

# Comments for Planning Application 26/00485/FUL

## Application Summary

Application Number: 26/00485/FUL

Address: Greenstead Hall Church Road Greenstead Green Essex CO9 1QN

Proposal: Landscaping and regrading of existing gardens, including new lakes and sculptures

Case Officer: Sam Trafford

## Customer Details

Name: Mr Paul Foster

Address: Pennypot House Pennypot Cottages Pennypot Corner Halstead Essex CO9 1PZ

## Comment Details

Commenter Type: Councillor

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Greenstead Green and Halstead Rural Parish Council

Response to planning application ref 26/00485/FUL

Greenstead Green and Halstead Rural Parish Council considered the above the application at its meeting on 13th May 2026 and wishes to make an objection on the following grounds:

1. The proposal to import 154,000 m<sup>3</sup> of topsoil to the site over an 18-month period to the application site raises a number of concerns:
  - a. It conflicts with policy LPP 71 (Climate Change) of the adopted Braintree Local Plan. The applicant has failed to provide a Sustainability Statement which shows how the importation of a significant amount of material lowers carbon emissions and adapts to the expected impacts of climate change. The policy states that planning permission will only be granted for proposals that demonstrate the principles of climate change mitigation and adaptation have been applied and specifically refers to soils.
  - b. We consider that the proposal requires a screening assessment to determine whether there are likely to be significant adverse effects, particularly in respect of transport, flood risk, climate change and noise.
  - c. The applicant has failed to submit a noise and vibration impact assessment and a dust mitigation strategy.
  - d. There is no indication where the topsoil will be sourced or whether there will be opportunities to re-use non-contaminated excavated soil from another development site. This will need to be known in order to understand the estimated distances HGVs will be travelling to site and inform the Sustainability Statement.
  - e. The applicant has failed to engage with the parish council or Halstead Town Council about this proposal prior to submission. This is contrary to paragraphs 8.15 and 8.16 of the Council's

Statement of Community Involvement, dated October 2024.

- f. The proposal is likely to have a significant effect on road users between the village of Greenstead Green and the A1124 which lies within our parish, yet the applicant has failed to consult with the local community in advance of the application.
  - g. The proposed hours of HGV deliveries are unacceptable. The Construction Traffic Management Plan indicates that deliveries will occur between the hours of 7 am and 8 am, and then between the hours of 9 am and 4 pm, but allowing for a one hour lunch break when presumably there will be no deliveries. This equates to a 7 hour working day. The ATC2 site, which incorrectly is defined as Church Road, Halstead, shows considerable numbers of vehicles travelling southbound between the hours of 7 am and 8 am. It would be less disruptive to existing users of the road and easier to monitor if the hours were limited to the hours of 10 am and 4 pm, Monday to Friday.
  - h. There is overdue reliance upon the Site Manager being given the responsibility of co-ordinating all HGVs to and from the construction site for the 18 months when HGV traffic will be delivering topsoil and other materials each week. This individual will also be responsible for liaison with all associated parties, including contractor, BDC, the emergency services and the local community.
  - i. The applicant has also failed to submit their own Statement of Community Involvement, contrary to BDC's Validation Checklist. The proposal is major development as the application site is more than 1 ha.
  - j. The proposal will deliver no public benefits to the local community as the gardens will not be open to the public. In contrast, the potential traffic, noise and amenity impacts are likely to have a material adverse impact upon local residents. The transportation of 154,000 m<sup>3</sup> of soil by road for no public or community is contrary to climate change policies and the transition to net zero.
  - k. We are concerned that users of the public right of way (Greenstead Green Footpath 24 - ref FP24 88) will be adversely affected by the proposed works.
2. If BDC decides to grant planning permission, we wish to see the following conditions attached:
- a. A video survey of the road between the application site and the A1224 should be undertaken prior to the start of works commencing. This survey should be repeated every three months until the works are completed and the results submitted to the Council. Any material damage to the road surface should be repaired within seven days of the applicant being notified by the Council.
  - b. Prior to the commencement of development, a topographical survey of the proposed passing places should be undertaken and submitted to the Council for approval. The passing places should be surfaced prior to commencement and maintained throughout the lifetime of the proposal.
  - c. Construction activities on site will be limited to the hours of 8 am and 6 pm, Monday to Friday. No activity will take place at weekends or on public and bank holidays.
  - d. HGV deliveries will be limited to the hours of 10 am and 4 pm, Monday to Friday, with no deliveries at weekends or on public and bank holidays.
  - e. The applicant shall keep a record of all deliveries made to site which shall be made available on request.

Councillor Paul Foster  
Chairman

Greenstead Green and Halstead Rural Parish Council

19th May 2026