



Rayleigh Town Council

The Pavilion, King George V Playing Field, Rayleigh, SS6 8JD
www.rayleightowncouncil.gov.uk

**Minutes of the Planning Committee meeting
held on Monday 9th February 2026 at 7:00pm
at The Pavilion, King George V Playing Field, Rayleigh, SS6 8JD**

Members Present: Cllr L Knell
Cllr R Linden
Cllr S-J Page
Cllr M Vernon
Cllr I Wilson – Chairman of Planning Committee
Cllr M O’Leary

In Attendance: S Fishenden – Town Clerk & Responsible Financial Officer
Cllr V Wilson
Cllr C Roe
Cllr N Gallop
Cllr M Sutton
Cllr I Ward

Item 1: Apologies for Absence: To receive and accept apologies

Apologies were received from Cllr N Knell

Item 2: Declaration of Members’ Interests: To receive declarations of pecuniary and non-pecuniary interests for this meeting

None

Item 3: Planning Applications Received: To agree a response to the application received

**[26/00040/EIA - Land North Of 32 To 42, Great Wheatley Road, Rayleigh](#)
*Screening Opinion request pursuant to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (Regulation 6) (as updated) to confirm if Environmental Impact Assessment ('EIA') is required for residential development of up to 160 dwellings.***

The committee agreed that the Town Council endorses Natural England’s request for EIA. It would also ask for a focus for the EIA to be on:

- Impact on TPO’s
- Impact on Air Quality
- Impact on public transport links

**26/00021/EIA - Land Between Napier Road And, Wellington Road,
Rayleigh**

Screening Opinion request pursuant to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (Regulation 6) (as updated) to confirm if Environmental Impact Assessment ('EIA') is required for residential development comprising the erection of up to 90 residential dwellings, together with the associated vehicular and pedestrian access and green areas of open space for recreation and biodiversity enhancement.

The committee agreed that

- Natural England recommends an EIA and Town Council endorses that

It also wished for the EIA to focus on

- Impact on SSSI and impact on Green Belt
- Impact on water supply and pond
- Impact on public Rights of way

Other matters for consideration as part of the EIA could be:

- Slow worms, badger, hedgerow, bats.
- Flood Zone 1 – medium, low and high risk on water mapping table
- Cumulative impact of development

Closed at 7:09pm