



Ingatestone and Fryerning Parish Council

118 High Street Ingatestone Essex CM4 0BA
Telephone: 01277 353315 Fax: 01277 352915
Email: office@ingatestone-fryerningpc.gov.uk
www.ingatestone-fryerningpc.gov.uk

Planning Department
Brentwood Borough Council
Town Hall
Ingrave Road
Brentwood
Essex
CM15 8AY

3rd March 2016

Dear Sirs



Re: Response on the Brentwood Borough Local Development Plan Consultation – January 2016

The Parish Council has studied the consultation document at length and we offer the following comments. We note in Para 1.2 and 1.21 that you state that any comments will be taken into account and we believe that the comments we have made are valid and request that you consider amending the plan to accommodate our suggestions. We note that a number of the issues we raised in the 2013 and 2015 Parish Council responses dated the 23rd September 2013 and the 12th February 2015 respectively (attached) have been taken on board and are now reflected in the new consultation document. Some items of concern to the Parish Council still remain however and these are listed below.

Para 1.18

We note that the life expectancy of this latest draft LDP is now for 20 years up to 2033 so we both need to get it right as the Borough and Parish Council.

Paras 2.4/2.7/9.1/9.14

These state that additional planning documents should only be used when justified however they also state that various strategies have been produced by Essex County Council which will be taken into account and that the BBC will designate and keep under review Conservation Areas. We believe that the Borough would be justified in using both the Parish Council's Village Design Statement and the three Conservation Area Appraisals that the ECC carried out on behalf of the BBC and that they should be used to inform the planning process. Their use at this stage should be incorporated into the LDP in line with the criteria set out in section 6.1.

Paras 2.17/2.18

The Parish Council have already responded to the sustainability appraisal consultation on the 18th October 2013 (also attached).

Para 2.35

With a limited amount of employment land efforts to convert this for housing should be resisted.

Para 2.45

Siting of new development in the Ingatestone area will place strain on medical, education, sewage disposal, and parking all of which is currently under pressure as reflected in Paras 5.78/5.9. We note that Policy 5.1 states that limited development will take place in villages commensurate with services and facilities available and Para 5.19 and 5.29 emphasise our concerns on land availability and capacity issues.

Para 5.57

We would express concern at the potential increase in traffic at this multi junction location. The problem we foresee is that of access to the proposed commercial site adjacent to the A12, its slip road and the B1002. This could lead to a call for a large roundabout at this junction with lighting similar to that at the southern end of Mountnessing by Wash Road. It will have the effect of producing an urban environment at the southern entrance to Ingatestone and diminishing the existing open and green entrance to the village.

Paras 5.72/5.78

These observations are noted and agreed.

Section 6 – Managing Growth

SO1 and SO2 support our comments laid out in 2.45 above.

Policy 6.3d

This states that developments should have no unacceptable effect on the environment or amenity due to the release of pollutants to land, water or air (light, noise pollution, vibration, odour, etc.). These conditions will be experienced by residents if properties are built next to the A12 in Ingatestone as proposed (079A)

SO9/SO12/SO13 (page 26)

These important criteria support the comments in Para 2.45 and 6.3h/7.2/7.16/7.5h
The criteria for a new development are noted and should apply to Bell Mead.

Para 7.17

We fully support the need for a higher proportion of 2 bedroom units.

Figure 7.2 and Policy 7.4 (a, b, c) and paras 7.30/7.31 Housing land allocations

We could only support proposal 098 Ingleton House if satisfactory rehousing of the tenants of this sheltered housing complex is arranged and they are able to return after redevelopment if they so wish. Proper negotiation with the effected residents will be essential.

We remain concerned that 60 houses are proposed on the Ingatestone Garden Centre (128). These concerns surround sewage disposal capacity and inappropriate development in the Green Belt. The site is only partly developed at present and contains areas of undeveloped land which if developed would impact on the openness contrary to Green Belt Policy.

The land adjacent to the A12 by pass (079A) will be badly affected by the traffic on the by-pass and the site is not a suitable location for 42 houses. See Policy 6.3d above.

Policy 7.3

We note the criteria for residential density which should be applied to the Ingatestone Garden Centre Development.

Policy 7.5

We strongly support the provision of sufficient high quality affordable housing to meet local needs and unlike those at the Trueloves site these should be integrated and spread evenly through the site rather than grouped in one area.

Policy 8.7

The PC supports the change of use of upper floors from commercial to residential use in line with these criteria.

Para 9.22

The 2006 Replacement Local Plan indicates that the Parish of Ingatestone lies within the Highwood and Hanningfield Special Landscape area but this is not mentioned. If this is still the case then it should be shown in the plan.

Para 9.35

We would like to see a statement which says that 'the council will introduce a procedure for locally listed buildings of historical and architectural interest which can be quickly triggered should a

building of consequence be threatened with demolition'. Important buildings have already been lost in our Parish because no local list has been compiled and no procedure exists

Para 9.38

This states that reference should be made to relevant Conservation Area Appraisals and confirms our view in Para 2.4 above that documents such as this and the Village Design Statement should be referred to in Para 2.4

Policy 9.5 (a, b, c, d)

We remain concerned that this criterion is not being implemented as a recent and ongoing example of this is the re-development of the Grade 11 listed Crown Public House in Ingatestone High Street whereby the 17th century stables have been allowed to be re-configured beyond recognition.

Para 9.6

We agree that coalescence between settlements must be avoided and therefore proposed sites such as that at Parklands in Ingatestone should not be allowed to be developed.

Para 9.64 – Replacement Dwellings

We agree with the criteria laid down in this section to the restriction of extensions and outbuildings within the green belt in line with our comments in Para 9.9f below.

Policy 9.6 (a, b, c, d, e)

We also agree that the protection of the conservation area is paramount, hence our recommendation to put in place our three conservation area reports as mentioned in para 2.4 above.

Policy 9.9L

We very much support Policy 9.9L to replace a bungalow with a bungalow.

Policy 9.9f

We remain concerned that a 30% increase in the size of a property will in the case of very large properties have a significant impact on the openness of the Green Belt. Many properties in our parish are very large with relatively small plots. We would like you to consider an upper maximum on the size of extensions in the Green belt. The Policy could then read 'The total size of a dwelling as extended does not exceed the original habitable space by more than 30% to say a maximum of 60 sq. m'.

Para 10.27

We note the comments reference the sewage infrastructure in the North of the Borough which is operating at full capacity. This supports our concerns expressed under Para 2.45 above. Proposals to develop the Ingatestone Garden Centre in these circumstances are not sensible.

Para 10.39/10.40

We assume that until a CIL agreement is in place that the BBC will continue to use the 106 agreement principles with developers.

Policy 10.11

Development of 42 properties south of the B1002 road and adjacent to the A12 in Ingatestone is far from an ideal place for people to live and children to grow up in. Air pollution figures obtained for developments close to this site required expensive mitigation measures to be taken before planning permission was granted. The atmosphere in this area is not conducive to healthy living and the council should re-designate the site as being unsuitable for housing.

Policy 10.12 (10.65/10.66/) - Policy 10. (13/10.14)

We are very concerned as to the adverse effects that piecemeal developments around Ingatestone will have on our current infrastructure and surface water issues as outlined within all of the above headings which in one way or another are currently applicable to our village.

Para 10.68

Although the plan refers to fluvial flooding in the Ingatestone area nowhere is the Chelmsford Flood Alleviation scheme to be built in Margaretting mentioned (Application No: 12/01320/FUL Ref: DC/CBC/M9XDX1BROA500). The impact of this scheme will mean closures of roads in the vicinity of the river Wid will last longer and traffic disruption will be greater. In view of this this impact should be recognised in the plan.

Site Allocation Maps Document – List of considered non-allocated sites

You will be aware that the Parish Council responded to the 2015 Growth Options Consultation and the Parish Council made our views clear on these non-allocated sites shown in the Site Allocation supporting document.

Summary

In summary the Parish Council has now spent a considerable amount of time in replying to this latest draft LDP consultation document as the Parish Council considers that the ultimate agreed LDP will affect everyone within the villages of Ingatestone and Fryerning for the next 20 years and therefore this is our only opportunity to get it right.

With this objective clearly in mind the Parish Council hope that this latest contribution to your current 2016 draft LDP plan is taken seriously and that all relevant concerns raised by us are included within the final approved LDP for the BBC.

If you require further clarification please let us know.

Kind regards

Yours faithfully



Abigail Wood
Clerk and RFO to Ingatestone and Fryerning Parish Council