advice request with respect to this matter will no longer have any benefit. I apologise we were not available to provide the advice within our usual timeframe a consequence of a combination of annual leave and sick leave.

The submission with respect to Condition 66 has been validated and will be shortly be consulted upon. I think it is likely that we will receive comments on this matter and in view of the high public interest in this site, I envisage this matter may need to be considered by our Development & Regulation Committee in due course. Clearly any material considerations will be taken into account before a decision is reached.

I look forward to a response to my email of 26 August 2021, copy attached.

### Pre-Application Advice on Condition 68 & Water Pipe and discharge point

If you wish we can still arrange a meeting to discuss these matters. If amicable, I suggest the w/c 20 Sept, potential days are afternoons of Wednesday 23<sup>rd</sup> or Thursday 24<sup>th</sup>.

If you do wish to have a meeting then I would issue written pre-app advice following the meeting. However, to assist in the interim condition 68 requires Woodhouse Farm to be refurbished by 2 March 2022. It is appreciated that works on site and discussions with Braintree District Council (BDC) are ongoing. The refurbishment of Woodhouse Farm complex is still desirable to protect these heritage assets and bring them into beneficial use, but it is understood this is unlikely to be completed by the 2 March 2022. Subject to resolution of matters with respect to condition 66, an extension of time to complete the works within a justified timescale via a S73 application would seem appropriate.

With respect to water pipes and discharge point, while the cumulative environmental impact of connection pipes to the river and electric cables were considered at the time of the 2015 application (ESS/34/15/BTE), no planning permission was granted at that time. However, subsequently a planning application ESS/44/16/BTE was granted for *"The Installation of abstraction point, pumping equipment and water main from the River Blackwater to the Integrated Waste Management Facility site (ECC Planning Permission Ref ESS/34/15/BTE) using an existing abstraction licence (Environment Agency ref AN/037/0031/001/R01) at Land between River Blackwater and Rivenhall Integrated Waste Management Facility site."*, but this expired in December 2019.

As the works would not be carried out by a statutory undertaker, I don't consider they could be carried out under Permitted Development Rights. I consider such works would need to be subject of a planning application. It could be argued that these matters are in the remit of BDC, but as

they are essential elements of the IWMF, the WPA should rightfully deal with applications for ancillary infrastructure associated with the IWMF.

If you could let me know whether you still wish to meet and if so whether the dates/times suggested are convenient.

Regards

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