

**Objection to Planning Application 26/00810/VAR – Rectory Farm Rectory Meadow Bradwell Essex CM77 8EX** Variation of Condition 4 (Investigation & risk management) & 5 (Remediation & unexpected contamination) of approved application 20/01897/OUT granted 16.04.21 for :Outline application with all matters reserved, except access and scale, for demolition of existing commercial buildings and erection of 3 two-storey dwellinghouses. Variation would allow Re-wording of conditions 4 and 5 of 20/01897/OUT to allow for site clearance and demolition prior to the submission of details pertaining to contamination and site remediation being submitted to the Local Planning Authority.

12<sup>th</sup> May 2026

### **1. Significant Risk to Public Health**

The Parish Council maintains that remediation details must be approved prior to any disturbance of the site to ensure public safety.

- **Identified Contaminants:** Existing reports already submitted with the application identify the presence of asbestos and other noxious chemicals on-site.
- **Health Hazard:** Without approved remediation details, site clearance and demolition could release asbestos dust, directly affecting the health of residents in Forge Crescent, Rectory Meadow, and The Street.
- **Worker Safety:** Proceeding with site clearance before further contamination work is completed puts the health and safety of on-site workers in significant jeopardy.

### **2. Environmental and Statutory Protections**

The application to vary these conditions ignores existing ecological and arboricultural requirements:

- **Arboricultural Conflict:** The Arboricultural Method Statement requires tree protection to be in place *before* site clearance and demolition begin.
- **Wildlife Protection:** Under the Wildlife and Countryside Act, it is illegal to disturb bird nests (in trees or on the ground) before the end of July.
- **Timeline:** This statutory protection provides adequate time for the applicant to prepare and submit the necessary contamination and remediation details without needing to vary the safety conditions.

### **3. Active Enforcement Investigation**

It has been noted that work has already commenced on-site, which constitutes a breach of the original planning permission (20/01897/OUT).

- **Reported Breach:** A formal report regarding this unauthorised activity has been submitted to Braintree District Council Enforcement (Form Reference: 1245557).
- **Pre-Commencement Integrity:** Conditions 4 and 5 were specifically applied as "pre-commencement" to prevent the exact safety risks now being posed. The Variation should be refused to uphold the integrity of the planning process and protect the community.

## Bradwell with Pattiswick Parish Council – Planning Response

The site is contaminated, and the applicant's own documentation recommends further investigation. Allowing demolition to proceed before these risks are managed is an unacceptable threat to the local environment and public health.

The Parish Council strongly **objects** to this application and requests that Braintree District Council **refuse** the variation.

Bradwell with Pattiswick Parish Council