

FREETHS

INGATESTONE – LAND NORTH OF B1002

STATEMENT OF DELIVERABILITY

**IN SUPPORT OF
ALLOCATION FOR
MIXED USE DEVELOPMENT**

**ON BEHALF OF
SIMONS DEVELOPMENTS**

OCTOBER 2016

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1. INTRODUCTION

- 1.1. Freeths LLP act on behalf of both Simons Developments Limited (SDL) and R P Gaymer, the freehold owner of the site. SDL have been selected as the preferred developer should the site be allocated in the emerging Local Plan (LP).
- 1.2. The site, reference 079C 'Land adjacent to Ingatestone by-pass (part bounded by Roman Road)' comprises 2.06 hectares of land on the urban edge of Ingatestone. The site adjoins Ingatestone by-pass on the west, a slip road for the by-pass on the east and Roman Road to the south. The site consists largely of vacant scrubland and is reasonably well screened by mature hedgerows. A site location plan is attached at **Appendix 1**.
- 1.3. As it stands the site is located within the Green Belt, however the Draft Brentwood Local Plan proposes to remove the site from the Green Belt as it does not fulfil any of the five purposes for including land in the Green Belt which are set out in Paragraph 80 of the National Planning Policy Framework (the Framework).
- 1.4. The proposal for this site, as set out in the Draft Local Plan published in February 2016, is for the allocation of this site for employment purposes.
- 1.5. In March 2016 Freeths LLP objected to the Draft Local Plan on behalf of SDL and R P Gaymer (Representation Nos. 13659 and 13660). The reason for the objection was the allocation of the site solely for employment uses (within Class B of the Use Classes Order).
- 1.6. Freeths LLP consider the restrictive nature of criterion a-d which form part of Policy 8.4 is a sub optimal land use strategy and a wider allocation for a mix of uses would be more sustainable over the LP period (up to 2030).
- 1.7. Accordingly, whilst Site Reference 079C should continue to be allocated for employment uses within Use Class B (i.e. light industrial, general industrial and storage and distribution), Policy 8.4 – in so far as it relates to the site – should be amended to refer to a wider mix of appropriate land uses to include Use Classes A1-A5 (i.e. retail, financial and professional services, restaurant/cafe, public house and hot food takeaway) and C2 (i.e. care home).

- 1.8. The above referenced mix of uses is shown on illustrative layout plan 'Scheme Option 9 Site Plan' (Drawing Reference: 5597-132-009-04) which is attached at **Appendix 2**. That plan proposes the following uses for the site:
- Food Store (Class A1 – Retail use)
 - Restaurant/Family Pub (Class A3 – Cafe/Restaurant/Class A4 – Public House)
 - Care Home (Class C2 – Residential Institution use)
 - Office Unit (Class B1 - Office use)
- 1.9. It is considered that the allocation of a wider mix of uses would contribute towards the long term sustainability of Ingatestone and also make a significant contribution towards the provision of employment opportunities in the local area. Specifically, uses within Classes A1-A5 (and especially in relation to a new food store) would generate a substantial number of new jobs thereby ensuring that employment opportunities are still provided.
- 1.10. Moreover the uses proposed would generate more new jobs (full time equivalent) than if the allocation solely for employment uses was maintained in the emerging Local Plan (LP).
- 1.11. The changes proposed are also considered to be consistent with the Strategic Objectives of the draft LP which identify that Ingatestone is a sustainable location for growth and which identify additional land for housing development over the plan period.
- 1.12. Since the submission of the above referenced representations, SDL have undertaken further technical studies, as set out below:
- Transport Appraisal (Connect Consultants)
 - Flood Risk and Drainage Assessment (Pinnacle Consulting Engineers)
 - Noise Assessment (Sharps Redmore)
 - Ecological Appraisal (Delta Simons)
 - Landscape and Visual Impact Report (Aspect Landscape Planning)
 - Heritage Assessment (Cotswold Archaeology)
- 1.13. These reports support the proposal being put forward by SDL and demonstrate that there are no technical restrictions to increasing the range of uses allocated on this site.

- 1.14. This Statement of Deliverability sets out a summary of the findings of the technical studies (which are also enclosed as appendices) and sets out further information to support the proposal in order to assist the local planning authority with the preparation of the submission version of the emerging LP.

2. THE ROLE AND FUNCTION OF INGATESTONE

- 2.1. Ingatestone is the second largest settlement in the Brentwood district with a population of circa 4,500 people. The settlement is located approximately 37 kilometres from London however its character is that of a small rural town with countryside at its margins.
- 2.2. Ingatestone has a good range of services and facilities which include Ingatestone Infant and Junior Schools and Anglo European Secondary School, a library, a doctor's surgery, pharmacy, community centre and places of worship. These services meet the needs of Ingatestone and its surrounding rural hinterland.
- 2.3. Ingatestone is home to one of four rail stations in the Borough (along with Shenfield, Brentwood and West Horndon) and has good public transport accessibility.
- 2.4. The settlement also has a good range of jobs. The sustainability appraisal for the LP identifies that Ingatestone is one of the main employment centres in the borough alongside Brentwood Town Centre and Shenfield.
- 2.5. The Brentwood Retail and Commercial Leisure Study (BR&CLS) report 2014 identifies Ingatestone as a traditional village centre which serves its settlement and the rural catchment area, providing a range of shops and non-retail services. Food and grocery shopping is a key element of these centre's overall attraction. The report identifies that Ingatestone has 33 retail units in Class A1 use providing 865 sq m of Convenience Goods Floorspace and 1,299 Comparison Goods Floorspace.
- 2.6. Paragraph 5.28 of the draft LP therefore acknowledges that as the largest village in the District the facilities in the settlement serve a significant catchment area beyond the village itself. Ingatestone is described in the draft LP as:

"a district shopping centre with a good range of jobs, community and health facilities....As the Borough's largest village, facilities here serve a significant catchment beyond the immediate area. Public transport accessibility is relatively good. The village has a rail station and secondary school" (paragraph 5.28 of the draft LP)

- 2.7. Ingatestone is therefore identified as a Settlement Category 2: Village Service Centre. Ingatestone High Street is also identified as a District Centre in the draft LP. Paragraph 2.37 specifically identifies that District Centres “*play(s) an important role providing a range of essential local services*”
- 2.8. Paragraph 5.29 identifies that whilst Ingatestone has relatively good facilities, a modest level of development is envisaged here, due to infrastructure constraints and a lack of suitable sites.
- 2.9. Paragraph 5.78 states that development options for additional retail floorspace are limited in Ingatestone and the strategy for these centres focuses therefore on the reoccupation of vacant units and small scale intensification and extensions.
- 2.10. Accordingly figure 8.5 ‘Retail Land Allocations’ does not include any retail allocation within Ingatestone. There are two allocations in Brentwood; William Hunter Way car park site and The Baytree Centre. There are two further retail allocations at Duton Hills and West Horndon which are proposed as part of their allocation as mixed-use developments.
- 2.11. Figure 7.2 of the draft LP sets out Housing Land Allocations for the plan period. In Ingatestone three sites are proposed for housing:
- Land at Bell Mead, Ingatestone: 16 dwellings
 - Ingatestone Garden centre: 60 dwellings
 - Land adjacent to Ingatestone by-pass (part bounded by Roman Road): 42 dwellings
- 2.12. Figure 8.3 of the draft LP sets out Employment Land Allocations for the LP Period. Site 079C ‘Land adjacent to Ingatestone by-pass (part bounded by Roman Road) is allocated for 2.06ha of employment uses. The draft LP allocated 32.81ha of new employment allocation and identifies 15.39 ha of existing employment sites not previously allocated and 46.03 ha of existing allocated employment land. The total employment area allocated is therefore 94.23ha.

3. EMPLOYMENT LAND SUPPLY AND DEMAND

3.1. Paragraph 2.35 of the draft LP recognises that *“new employment land in the Borough is constrained by its Green Belt location. The current availability of undeveloped allocated employment land is limited.”* This is because 89% of the Borough, and all of its countryside, lies within the Metropolitan Green Belt.

3.2. Paragraph 5.50 states that in addition to B-Class jobs, policies in the draft LP encourage new jobs in other sectors such as retail and commercial leisure.

3.3. Policy 5.3 ‘Job Growth and Employment Land’ therefore states that:

“Provision is made for 5,000 additional jobs to be provided in the Borough over the Plan period at an annual average rate of 250.

Job growth will be distributed primarily through new employment (B-use) allocations but supported by existing employment sites and appropriate redevelopment where appropriate. In addition, other business sectors will support job growth over the Plan period, such as retail, hotel and leisure uses.

Providing for this many jobs will require a total of 32.8 hectares of new employment land. Areas allocated for employment purposes are set out in Policy 8.4 and identified on the Proposals Map.”

3.4. The Brentwood Economic Futures 2015-2030 (December 2014) report identifies that the overall job growth for Brentwood is expected to be between 5,750 and 7,440 and that ‘B’ use class jobs will account for 1,930 – 2,570 of these jobs. The report identifies that for each growth scenario B Class jobs equate to roughly 34% of jobs in all sectors.

3.5. The report suggests that within the ‘B’ use classes the significant growth will be for office-based jobs, with some additional distribution jobs and an anticipated decline in manufacturing jobs.

3.6. High level job capacity analysis has identified that employment sites have the potential to accommodate 5,035 jobs. This is far greater than the maximum anticipated growth of 2,570 jobs within the ‘B’ classes. As such employment land

allocations far exceed the requirements as indicated by all the scenarios for economic growth.

- 3.7. It is recognised that a significant level of provision relates to the delivery of one strategic site – Brentwood Enterprise Park, and that there is some risk associated with the reliance on this site.
- 3.8. Accordingly it must be concluded that there is some flexibility within the proposed land use allocations to facilitate job creation in other employment sectors (i.e. other than B class uses).

4. LOCAL SHOPPING PATTERNS AND RETAIL PROVISION

- 4.1. Ingatestone has been identified as a more traditional village centre which serves both the settlement and surrounding rural catchment area by providing a range of shops and non-retail services. The comparison shopping offer of these centres is focused on lower order day to day products and food and grocery shopping is a key element of the centre's overall attraction.
- 4.2. The BR&CLS concludes, in its Audit of Centres at Appendix 5, that one of the weaknesses of Ingatestone is that its food stores are quite small and do not attract a significant proportion of main and bulk shopping trips.
- 4.3. The above position is further supported by the results of the NEMS Household survey undertaken as part of the BR&CLS which identifies that the existing food stores in Ingatestone attract only a small percentage of available convenience goods (food) expenditure from the local area.
- 4.4. Specifically the Co-op in Ingatestone attracts only 8.2% of the local convenience goods expenditure and the Budgens 9.9% (Table 4, Appendix 2 of the BR&CLS). This market share is very low and represents an unsustainable pattern of shopping with a significant number of trips by private car to large format out of centre food stores further afield.
- 4.5. Ultimately the BR&CLS concludes that there is a limited requirement for further floorspace within Ingatestone over the LP period. That being based on the existing market share however.
- 4.6. Policy 5.4 of the draft LP identifies a requirement for 4,844 sq m (net) of comparison retail floorspace and 3,833 sq m (net) of convenience floorspace to be provided in the Borough over the Plan period. The primary location for new retail growth will be Brentwood Town Centre. New local retail provision will also accompany mixed-use development at Dunton Hills and West Hordon.
- 4.7. Paragraph 5.70 of the draft DP recognises that there is a requirement for 2,954 sq m gross of food and drink (A3-A5) and 1,654 sq m gross of other class A1 service uses up to 2020. No specific provision has been made for these as needs can be met through the planning application process in line with other policies in the Plan.

- 4.8. It is considered that the inclusion of a food store, amongst other things, as part of the land use allocation for this site would increase the market share of Ingatstone and result in a more sustainable pattern of shopping with new linked trips to existing shops which would enhance vitality and viability of the village.

5. THE SDL PROPOSAL AND ASSOCIATED JOB CREATION

- 5.1. It is considered that uses within Use Class A1-A5 (particularly a new food store) would generate a significant number of new jobs, thereby ensuring that employment opportunities are provided within the site.
- 5.2. Homes and Communities Agency 'Employment Density Guide 3rd Edition' (November 2015) sets out the likely number of jobs generated by a use. Using the figures as set out in this document the total number of jobs arising from this proposed development has been calculated, and is set out below. This is set out below as full time equivalent (FTE) jobs.

USE	SIZE	SQ M PER FTE	JOBS CREATED
Foodstore (A1)	1,114 sq m (GIA) 1,002.6* sq m (NIA) (*based on 90% conversion)	15-20	50 - 67
Restaurant/Family Pub (A3)	650 sq m (GIA) 467.6* sq m (NIA) (*based on an 85% conversion)	15 – 20	28 - 37
Office (B1a)	550 sq m (GIA) 467.5* sq m (NIA) (*based on an 85%	8-13	36 - 58

	conversion)		
Care Home (C2)	70 rooms	-	20-30
Total number of jobs created			134 -192

- 5.3. Although the LP makes no estimate as to the quantum of Use Class B floorspace which could be delivered on the site it is apparent that an equivalent density of development in 'B' use classes would deliver a significantly lower number of jobs. A B8 use for example delivers only 1 FTE for every 70-95 sq m of development and a B2 use only 1 FTE for every 36 sq m of development. When compared to retail or restaurant uses which deliver 1 FTE from each 15-20 sq m of development it is clear that the development being proposed will result in a higher job creation.
- 5.4. As such it is identified that the site will provide for a good proportion of jobs, relative to the targets as set out in policy 5.3 of the draft LP.
- 5.5. Paragraph 5.67 of the draft LP identifies that new retail floorspace will, as well as improving the shopping offer to local communities, makes a significant contribution towards employment growth in the Borough.
- 5.6. Chapter 2 of The National Planning Policy Framework (NPPF) 'Ensuring the vitality of town centres' identifies that Planning Policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period. As such paragraph 23 states that local authorities should allocate a range of suitable sites to meet the scale and type of retail and leisure development needs and that these are met in full and not compromised by limited site availability. Where suitable and viable town centre sites are not available Local Planning Authorities should allocated appropriate edge of centre sites for main town centres and if these are not available then accessible locations that are well contacted to the town centre.
- 5.7. The BR&CLS 2014 states that development options for additional retail floorspace are limited and as such suggests that the future strategy for these centres should

focus on the reoccupation of vacant units and small scale intensification and extensions.

- 5.8. The proposal to not allocate land for retail development in Ingatestone is contrary to the principles set out in the NPPF to ensure that the local economy is not constrained and potential investment is not diverted elsewhere or lost.
- 5.9. Development of this scale is appropriate to the needs of the settlement and its role as a village service centre. This proposal presents the opportunity to meet the retail needs of the residents in Ingatestone and provide a more sustainable pattern of shopping as well as strengthen and support Ingatestone's role as a District Centre and meet the need for job growth in the District.
- 5.10. Moreover paragraph 7.73 of the draft LP recognises the benefits of a mixed use development and states:
- “the benefits of mixed use are widely recognised. Locating a variety of land uses close together, such as retail, employment, leisure and residential, contributes to the vitality and vibrancy of centres, reduces the need to travel and enhances community safety.*
- 5.11. Policy SO1 also seeks to direct development growth to the Borough's transport corridors and urban areas in locations well served by existing and proposed local services and facilities. Paragraph 6.4 of the draft DP states that the growth strategy directs new housing and employment development to larger settlements and sustainable transport corridors, well served by public transport. As such Policy 6.1 'Sustainable Development' reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework and Policy 6.2 'Managing Growth' seeks to make the best use of land within existing settlements, allocate sites will regards to the settlement hierarchy and role of key settlements and the need to achieve a better balance of jobs, services, facilities and homes.
- 5.12. Ingatestone, as a District Centre, is recognised as having good transport links. The settlement has one of the four train stations in the District and is located alongside the A12 corridor, which connects into the M25. The settlement is sustainably located and its allocation as a tier two settlement in the settlement hierarchy is reflective of this.

- 5.13. Allowing for additional mixed use development on this site would be in accordance with both Local and National Planning Policy which seeks to focus growth in sustainable locations which are well connected and accessible by non-car modes of transport. The proposal will achieve a better balance between jobs, homes and facilities and ensure that Ingatestone remains a sustainable settlement which is meeting its day-to-day needs.
- 5.14. Policy 8.1 'Strong and Competitive Economy' states that the Council and its partners will seek to maintain high and stable levels of local economic growth, enabling the Borough's economy to diversify and modernise through the growth of existing business and the creation of new enterprises. Support will be given to proposals that secure job growth with 'high value' business and retail.
- 5.15. Strategic Objective (SO) 4 seeks to foster a prosperous, vibrant and diverse local economy by attracting new commercial investment in order to maintain high and stable levels of economic and employment growth.
- 5.16. The proposal to widen the allocation of uses on this site will meet both of these aims.
- 5.17. SO6 seeks to promote and encourage the continued success of Brentwood Town Centre and local centres to provide a high quality public realm and mixed use development.
- 5.18. The proposal will neither impact on the existing vitality and viability of Brentwood Town Centre nor compromise the Council's ambitions to sustain the success and deliver additional retail development in this centre.

6. DELIVERABILITY

Highways

- 6.1. **Connect Consultants** have undertaken an **Initial Site Appraisal** which is attached at **Appendix 3**. The report recognises that the site is connected to the local pedestrian network and within easy walking distance of a large number of residential dwellings within Heybridge and Ingatestone as well as easily accessible by public transport.
- 6.2. The proposal envisages vehicular access to the site from B1002 Roman Road using a proposed priority junction c80m to the west of the B1002 Roman Road/Roman Road junction. The access is intended to include a ghost island right turn in to the proposed site, and to provide a wider right turn land. The proposal site abuts the public highway, and so the proposed widening along the site frontage is deliverable within the public highway and land in the applicant's control.
- 6.3. The site will be served by a total of 170 car parking spaces, which is an appropriate level of provision for the scale of development and sustainable location of the site.
- 6.4. As such the site is sustainably located and the highways arrangements are acceptable and deliverable. As such there are no highway issues with regards to allocating this site for a wider range of uses.

Flood Risk and Drainage

- 6.5. **Pinnacle Consulting Engineers** have provided a letter of support in respect of flood risk and drainage provision for the site which is attached at **Appendix 4**. It identifies that the whole site lies within Flood zone 1, with a low risk of flooding and no history of flooding. The site poses no risk to users further down the catchment.
- 6.6. The use of SUDS in the design of the development would reduce the surface water run-off from the proposed development in accordance with current best practice, local Lead Local Flood Authority (LLFA) requirements and provide betterment to those downstream.

- 6.7. The site lends itself to drainage towards the southeast corner. The drainage would connect into the network of adopted sewers and from there discharge to the River. The on-site system would be fully SUDS designed to reduce the run-off to less than the current Greenfield run-off, thereby providing betterment over the existing situation, connecting into the existing network without adding any increased loading in terms of rates and intensity of discharge. This would be agreed with the LLFA and water board as part of the detailed design.
- 6.8. In terms of foul drainage we are not aware of any capacity issues in the local sewer. The foul discharge would be a pumped system which comply with current standards and building regulations and would, where required involve on site storage to discharge during off-peak times.
- 6.9. As such there is no evidence to suggest that matters pertaining to flood risk or drainage represent an impediment to the allocation or future use of the site for the purposes proposed.

Noise

- 6.10. **Sharps Redmore** have carried out an **Environmental Noise Assessment** to support the proposed use of the land and this is attached at **Appendix 5**.
- 6.11. A survey of existing noise levels was carried out on 26 October 2016 over a 3 hour period at a monitoring location adjacent to the Ingatestone Bypass. Using these survey results the daytime and night time noise levels for the site were calculated.
- 6.12. The survey identified that the site could be developed with mitigation. Likely mitigation could include screening in the form of an earth bund or acoustic fence along the western boundary of the site, consideration of the layout and design of the building (i.e. acoustic glazing and mechanical ventilation) and the use of the building envelope to ensure that internal noise levels meet the criteria in BS 8233.
- 6.13. Noise from the A12 is therefore not considered to be a constraint on future use of the site in part as a residential care home, as mitigation measures can be put in place to ensure that the road noise from the A12 does not cause significant adverse harm on the health and quality of life of future residents.

- 6.14. Furthermore it is recognised that land to the south of the site is being proposed for residential allocation. The site is considered suitable for this development in terms of noise and vibration level. The Noise report, completed by Cass Allen on behalf of Cala Homes and submitted in support of allocation of this land identified that the development could meet acceptable internal noise levels in habitable rooms and in line with guidance in BS8233, the lowest practicable external noise levels will be achieved in external amenity areas.

Ecology

- 6.15. **Delta Simons** have undertaken a site visit and provided an initial statement regarding ecological potential of the site which is enclosed at **Appendix 6**.
- 6.16. The email identifies that the site is comprised of fallow land that has been scrubbed over to varying degrees across the Site.
- 6.17. There are a number of oak trees around the perimeter of the Site, which give the species are considered to be of ecological value and it is recommended that they are retained as part of a future development.
- 6.18. There are no statutory designated sites within a 2km radius of the Site. The closest Site of Special Scientific Interest (SSSI) or Risk Impact Zone is over 5km away and the closest ancient woodland is 700m away. As such there would be no adverse impacts upon these as a result of the proposal.
- 6.19. Whilst further survey work is required to determine the potential of the site to support protected species, for example roosting bats, it is considered that these could be easily mitigated by the proposal.
- 6.20. There are no ponds on or with connectivity to the Site within 500m to support breeding GCN's and as such these are not considered to be present on the Site.
- 6.21. The extent of scrub at the Site means that there is not the mosaic of habitats that reptiles require to thrive. However a method statement to clear certain areas could be implemented if required.

- 6.22. Whilst a comprehensive ecological survey would be required for the site, it is not envisaged that there would be any considerable ecological constraints to the development of the site.

Landscape and Visual Impact

- 6.23. **Aspect Landscape Planning** have undertaken a **Landscape and Visual Impact Assessment** which has assessed the ability of the site to integrate future development and this is enclosed at **Appendix 7**.
- 6.24. The site is identified as comprising patches of overgrown rough grassland and enclosed by established scrubland and dense native tree hedges. In the northern part, the site comprises an area of overgrown vegetation where scattered young trees have developed. To the east of the site the vegetation structure separates visually and physically the site from the nearby residential area.
- 6.25. The internal components of the site are identified as offering little in the way of landscape value, however the more established vegetation structure along the boundaries provides a high degree of containment and visual separation from Roman Road (B1002).
- 6.26. The landscape quality of the site is influenced by its proximity to the A12 to the west and by the existing urban edge to the south and east, detracting from the remoteness and tranquillity of the site.
- 6.27. The application site is distinctly separate from the wider Green Belt and Special Landscape Area designations and there are no features associated with the site that are considered rare or representative in landscaping terms.
- 6.28. The context of the immediate site setting is already characterised by the neighbouring built form associated with Ingatestone. To the north and to the east, the site localised setting is already largely developed and located within an urbanised landscape. The existing vegetation located on the site boundaries restricts views into the application site from the road and public footpaths surrounding it and affords a strong degree of separation and visual containment.

- 6.29. The proposed development of the site would be perceived within the context of existing residential properties, road corridors and other urbanising features. The use of a considered and appropriate palette of materials, which have been informed by the local vernacular will ensure that the proposed development can be integrated into its setting.
- 6.30. It is therefore identified that the proposed development of the site for a sensitively designed mixed-use can be integrated without significant harm to the existing landscape character of the site and its localised and wider setting.
- 6.31. As the site is well related to the existing urban edge, it is considered that the development of the site would constitute a logical addition to Ingatestone and the use of the site for a mixed use development can be supported from a landscape and visual context.

Heritage Assessment

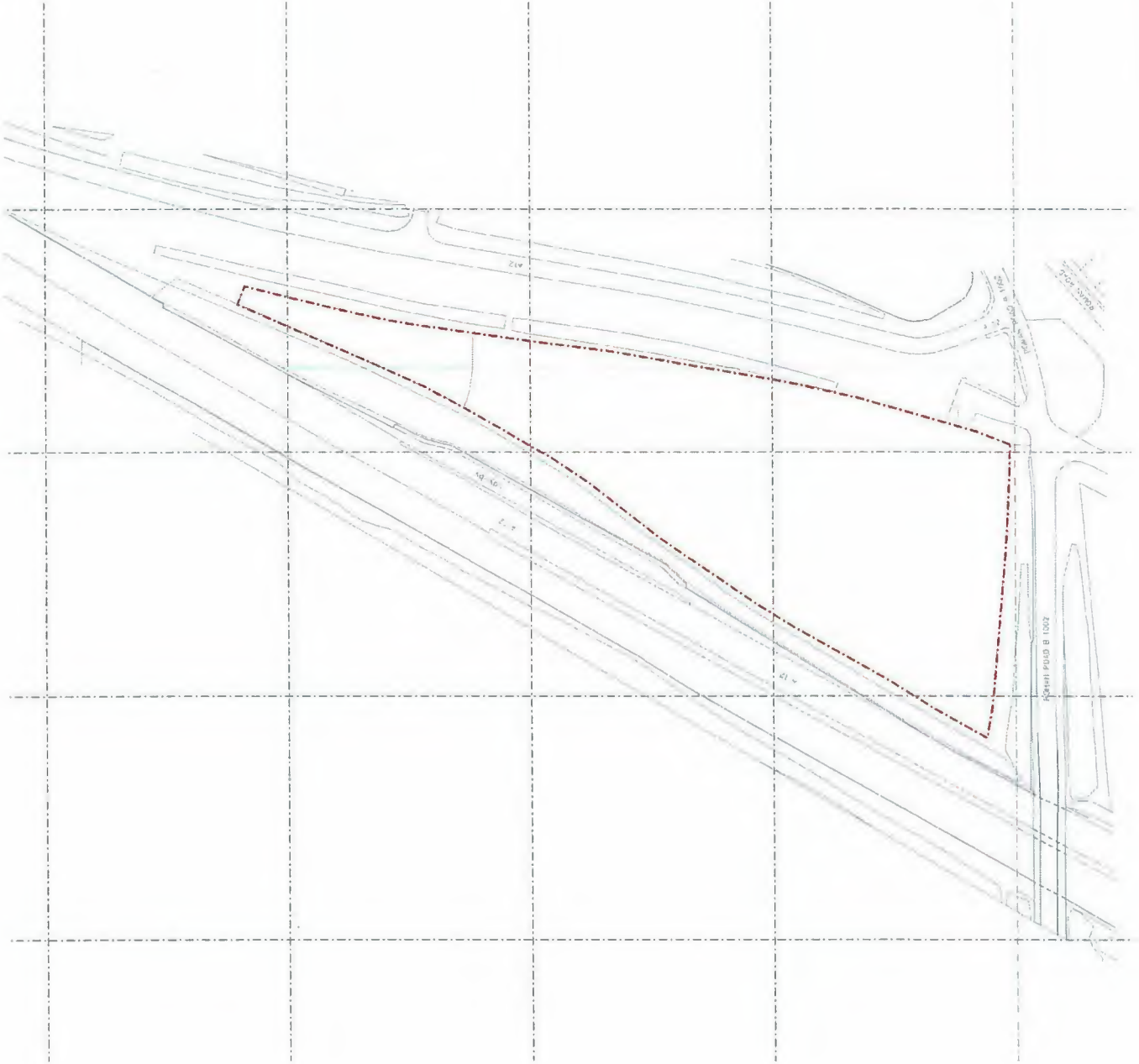
- 6.32. **Cotswold Archaeology** have undertaken a **Heritage Appraisal** which is attached at **Appendix 8**. This assessment has established that development within the Site would not change the setting or affect significantly the majority of the designated heritage assets located within the environs of the Site, including most of the Listed Buildings, Conservation Areas in Ingatestone High Street and Fyerning and the Scheduled Monuments. In all instances this is due to a combination of the distance between the individual assets and the Site and the intervening built form, topography and vegetation.
- 6.33. Within the surroundings of the site a level of Roman activity has been indicated by findspots and the presence of a Roman Road. It appears from the medieval period onwards the Site is likely to have formed part of the agricultural hinterland of Ingatestone, with the potential for archaeology likely associated with farming activities.
- 6.34. However, based on the heritage appraisal it is considered unlikely for any highly significant remains to be present within the Site.

7. CONCLUSION

- 7.1. The site presents an opportunity to provide sustainable development over the LP period both providing a significant number of new jobs and improving the range of services and facilities accessible to residents of the village and the immediate rural hinterland.
- 7.2. It is considered that the site can be integrated with the existing built form of the settlement without significant harm to the wider landscape setting as has been recognised by the local planning authority with regard to its removal from the Green Belt.
- 7.3. We hope the above and attached provide a useful evidence base for the Local Planning Authority and we welcome continued engagement as the plan progresses to the next stage of consultation.

APPENDIX 1

The drawing is a copyright and no portion should be used without consent.
No dimensions are to be scaled off this drawing. All dimensions are to be verified on site.



PROJECT	ROMAN ROAD B 1002, INGATESTONE
DRAWING TITLE	SITE LOCATION PLAN
CLIENT	SIMONS DEVELOPMENTS
DATE	Aug 2016
SCALE	1:1250 @ A2
DRAWING No.	5597-132-100
PROJECT LEADER	SJD



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APPENDIX 2

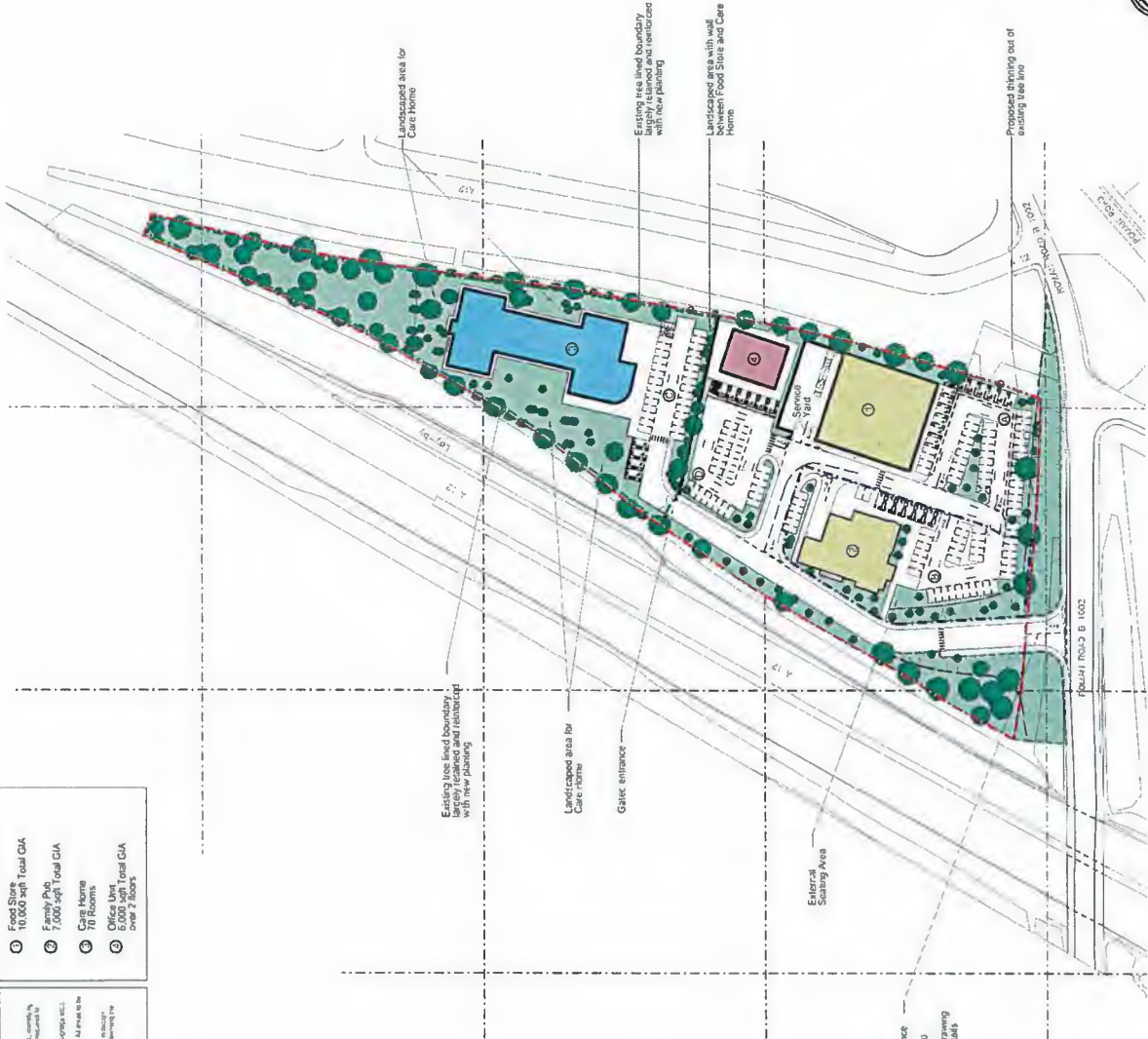
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No dimensions are to be scaled off this drawing. All dimensions are to be verified on site.

NOTE
Topographical and site survey data used in this drawing are the responsibility of the client. It is the responsibility of the client to ensure that the data is accurate and that the site is suitable for the proposed development. The client is responsible for obtaining all necessary planning and building consent. The client is also responsible for ensuring that the site is suitable for the proposed development. The client is also responsible for ensuring that the site is suitable for the proposed development.

Proposed new walls with fence and landscaping to be provided for the site. The client is responsible for providing the necessary details for the proposed development. The client is also responsible for ensuring that the site is suitable for the proposed development.

Additional remarks: All dimensions are to be verified on site. The client is responsible for ensuring that the site is suitable for the proposed development. The client is also responsible for ensuring that the site is suitable for the proposed development.

1	Food Store	10,000 sqft	Total GIA
2	Family Pub	7,000 sqft	Total GIA
3	Care Home	70 Rooms	
4	Office Unit	6,000 sqft	Total GIA
5	Over 2 Floors		



Design Proposal

Food Store (1)	1114 m ² GIA 12,000 sqft GIA
Car parking A spaces	40 spaces
Disabled spaces	6 disabled spaces
Parent & Child	6 spaces
Total spaces	52 spaces
Trolley Bays	1 Trolley Bays
Family Pub (2)	650 m ² GIA 7,000 sqft GIA
Car parking B spaces	42 spaces
Disabled spaces	6 disabled spaces
Total spaces	48 spaces
Care Home (3)	70 Rooms
Car parking C spaces	30 spaces
Disabled spaces	4 disabled spaces
Total spaces	34 spaces
Office Unit (4)	500 m ² GIA 6,000 sqft GIA
Car parking D spaces	30 spaces
Disabled spaces	6 disabled spaces
Total spaces	36 spaces

1. All dimensions are to be verified on site.
2. All dimensions are to be verified on site.
3. All dimensions are to be verified on site.
4. All dimensions are to be verified on site.

Scale: 1:1250 @ A2
Date: 11.02.16
Project Leader: SJD
Drawing No.: 5597/132-009-04

FEASIBILITY

INDICATIVE ONLY

PROJECT: ROMAN ROAD B 1002, INGATESTONE
DRAWING TITLE: SCHEME OPTION 9 SITE PLAN
CLIENT: SIMONS DEVELOPMENTS
DATE: 11.02.16 PROJECT LEADER: SJD
SCALE: 1:1250 @ A2
DRAWING NO.: 5597/132-009-04



0 North Arrow
0 North Arrow
0 North Arrow

Proposed new walls with fence and landscaping to be provided for the site. The client is responsible for providing the necessary details for the proposed development. The client is also responsible for ensuring that the site is suitable for the proposed development.

Additional remarks: All dimensions are to be verified on site. The client is responsible for ensuring that the site is suitable for the proposed development. The client is also responsible for ensuring that the site is suitable for the proposed development.

Scale: 1:1250 @ A2
Date: 11.02.16
Project Leader: SJD
Drawing No.: 5597/132-009-04

FEASIBILITY

INDICATIVE ONLY

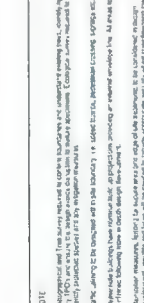
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Site Plan



10000 sqft
7000 sqft
70 Rooms
6000 sqft
Over 2 Floors

1114 m² GIA
12,000 sqft GIA
40 spaces
6 disabled spaces
6 spaces
52 spaces
1 Trolley Bays
650 m² GIA
7,000 sqft GIA
42 spaces
6 disabled spaces
48 spaces
70 Rooms
30 spaces
4 disabled spaces
34 spaces
500 m² GIA
6,000 sqft GIA
30 spaces
6 disabled spaces
36 spaces

APPENDIX 3

SIMONS DEVELOPMENTS LIMITED

LAND NORTH OF B1002 ROMAN ROAD, INGATESTONE - INITIAL SITE APPRAISAL

25TH OCTOBER 2016

About Connect Consultants

Connect Consultants is an independent BSi ISO 9001:2008 accredited company specialising in highways and transportation. We have a proven track record working with Simons Developments on numerous schemes throughout the UK.

Initial Transport Review

We understand that the site is currently agricultural land, with a direct access to the B1002 Roman Road, located c40m to the west of the A12 southbound off slip/B1002 Roman Road junction.

Simons' proposals envisage a mixed use development comprising the following elements:-

- A 1,114 sq.m. food retail unit.
- A 650 sq.m. family public house.
- A 70 room care home.
- A 550 sq.m. Office Unit.
- A total of 170 car parking spaces.
- Vehicular access will be from B1002 Roman Road, in the form of a T-junction, c80m to the west of the B1002 Roman Road / Roman Road junction.

The site context is shown at **Inset 1** below.

Inset 1 – Site Context

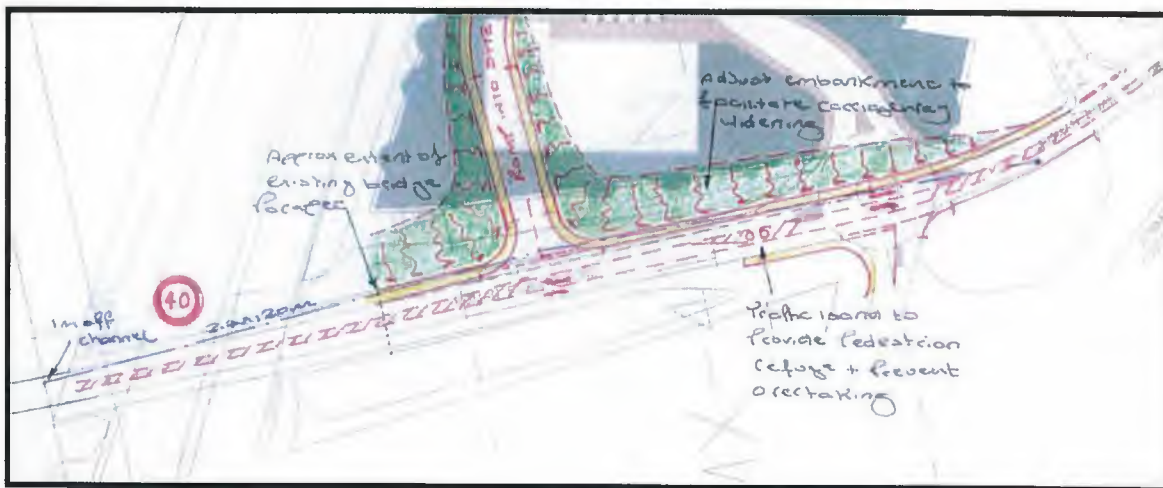


The site is connected to the local pedestrian network and is located within easy walking distance of a large number of residential dwellings within Heybridge and Ingatestone; this is beneficial in terms of sustainable travel opportunities.

B1002 Roman Road is a bus route and there are bus stops located approximately 150m to the north east of the site which are served by two buses per hour in each direction. This means that the site is easily accessible by public transport which is also beneficial in terms of sustainable access.

The proposals envisage vehicular access to the site from B1002 Roman Road using a proposed priority junction c80m to the west of the B1002 Roman Road / Roman Road junction. The access is intended to include a ghost island right turn lane in to the proposal site, and to provide a wider right turn lane at the B1002 Roman Road / Roman Road junction. B1002 Roman Road is subject to a 40 mph speed limit in the vicinity of the site access. The broad arrangement being considered is shown at **Inset 2**.

Inset 2 – Potential Site Access Arrangements



We understand that the proposal site abuts the highway boundary, and so the proposed widening along the site frontage is deliverable within the public highway and land within the applicant's control. There is a c2m level difference between the B1002 Roman Road and the site, and this can be accommodated by the access road providing a suitable gradient. The drawing above indicates areas to be used for embankments within the site; this will be explored in detail as the proposals progress.

The site will be served by a total of 170 car parking spaces which is an appropriate level of provision having regard to the location of the site and the scale of the development.

Cycle parking facilities will be provided in accordance with local standards.

The site car park will also accommodate service vehicles for the public house and care home which will arrive and depart in forward gear. A dedicated service yard will be provided for the food retail unit which will share vehicular access with the car park. This will provide a workable arrangement which minimises land take, and which is commensurate with the likely level of servicing to a development of this scale.

APPENDIX 4

Mr. Paul Brailsford
Freeths LLP
Cumberland Court,
80 Mount Street,
Nottingham
NG1 6HH

28 October 2016

Reference: CE16-317

Dear Mr Brailsford,

Roman Road, Ingatestone

We understand that Simons Developments are seeking permission to develop a site in Ingatestone for a Care Home, Food Store, Family Pub and Offices. This letter is in support of the required planning permission in terms of flood risk and drainage provision for the proposal.

In terms of flooding, the whole site lies within Flood Zone 1, with a low risk of flooding and with no history of flooding. After reviewing the site conditions, it is not at risk flooding and poses no risk to users further down the catchment. The use of SUDS in the design of the development would reduce the surface water run-off from the proposed development in accordance with current best practice, local LLFA requirements and provide betterment to those downstream.

In terms of surface water drainage, the falls of the site lend themselves favourably to draining towards the southeast corner of the site. From there we are suggesting the drainage would be pumped along the adopted highway to adopted MH 1752. This would then connect into the network of adopted sewers, 300mm in diameter and eventually discharge to River in a southerly direction through the adopted network. The on-site system would be fully SUDS designed to comply with current standards and LLFA requirements to reduce the run-off to less than the current greenfield run-off to provide betterment over the existing situation, connecting into the existing network without adding any increased loading in terms of rates and intensity of discharge. This would be agreed with the LLFA and the water board as part of the detailed design.

Regarding foul water disposal, the falls of the site lend themselves favourably to falling towards the southeast corner of the site. From there we are suggesting the drainage would be pumped along the adopted highway to adopted MH 1702, in a common trench with the surface water. This would then connect into the network of adopted sewers, 225mm in diameter, and discharge to adopted

PINNACLE


CONSULTING ENGINEERS

foul network in a southerly direction. The on-site system would be designed to comply with current standards and building regulation requirements. This may involve some on site storage to discharge to the adopted sewer during off peak times if any capacity issues were to be highlighted by the water authority during the detailed design process.

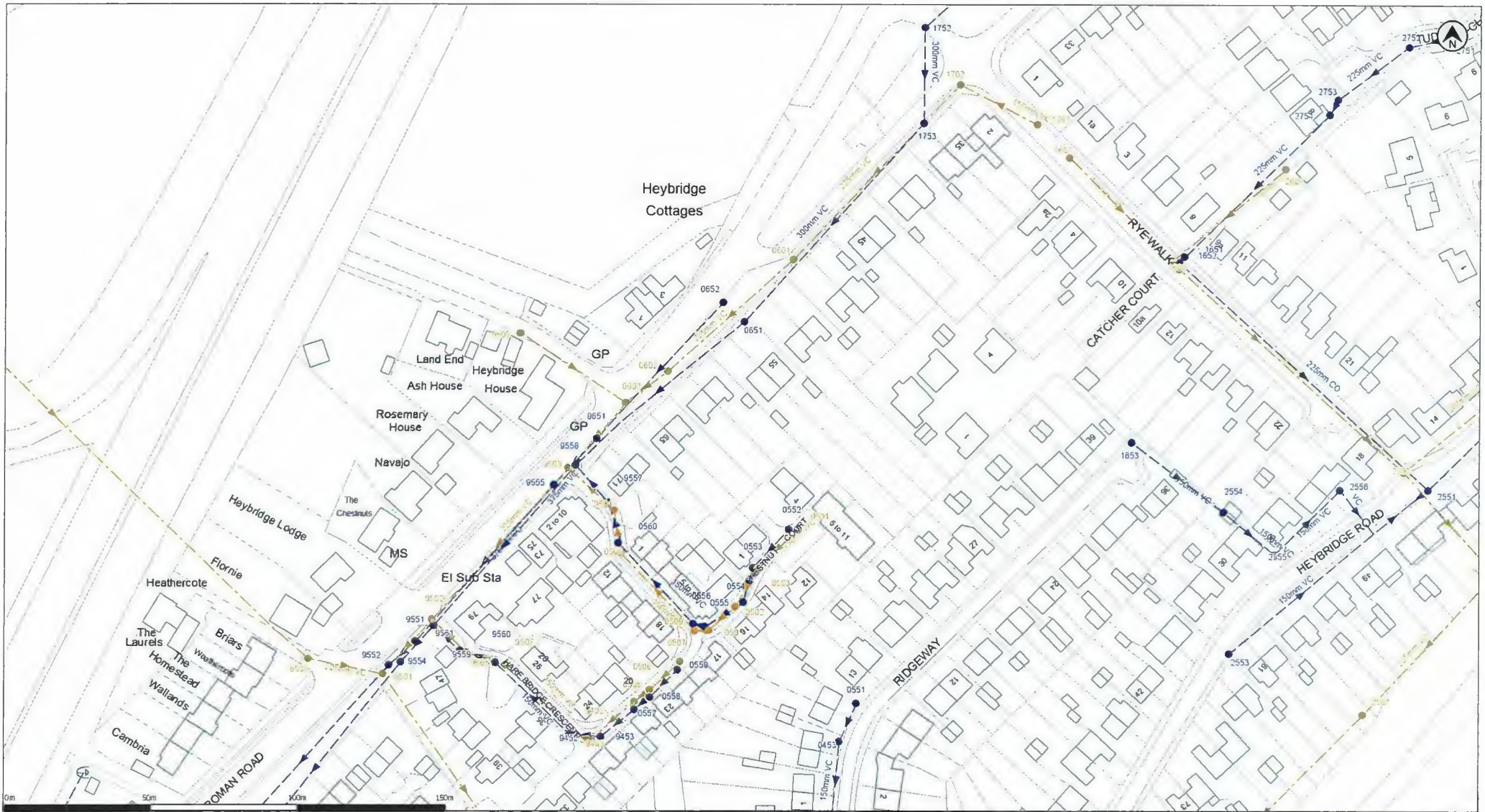
We are not aware of any capacity issues in the local sewers that would prevent discharge into them from the proposed development subject to a s106 agreement with Thames Water. In the unlikely event that there were capacity issues with the existing sewers, we would work with Thames water to increase capacity as part of the detailed design and approval process.

In summary, there is no evidence to suggest that matters pertaining to flood risk or drainage represent an impediment to the allocation or future use of the site for the purposes proposed.

Yours sincerely,



Jawsy Jabbar
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M: 07920 721332
T: 01707 527630



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Foul Sewer		Outfall	
Surface Sewer		(Colour denotes effluent type)	
Combined Sewer		Inlet	
Final Effluent		(Colour denotes effluent type)	
Rising Main		Manhole	
(Colour denotes effluent type)		(Colour denotes effluent type)	
Private Sewer		Sewage Treatment Works	
(Colour denotes effluent type)		Pumping Station	
Decommissioned Sewer			
(Colour denotes effluent type)			

jocelyn.g@ukpinnacle.com
Ingatestone 2





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Date: 25/10/16

Scale: 1:1250

Map Centre: 564012,198879

Data updated: 31/08/16

Our Ref: 202619 - 1

Wastewater Plan A3

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Foul Sewer		Outfall	
Surface Sewer		(Colour denotes effluent type)	
Combined Sewer		Inlet	
Final Effluent		(Colour denotes effluent type)	
Rising Main		Manhole	
Private Sewer		(Colour denotes effluent type)	
Decommissioned Sewer		Sewage Treatment Works	
(Colour denotes effluent type)		Pumping Station	

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Ingatestone 1





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This plan is provided by Anglian Water pursuant to its obligations under the Water Industry Act 1991 sections 198 or 199. It must be used in conjunction with any search results attached. The information on this plan is based on data currently recorded but position must be regarded as approximate. Service pipes, private sewers and drains are generally not shown. Users of this map are strongly advised to commission their own survey of the area shown on the plan before carrying out any works. The actual position of all apparatus MUST be established by trial holes. No liability whatsoever, including liability for negligence, is accepted by Anglian Water for any error or inaccuracy or omission, including the failure to accurately record, or record at all, the location of any water main, discharge pipe, sewer or disposal main or any item of apparatus. This information is valid for the date printed. This plan is produced by Anglian Water Services Limited (c) Crown copyright and database rights 2016 Ordnance Survey 100022432. This map is to be used for the purposes of viewing the location of Anglian Water plant only. Any other uses of the map data or further copies is not permitted. This notice is not intended to exclude or restrict liability for death or personal injury resulting from negligence.

Foul Sewer		Outfall	
Surface Sewer		(Colour denotes effluent type)	
Combined Sewer		Inlet	
Final Effluent		(Colour denotes effluent type)	
Rising Main		Manhole	
(Colour denotes effluent type)		(Colour denotes effluent type)	
Private Sewer		Sewage Treatment Works	
(Colour denotes effluent type)		Pumping Station	
Decommissioned Sewer			
(Colour denotes effluent type)			

jocelyn.g@ukpinnacle.com
Ingatstone 2



APPENDIX 5



Reference: Roman Road B1002, Ingatestone

Project No: 1616499

Date: 27 October 2016

Technical Note

Re: Noise Assessment

1.0 Introduction

- 1.1 Sharps Redmore have been instructed to carry out an environmental noise assessment for land north of Roman Road, Ingatestone as shown in Figure 1 below:

Figure 1: Site Location



- 1.2 The site is bordered by the A12, Ingatestone By-pass which runs along the western boundary of the site. The purpose of this note is to consider the impact of noise from the A12 on any possible redevelopment of the northern part of the as residential care home.
- 1.3 Section 2.0 of the report takes into account national policy aims within the National Planning Policy Framework (NPPF) and guidance contained within BS 8233:2014 Guidance on sound insulation and noise reduction for buildings.

2.0 Acceptance of SBA June 2009 Survey Results

National Policy

- 2.1 The National Planning Policy Framework (NPPF), March 2012, sets out the Government's planning policies for England and "these policies articulate the Government's vision of

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Directors: T. Redman, BEng, MSc, FRCMCA, FRCGS, BA, FRC, CEM, MSc, CE Eng, MSc, MSc, A & T. M. Jones, BSc, MSc



sustainable development.” In respect of noise, Paragraph 123 of the NPPF states the following:

“Planning policies and decisions should aim to:

- *avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development;*
- *mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions;*
- *recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established; and*
- *Identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.”*

2.2 The NPPF reinforce the March 2010 DEFRA publication, “Noise Policy Statement for England” (NPSE), which states three policy aims, as follows:

“Through the effective management and control of environmental, neighbour and neighbourhood noise within the context of Government policy on sustainable development:

- *avoid significant adverse impacts on health and quality of life;*
- *mitigate and minimise adverse impacts on health and quality of life; and*
- *where possible, contribute to the improvement of health and quality of life.”*

2.3 Following revocation of Planning Policy PPG 24: Planning and Noise and the Noise Exposure Categories contained within the document, there is an absence of objective standards within government policy to determine the suitability of land for residential use. However it is possible to apply objective standards to the assessment of noise and the design of new dwellings to ensure noise from existing sources do not cause significant adverse impact on the health and quality of life in accordance with national policy. Such guidelines are contained within BS 8233:2014 Guidance on sound insulation and noise reduction for buildings.

2.4 BS 8233 recommends the following internal noise standards:

BS 8233:2014 Table 4 – Indoor ambient noise levels for dwellings			
Activity	Location	0700 to 2300	2300 to 0700
Resting	Living room	35 dB $L_{Aeq,16hour}$	-
Dining	Dining room/area	40 dB $L_{Aeq,16hour}$	-
Sleeping (daytime resting)	Bedroom	35 dB $L_{Aeq,16hour}$	30 dB $L_{Aeq,8hour}$

2.5 At this stage the proposal is for a strategic allocation in the emerging local plan. It is therefore necessary to establish design principles in relation to any constraints that may determine the proposed .

2.6 As referred to above PPG 24 introduced the use of Noise Exposure Categories (NECs) which were widely used in planning for residential sites. Whilst out of date, in that they only considered external noise levels without development, the NEC's were of particular use in establishing "zones" on large sites where development could be acceptable with mitigation, or where development would not usually be acceptable. SR has taken the NEC's and developed it to take into account the design standards in BS 8233 which is based on achieving acceptable internal noise levels.

DAYTIME

Level Free-Field)	Advice	Rationale
< 50 dB $L_{Aeq, 16Hr}$	Acceptable in all senses, no mitigation required	WHO level below which there is no moderate annoyance. 15 dB reduction for open window = 35 dB in living room.
50 – 60 dB $L_{Aeq, 16Hr}$	Standard construction and solid garden fencing will achieve acceptable levels. No special mitigation required, but layout should be considered to minimise exposure to less than 55 dB where possible	Standard double glazing would reduce top end level to 30 to 35 in living rooms. 5 to 10 dB reduction may be possible by solid garden fences to achieve garden target levels of 50 to 55 dB - WHO level below which there is no serious annoyance. 15 dB reduction from that for open window would give 40 dB (BS 8233 "Reasonable") inside (i.e. 5 dB flexibility).
60 – 70 dB $L_{Aeq, 16Hr}$	Mitigation required - consider layout and room arrangement to minimise exposure. Acoustic glazing and ventilation likely at the higher end of the band and gardens may need to be shielded by the built form of the	Layout to shield gardens to achieve 55 dB ought to be possible with care. 40 dB loss from acoustic glazing would achieve target levels inside.

	development where possible.	
> 70 dB L _{Aeq, 16 Hr}	Avoid houses or gardens in this area as far as possible, unless mitigation via bunding or high acoustic screening to the site boundary is available.	>15 dB screening to gardens is required and this is probably the most achievable from the built form (i.e. screening gardens by arrangement of the buildings). At >70 dB externally, it will be difficult to achieve internal targets without special acoustic systems.

2.7 Of primary concern at night would be peak noise levels from road traffic.

NIGHT TIME

Level (Free-Field)	Advice	Rationale
< 60 dB L _{AMAX}	Acceptable in all senses, no mitigation required	15 dB reduction for open window = 30 dB L _{Aeq} and 45 dB L _{AMAX} in bedroom.
60 – 70 dB L _{AMAX}	Standard construction. No special mitigation required, but layout should be considered to minimise exposure to less than 50 dB L _{Aeq} and 60 dB L _{AMAX} where possible.	Standard double glazing would reduce top end level to less than 30 dB L _{Aeq} and 45 dB L _{AMAX} in bedrooms. 15 dB reduction for open window from 50 dB L _{Aeq} external would give 35 dB (BS 8233 "Reasonable") inside (i.e. 5 dB flexibility). Similarly from 60 dB L _{AMAX} to achieve 45 dB L _{AMAX} internally.
70 – 80 dB L _{AMAX}	Mitigation required - consider layout and room arrangement to minimise exposure. Acoustic glazing and ventilation likely at the higher end of the band.	At the top end, 40 dB loss from acoustic glazing would achieve target levels inside.
> 80 dB L _{AMAX}	Avoid houses in this area as far as possible, unless mitigation via bunding or high acoustic screening to the site boundary is available.	At >70 dB L _{Aeq} /80 dB L _{AMAX} externally, it will be difficult to achieve internal targets without special acoustic systems.

3.0 Noise Survey Results

3.1 A survey of existing noise levels was carried out a location as shown in Fig 1 below on 26th October 2016. The monitoring location is shown in Figure 2 below:

Fig 2: Monitoring Location



3.2 Measurements taken during the day-time were specifically over a 3 hour period allowing for an assessment of the $L_{A10,18hr}$ level in accordance with the 'shortened measurement' procedure incorporated in the 'Calculation of Road Traffic Noise (CRTN)'.

$$L_{A10,18hr} = \text{Average } L_{A10} \text{ (over 3 hours)} - 1 \text{ dB}$$

3.3 The advice contained within the local policy is in terms of $L_{Aeq,16hr(\text{free-field})}$. The $L_{A10,18hr}$ can be converted into a $L_{Aeq,18hr}$ by subtracting 3 dB and into a $L_{Aeq,16hr}$ by adding 1 dB as follows:

$$L_{Aeq,16hr(\text{free-field})} = L_{A10,18hr(\text{free-field})} - 3 \text{ dB} + 1 \text{ dB}$$

3.4 The results of the survey in terms of L_{Aeq} , L_{Amax} , L_{A10} and L_{A90} are shown below. Definitions of the parameters can be found in Appendix A to this report.

Table 3.1: Summary of noise results

Time	$L_{Aeq,15min}$	$L_{A90,15min}$	$L_{A10,15min}$	L_{Amax}
14:35	66.6	64.6	68	69.9
15:30	67.5	64.5	69.3	71.9
16:15	68.1	61.4	68.5	71.1

3.5 Using the above survey results the noise daytime and night time free-field calculated $L_{Aeq16hr}$ and L_{Amax} noise levels at the site have been calculated.

■ Daytime, $L_{Aeq16hr} = 65.6$ dB

■ Night time $L_{Amax} = 71$ dB

3.6 In terms of both daytime and night time noise levels the site is within Zone 3 'Site could be developed with mitigation.' The likely mitigation measures could include screening in the form of an earth bund/acoustic fence along the western boundary of the site, consideration of the layout and design of the building and the use of building envelope i.e acoustic glazing and alternative means of ventilation, to ensure that internal noise levels meet the criteria in BS 8233.

4.0 Conclusion

4.1 Taking into account existing noise levels it is concluded that the site at Roman Road, Ingatestone can be developed for use as residential care home subject to mitigation measures without noise from road traffic on the A12 causing significant adverse harm on health and quality of life of future residents (NPPF paragraph 123).

4.2 Noise from the A12 is therefore not considered to be a constraint on future use of the site as a residential care home.

Appendix A: Guide to Acoustic Terminology

Ambient noise:

The totally encompassing sound in a given situation at a given time. Most often described in terms of the index L_{AeqT} .

Atmospheric absorption:

The excess acoustic attenuation, over and above that caused by distance attenuation, due to the interaction of an acoustic wave with air molecules.

A-weighting:

A frequency weighting which differentiates between sounds of different frequency (pitch) in a similar way to the human ear. Units may be denoted as dB(A) or as sound pressure levels L_{pA} in dB. A change of 3 dB(A) is the minimum perceptible under normal conditions, and a change of 10 dB(A) corresponds roughly to halving or doubling the loudness of a sound.

Background noise:

See L_{A90} .

Correction (for characteristic features of noise source):

A 5 dB penalty applied to the specific noise level if the noise being assessed “contains a distinguishable, discrete continuous note”, contains “distinct impulses”, or is “irregular enough to attract attention” (ref BS 4142:1997).

Decibel (dB):

A unit of level derived from the logarithm of the ratio between the value of a quantity and a reference value. It is used to describe the level of many different quantities. For sound pressure level the reference quantity is 20 μ Pa, the threshold of normal hearing is in the region of 0 dB, and 140 dB is the threshold of pain. A change of 1 dB is only perceptible under controlled conditions.

Façade noise level:

The noise level adjacent to the façade of a building, usually at a distance of 1 metre.

Free-field noise level:

The noise level away from the façade of a building or other structure.

Hertz (Hz):

Unit of frequency, equal to one cycle per second. Frequency is related to the pitch of a sound.

L_{A10T} : The A weighted level of noise exceeded for 10% of the specified measurement period, T. It gives an indication of the upper limit of fluctuating noise such as that from road traffic. $L_{A10,18hr}$ is the arithmetic average of the 18 hourly $L_{A10,1hr}$ values from 0600 hrs to 2400 hrs.

L_{A90T} : The A weighted noise level exceeded for 90% of the specified time period, T. In BS 4142:1997 it is used to define background noise level.

L_{AeqT} : The equivalent continuous sound level - the sound level of a notionally steady sound having the same energy as a fluctuating sound over a specified measurement period, T. This period is taken to be 16 hours (0700 hrs to 2300 hrs) and 8 hours (2300 to 0700 hrs) to describe day and night, in PPG 24 L_{AeqT} is used to describe many types of noise and can be measured directly with an integrating sound level meter.

SEL or L_{AE} : The sound exposure level is the A-weighted sound energy produced by a discrete noise event averaged over one second, no matter how long the event actually took. This allows for comparisons to be made between different noise events which occur for different lengths of time.

APPENDIX 6

Paul,

One of our colleagues visited the Site yesterday. It comprises fallow land that has scrubbed over to varying degrees across the Site. There are a number of oak trees around the perimeter of the Site, which given the species, we consider to be of ecological value and as such we would recommend that they are retained as part of any future development if possible. In terms of its potential to support protected species, further survey would be required to ascertain the potential of any semi mature/ mature trees to support roosting bats, but they could be easily mitigated. There are no ponds on or with connectivity to the Site within 500 m to support breeding GCNs such that we don't envisage them being present. The extent of scrub at the Site means that there is not the mosaic of habitats that reptiles require to thrive, however, we would err on the side of caution as it is Essex (i.e certain areas cleared under a method statement where necessary). No signs of badger were found at the time of the survey to indicate this species is present in the local area/ on Site.

We have completed a MAGIC desk search which indicates that there are no statutory designated sites within a 2 km radius of the Site. Whilst it falls within two Site of Special Scientific Interest (SSSI) Risk Impact Zones, the closest is over 5 km away, and whilst the closest ancient woodland is 700 m away we would not envisage any adverse impacts upon it as a result of any proposals (well you aren't looking to build a power station are you?).

So, currently we would not envisage there being any considerable ecological constraints, however, a comprehensive ecological survey will be required if the Site is to be pursued for development.

Happy to discuss if required.

Kind regards,

Charlotte

Dr Charlotte Sanderson
Associate & Ecology Team Leader
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T: +44 (0)7884 498315
www.deltasimons.com

Dublin Durham Leeds Lincoln London Manchester Norwich

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APPENDIX 7

SIMONS DEVELOPEMENTS

aspect
landscape planning

PROPOSED MIXED USE DEVELOPMENT,
ROMAN ROAD B1002,
INGATESTONE

Landscape & Visual Appraisal

December 2016
6097.LVA.002.VF

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REVISION	DATE	WRITTEN	CHECKED
001	28/10/2016	SFB	AM
002	06/12/2016	CJ	CJ

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3	BASELINE ASSESSMENT	2
3	POTENTIAL LANDSCAPE AND VISUAL EFFECTS	7
4	CONCLUSIONS	10

PLANS

ASPECT PLAN ASP1	LOCATION PLAN
ASPECT PLAN ASP2	SITE SETTING

APPENDICES

APPENDIX 1	VISUAL ASSESSMENT
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1. INTRODUCTION

- 1.1. Aspect Landscape Planning Ltd has been appointed by Simons Developments to provide landscape advice for the potential development of a mixed-use development comprising a Food Store, a Family Pub, a Care Home and an Office Unit on land at Roman Road (B1002), Ingatestone. The location and context of the site is illustrated on Plan ASP1 Site Location and Plan ASP2 Site and Setting.

- 1.2. This Landscape and Visual Appraisal (LVA) is not a detailed Landscape and Visual Impact Assessment (LVIA) but seeks to introduce the principle of development into the context of the existing landscape character, visual environment and landscape related policy to assess the ability of the site to integrate potential future development. It is assumed that any subsequent application for the development of this site would be accompanied by a full LVIA that provides a detailed assessment of the potential effects of specific development proposals upon the receiving landscape character and visual environment.

2. BASELINE ASSESSMENT

- 2.1. The site is located on the south-western edge of Ingatestone built-up area. It consists of a vacant field of approximately 2 hectares located north of Roman Road (B1002). The site is close to the built-up edge of Ingatestone, however it is not directly adjacent to it due to the presence of the B1002 separating them.
- 2.2. The site is located outside of Ingatestone built-up core and is situated at approximately 450m from the closest Conservation Areas. There are no listed buildings in close proximity to the site, the closest being Adam and Powis' Farmhouse and Kettle's Farm House, both located to the west of the site.
- 2.3. The site forms part of a gap between the built-up areas located in the south of Ingatestone and the A12. This gap is not currently built on and is covered by the Green Belt and by the Special Landscape Area designations (although the site is identified as being removed from the Green Belt and is proposed for development within the emerging policy). The location and setting of the site regarding these designations is illustrated on ASP2 Site and Setting.
- 2.4. The site is gently sloping, from 67m AOD in northern part of the site up to 57m AOD on its southern edge. At a larger landscape scale, the site is located on a slope going from the village of Fryerning to Ingatestone and is surrounded to the south, south-west and east by the other hillsides that are part of the small valleys formed by the Wid River and its tributaries.
- 2.5. The site comprises an area of disused field comprising patches of overgrown rough grassland and enclosed by established scrubland and by dense native tree hedges. In its northern part, the site comprises an area of overgrown vegetation where scattered young trees have developed. To the east of the site, the vegetation structure separates visually and physically the site from the nearby residential area. The location and setting of the site is illustrated on ASP1 Site Location Plan and ASP2 Site and Setting.

- 2.6. The immediate context to the site is made up of residential developments, scattered woodland patches and of a large number of agricultural and pastoral fields mainly to the north and west of the site, adjacent to the east side of the A12 road corridor. Most of the fields are bounded by established hedgerows and/or mature tree belts, while some are bordered by wire meshes.
- 2.7. Other than the patches of overgrown rough grassland, the internal components of the site offer little in the way of landscape value. However, the more established vegetation structure and mature tree hedges along the boundaries provides a high degree of containment and visual separation from Roman Road (B1002), immediate adjoining fields to the west and east and surrounding residential developments.
- 2.8. A number of Public Rights of Way (PRoW) are located within the vicinity of the site which provide links between Ingatestone, the villages of Fryerning and Mountnessing and the wider countryside. The closest footpath from the site is the Public Right of Way (PRoW) 274-36 located along the eastern side of the A12. This later provides links to other PRoW located within the vicinity of the site. These Public Rights of Way are shown on ASP2 Site and Setting Plan. The site is not publicly accessible.

Landscape Policy

- 2.9. The site is covered by Brentwood Borough Council Replacement Local Plan adopted August 2005. The Council is in the process of preparing a New Local Plan where the site is identified as being removed from the Green Belt and is proposed for employment (Site ref 079C). A draft version was submitted in February 2016 for consultation. It sets out a proposed set of policies, proposals and site allocations to guide the long term future for the Borough and will enable the Council of Brentwood to manage growth while protecting key areas.
- 2.10. The site is currently situated within the London Metropolitan Green Belt. This designation is covered by several saved policies in the adopted Replacement Local Plan (August 2005) and Draft New Local Plan

(February 2016) although it should be noted that the emerging policies of the new Local Plan seek to remove the site itself from the Green Belt. Within the adopted Local Plan, the site is also located within a Special Landscape Area. It is considered that the landscape related policies include:

- Policy C8 – Special Landscape Areas
- Policy C12 – Landscape Improvements
- Policy GB1 – New Development
- Policy GB2 – Development Criteria
- Policy GB28 – Landscape Enhancement

2.11. As noted, the Council is in the process of preparing a New Local Plan where the site is identified as being removed from the Green Belt and is proposed for employment (Site ref 079C). Although the policies of the New Local Plan are yet to be formally adopted, the principle of development within this site is generally accepted and it is considered that it does not serve the five primary functions of Green Belt land.

Landscape Character

2.12. At national level, the site is located in the centre of the Northern Thames Basin Character Area (NCA111). This assessment provides a useful introduction to the landscape of the region but is too broad to apply at a more site specific level.

2.13. The Essex County Council Landscape Character Assessment identifies the site as being located within the Brentwood Hills Character Area.

2.14. At a more site-specific level, Aspect has undertaken an initial assessment of the landscape character of the site and its immediate setting. This assessment identifies that the site is located within a settlement fringe landscape along the A12. The site is surrounded by existing residential development to the south and east, and by arable fields to its north and west. The established vegetation structure lining the site boundaries provides a robust edge to the site and creates a strong degree of separation between the site and its wider setting. The proximity of existing residential development to the south and east gives

an urban edge character to the site. The extent of vegetation within the context of the site affords a strong degree of physical and visual containment.

- 2.15. In terms of landscape quality, it is considered that the site is influenced by its proximity to the A12 to the west and by the existing urban edge to the south and east, detracting from the remoteness and tranquillity of the site. The established vegetation associated with the site and its immediate context, coupled with the sites topography ensures that the site is not apparent within the wider setting and as such does not contribute to the scenic quality of the area. There are no features associated with the site that are considered rare or representative in landscape terms. Taking into account that there are no Public Rights of Way within the site and that it is not publicly accessible, is considered that the recreational value is none. There are no known historic associations with the site or its immediate setting. The site is located within the designation of a Special Landscape Area which is a local designation. To that end, it is considered that the value of the site is medium / low.
- 2.16. The site is distinctly separate from the wider Green Belt and Special Landscape Area designations, which has limited intervisibility with the site due to the existing landform. The presence of the A12 along its western boundary also contribute to the character of the site. To the north and to the east, the site localised setting is already largely developed and located within an urbanised landscape. It is considered that the value of the site is medium, based on the above analysis. In terms of susceptibility to change as a result of proposed mixed use development, it is considered that the settlement edge landscape, with the existing built edge, together with the established vegetation structure and the presence of urbanising features, means that the site has some capacity to accommodate change. It is considered that the site has a medium susceptibility to change as result of sensitively designed mixed use development. To that end, it is considered that the localised landscape character, in which the site is set, is of medium sensitivity.

Visual Environment

- 2.17. A visual assessment of the site and its setting has been undertaken and a series of photographs are included within Appendix 1 that illustrate the site within its setting. The photographs have been taken in accordance with published guidance from the Landscape Institute, from publicly accessible locations.

- 2.18. The viewpoints illustrate the vegetation present along the site boundaries and the existing landform that surrounds it. The existing vegetation located the site boundaries restricts views into the site from the roads and public footpaths surrounding it and affords a strong degree of separation and visual containment. Based on the visual assessment, it is considered that any glimpsed views of development would only be seen in the context of transient receptors moving along the road corridors and within the context of the urban edge.

3. Potential Landscape and Visual Effects

Effect upon Landscape Character

- 3.1. The context of the immediate site setting is already characterised by the neighbouring built form associated with Ingatestone. The retention and reinforcement of the majority of the existing boundary planting and internal planting where appropriate will ensure that a robust green edge to the site is maintained, although it is noted some vegetation will require to be removed for access and visibility of the end users. The introduction of a sensitively designed mixed used scheme could be integrated without significant harm to the existing key characteristics of the sites setting. The proposed development of the site would be perceived within the context of existing residential properties, road corridors and other urbanising features ensuring that they were not introducing new or alien components into the fabric of the landscape. The use of a considered and appropriate palette of materials, which have been informed by the local vernacular will ensure that the proposed development can be integrated into its setting. The incorporation of a comprehensive scheme of landscaping will also assist the integration of the proposals creating a high quality environment in which to live.

- 3.2. It is therefore considered that the proposed development of the site for sensitively designed mixed-use can be integrated without significant harm to the existing landscape character of the site and its localised and wider setting.

Effect upon the Visual Environment

- 3.3. Within the context of the existing visual environment, it is considered that the site can integrate appropriately designed development without compromising the amenities or qualities of the localised setting. As shown within the visual assessment, views of the site are localised, with the primary receptors being the users of the road corridors surrounding the site. Within these views, the site is not readily apparent, with the existing landform and boundary vegetation affording a high degree of

visual and physical containment to the site, restricting internal views. It is considered that there are no long distance views of the site, which is afforded by a strong degree of containment by the existing built-up area of Ingatestone and the existing landform. The presence of the established vegetation cover within the localised site context and the retention of boundary tree hedges where appropriate will ensure that carefully designed built form will not appear prominent or overbearing. It is noted that there will be some vegetation removal to necessitate the proposals and allow for some visibility for the proposed employment uses from the adjoining road corridors. The retention and enhancement of the majority of the landscaped boundaries will however soften the proposed built elevations and assist in the successful integration of the built form. The retention of these features will also ensure that any built form is afforded an appropriate set back from the road corridor.

- 3.4. Therefore, it is considered that the development of the site for mixed-use can be integrated without significant harm to the visual environment and related receptors. Any views of the proposed development would be highly localised and seen within the context of existing built form.

Effect upon Landscape Related Policy

- 3.5. It is acknowledged that the development of this site would extend built form into a previously undeveloped field covered by the Green Belt and Special Landscape Area designations. The site is, however, well related to the existing urban edge, with three road corridors surrounding it and existing development present to its south and east. Furthermore it is noted that within the emerging Local Plan the site is identified as being removed from the Green Belt and is proposed for employment (Site ref 079C). Although the policies of the New Local Plan are yet to be formally adopted, the principle of development within this site is therefore generally accepted and it is considered that the site does not serve the five primary functions of Green Belt land.
- 3.6. It is therefore considered that, if designed appropriately, the development of the site would constitute a logical urban addition to Ingatestone. The site presents opportunities to provide sustainable land

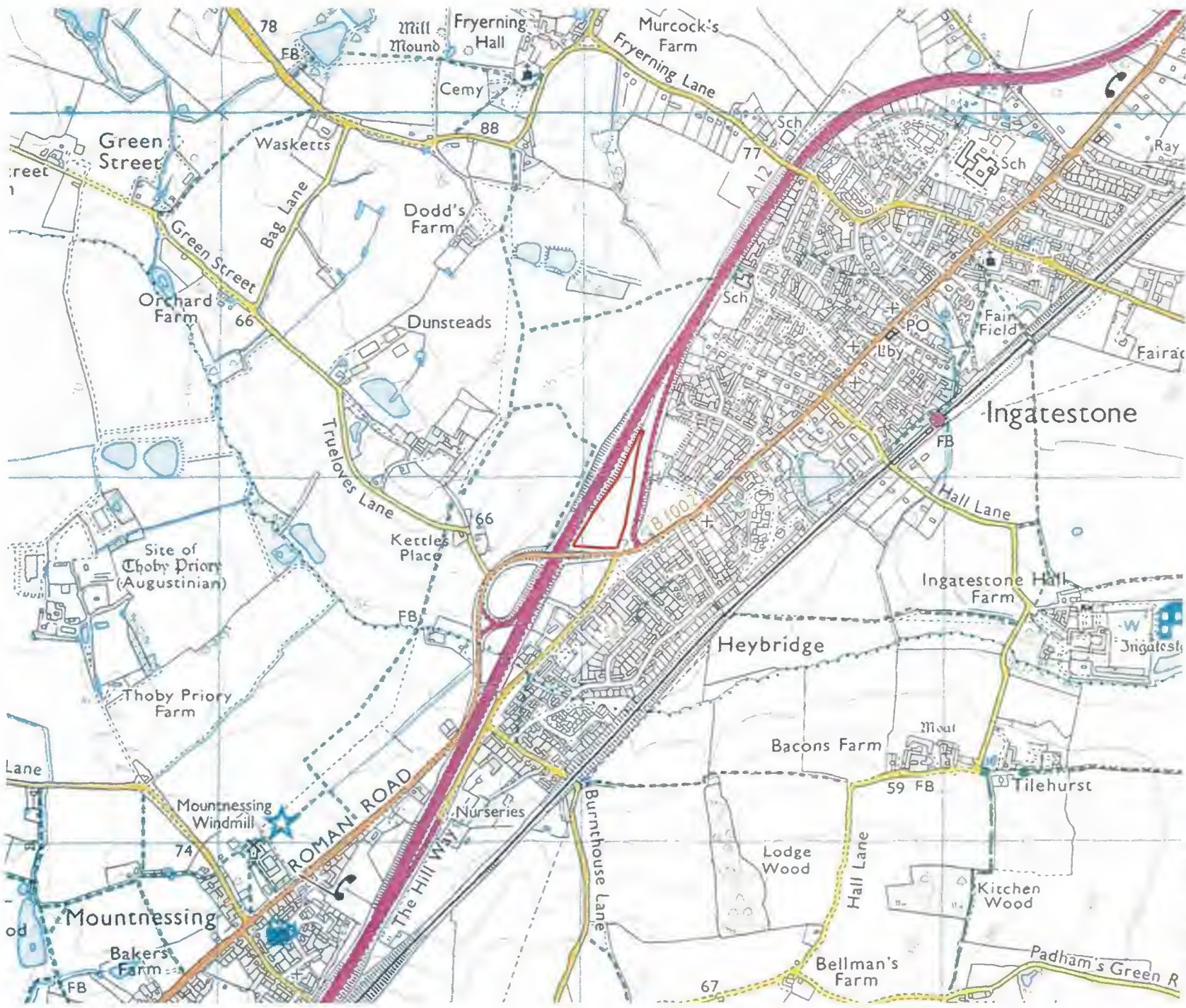
for mixed-use development within the localised context of the western part of Ingatestone that can be integrated without significant harm to the wider landscape setting.

4. CONCLUSIONS

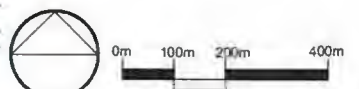
- 4.1. Aspect Landscape Planning Ltd have received instruction on behalf of Simons Developments to provide landscape advice for the exclusion of the site from the London Metropolitan Green Belt, demonstrating that that site is capable of accommodating mixed use development. It is considered that the principle of development within this site is generally accepted and it is considered that the site does not serve the five primary functions of Green Belt land.
- 4.2. In terms of landscape quality, it is considered that the site is influenced by its proximity to the A12 and to the existing urban edge, detracting from the remoteness and tranquillity of the site. The established vegetation associated with the site and its immediate context, coupled with the sites topography ensures that views of the site from the wider setting will be limited and as such the site does not contribute to the scenic quality of the area. There are no features associated with the site that are considered rare or representative in landscape terms.
- 4.3. The context of the immediate site setting is already characterised by the neighbouring built form associated with Ingatestone. The retention and reinforcement of the existing boundary planting and internal planting where appropriate will ensure that a robust green edge to the site is maintained and will effectively screen the majority of views from its immediate setting.
- 4.4. The use of an appropriate palette of materials and a carefully considered layout will ensure that the proposed development can be integrated in this location and appear as a natural addition to the existing urban grain. Views of the proposed development will also be localised and will not give rise to significant adverse effects. Currently, views towards the site are characterised by a degree of built form associated with its immediate setting. The proposed development will not introduce new components that would appear alien or out of character within the context of these views and will not appear dominant or overbearing within the context of the adjoining streetscene.

- 4.5. Therefore, it is considered that the proposed development of the site for mixed use development can be successfully integrated within this location, and is supportable from a landscape and visual context and the site would be appropriate for taking forward.

ASPECT PLANS



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Key:
 Site Boundary

REV	DATE	NOTE	DRAWN	CHK'D

aspect landscape planning

TITLE
 Roman Road B1002, Ingatestone
 Site Location Plan

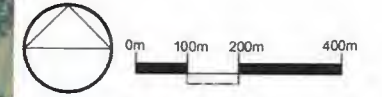
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 Simons Developments

SCALE	DATE	DRAWN	CHK'D
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DRAWING NUMBER
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REVISION

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- Key:
- Site Boundary
 - London Metropolitan Green Belt
 - Public Rights of Way (PRoW)
 - Special Landscape Area
 - Conservation Area
 - River
 - Listed Buildings



REV	DATE	NOTE	Drawn	CHK'D
REVISIONS				

aspect landscape planning

TITLE
**Roman Road B1002, Ingatestone
 Site & Setting Plan**

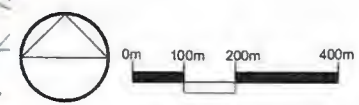
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Simons Developments

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APPENDIX 1
VISUAL ASSESSMENT



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- Key:
- Site Boundary
 - Viewpoint Location

REV	DATE	NOTE	Drawn
1			Chris

aspect landscape planning

TITLE
 Roman Road B1002, Ingatestone
 Viewpoint Location Plan

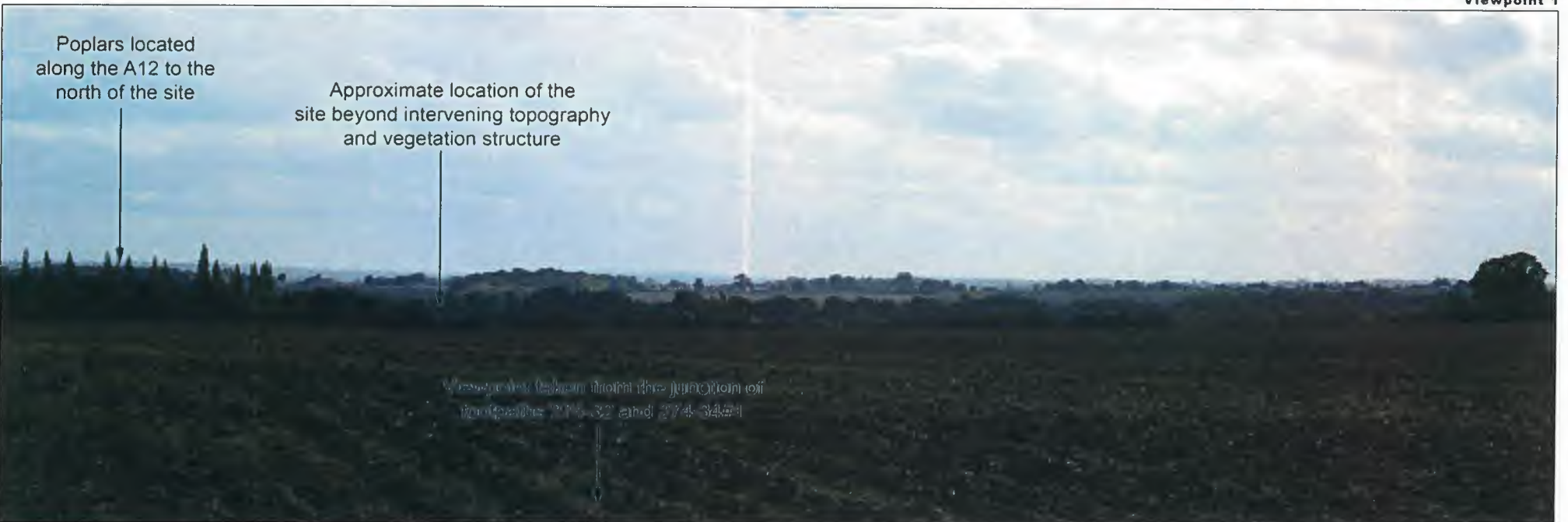
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 Simons Developments

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Viewpoint 1



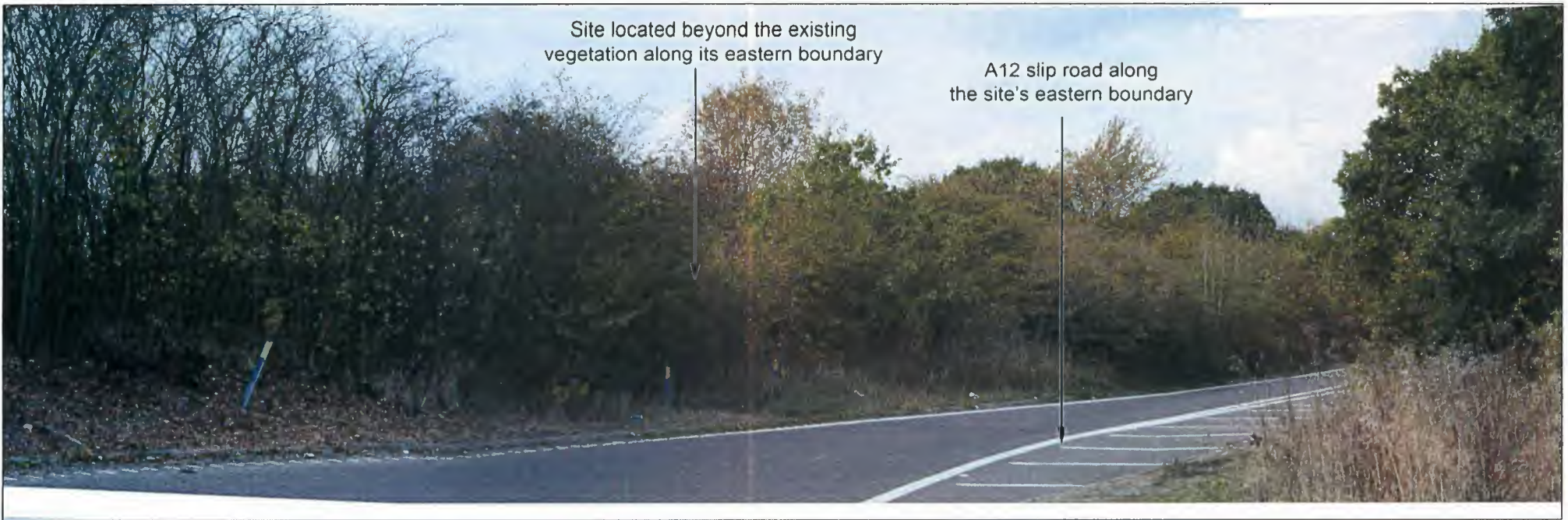
Viewpoint 2



Viewpoint 3



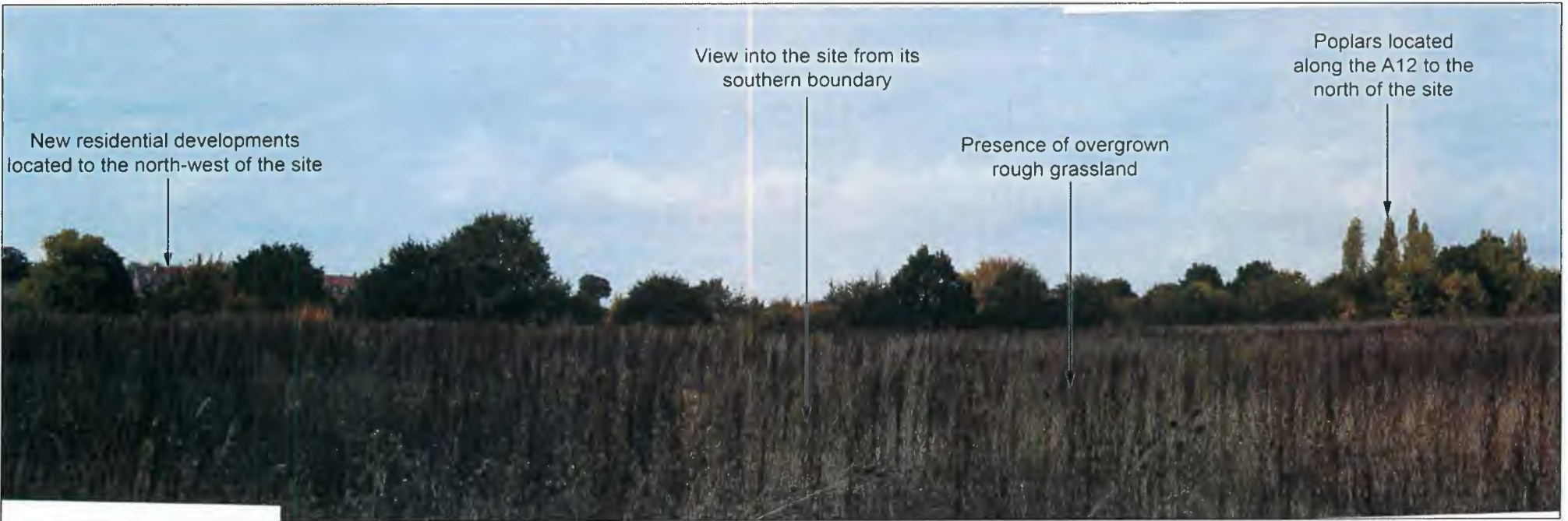
Viewpoint 4



Site located beyond the existing vegetation along its eastern boundary

A12 slip road along the site's eastern boundary

Viewpoint 5



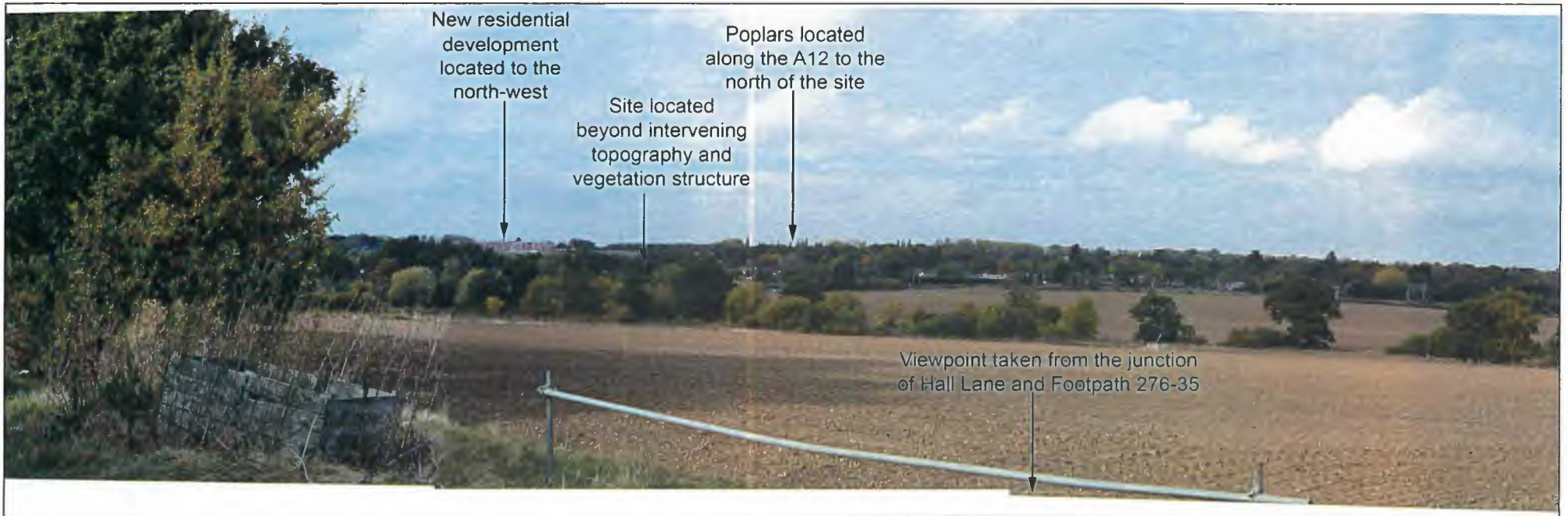
View into the site from its southern boundary

Poplars located along the A12 to the north of the site

New residential developments located to the north-west of the site

Presence of overgrown rough grassland

Viewpoint 6



Viewpoint 7

aspect

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APPENDIX 8



Land adjacent to the A12
Ingatstone
Essex

Heritage Appraisal



for
Freeths

on behalf of
Simons

CA Project: 660802

CA Report: 16605

October 2016




Land adjacent to the A12
 Ingatestone
 Essex

Heritage Appraisal

CA Project: 660802

CA Report: 16605

prepared by	Julia Sulikowska, Heritage Consultant
date	October 2016
checked by	Duncan Coe, Principal Heritage Consultant
date	October 2016
approved by	Duncan Coe, Principal Heritage Consultant
signed	
date	October 2016
issue	01

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Figure 1 Site location showing designated heritage assets

1 INTRODUCTION

Outline

- 1.1 In October 2016, Cotswold Archaeology was commissioned by Freeths LLP, acting on behalf of Simons, to undertake a rapid heritage appraisal with regard to land adjacent to the A12, Ingatestone, Essex, centred on NGR: 564100 198940 (hereafter, 'the Site', Fig. 1). The Site is being promoted through the Local Plan Process and it has been proposed to be allocated for employment use. The proposed scheme seeks to widen the range of uses to include a care home, a food store, a pub and office space, with associated landscaping, car parking and access of the B1002 (Roman Road). This report will be included as an appendix to a Statement of Deliverability, supporting the proposed development.

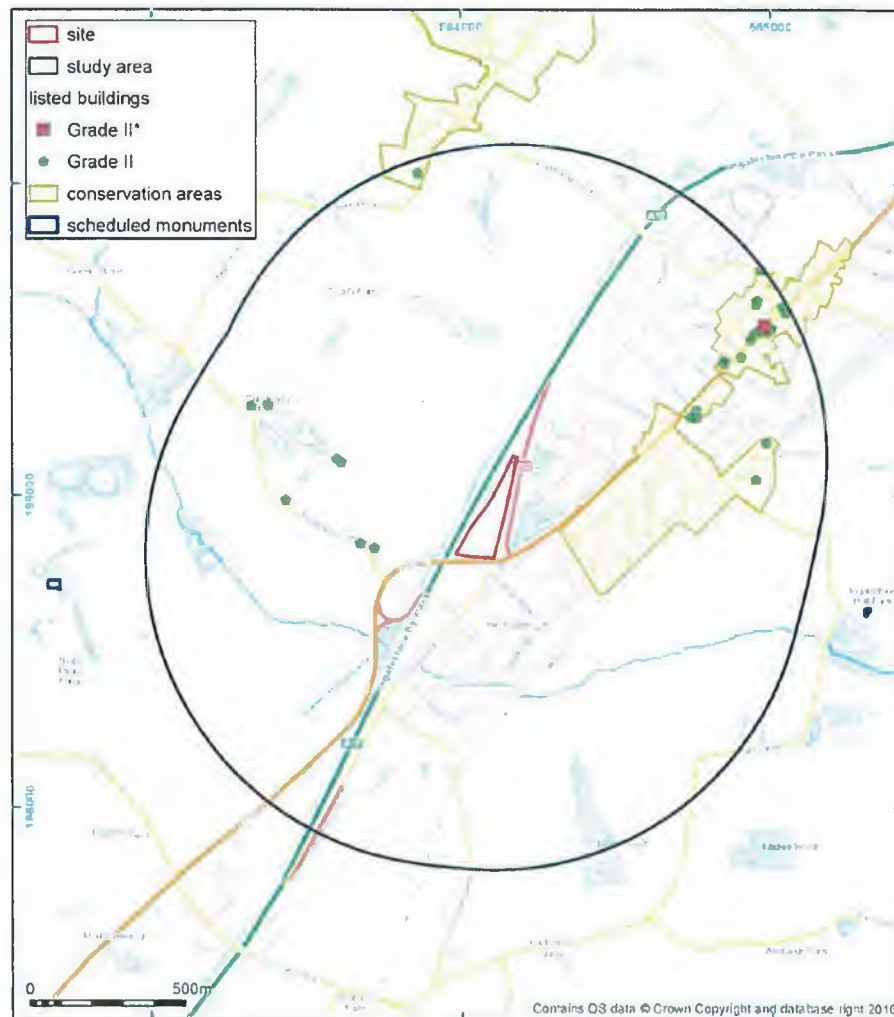


Figure 1: Site location showing designated heritage assets

Site location, topography and geology

- 1.2 The Site (Fig. 1), which measures approximately 2.2ha, is located on the western outskirts of Ingatestone, a village in Essex, approximately 8.5km south-west of Chelmsford. The Site is demarcated by the A12 (the Ingatestone Bypass) to the north-east, the B1002 (Roman Road) to the south and a slip road to the east.
- 1.3 The Site comprises a single agricultural field. The boundaries of the Site are defined by woodland belts. The topography within the Site is relatively level, located at approximately 60m above Ordnance Datum.
- 1.4 The underlying geology within the Site is mapped as clay, silt and sand of the Claygate Member, sedimentary bedrock formed approximately 34-56 million years ago in the Palaeogene Period. There are no superficial deposits recorded within the Site (British Geological Survey).

Scope

- 1.5 The aim of this report is to undertake a rapid appraisal of the historic environment resource within the Site and in its environs (1km 'study area') in order to identify any heritage constraints of the development within the Site. The specific objectives of this appraisal are to:
- Assess the archaeological potential of the Site, including the potential for the survival of archaeological remains; and
 - Review any designated heritage assets within the surroundings of the Site in order to identify any assets which may be considered sensitive receptors to the development within the Site.

Limitations

- 1.6 This report represents a preliminary appraisal, based on limited sources consulted, and does not meet the criteria required for heritage desk-based assessments prepared in support of planning applications, in line with the *Standard and Guidance for Historic Environment Desk-Based Assessment* (Chartered Institute for Archaeologists 2014).
- 1.7 Principally, the report does not incorporate the results of a full Historic Environment Record (HER) search as this was not possible within the time-scale. The Essex HER data is available on-line, however, this data may be out-of-date and thus should not be used for the preparation of desk-based assessments. It does however provide a level of information about archaeology and heritage resource

within the surroundings of the Site. Historic mapping was also sourced from online depositories and further information may be available at a local record office.

- 1.8 The Site was also not visited, however, some information about the topography and surroundings of the Site was obtained from maps and aerial imagery available online.

Methodology

- 1.9 Whilst this appraisal is not detailed enough to match the criteria for a full desk-based assessment, a reference is made to the key national and local policy and guidance. This includes predominantly the *Standard and Guidance for Recording of Standing Buildings or Structures* (Chartered Institute for Archaeologists 2014), English Heritage's (now Historic England) *Conservation Principles* (2008), and Historic England's *Historic Environment Good Practice Advice in Planning Note 3: the Setting of Heritage Assets* (2015b). It should be noted that any future assessments for the proposed development should be undertaken in accordance with these guidance documents and with the overarching national policy, the National Planning Policy Framework ('the Framework').
- 1.10 This major repositories of information consulted in the preparation of this appraisal comprised:
- English Heritage National Heritage List for England, for information about designated heritage assets;
 - Essex Historic Environment Record (EHER), available online via *Heritage Gateway*, for information on previously recorded heritage assets and archaeological investigations;
 - British Geological Survey online viewer, for the geological information;
 - Brentwood Borough Council website, for information about Conservation Areas and local planning policy; and
 - Historic Ordnance Survey mapping and aerial imagery available online.
- 1.11 This appraisal has also been informed by a number of previous historic environment assessments of the wider area, including the Conservation Area Appraisals for two Ingatestone's Conservation Areas: Station Hill and High Street (Brentwood Borough Council and Essex Council 2008a and 2008b; Fig. 1). A bibliography of the sources consulted is included in the References section of this report. Designated heritage assets within the study area are shown on Fig. 1 and listed in Appendix A.

2 PLANNING POLICY

Legislative framework, national planning policy and relevant sector guidance

2.1 This assessment has been compiled in accordance with the following legislative, planning policy and guidance documentation:

- National Heritage Act 1983 (amended 2002);
- National Planning Policy Framework (2012);
- *National Planning Practice Guidance: Conserving and enhancing the historic environment* (Dept. for Communities and Local Government 2014);
- English Heritage *Conservation Principles: policies and guidance for the sustainable management of the historic environment* (2008);
- Historic England (2015a): *Historic Environment Good Practice Advice in Planning: Note 2: Managing Significance in Decision-Taking in the Historic Environment*; and
- Historic England (2015b): *Historic Environment Good Practice Advice in Planning: Note 3: The Setting of Heritage Assets*.

National policy: National Planning Policy Framework (2012)

2.2 The Framework sets out national planning policy relating to the conservation and enhancement of the historic environment. It defines the historic environment as *all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora*.

2.3 Individual components of the historic environment are considered heritage assets: *buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, because of their heritage interest*.

2.4 Heritage assets include designated sites and non-designated sites, and policies within the Framework relate both to the treatment of assets themselves and their settings, both of which are a material consideration in development decision making.

2.5 Key tenets of the Framework are that:

- when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be (Paragraph 132);
- significance can be harmed or lost through alteration or destruction of the heritage asset, or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to, or loss of, a Grade II Listed Building, park or garden should be exceptional. Substantial harm to, or loss of, designated heritage assets of the highest significance, notably Scheduled Monuments, Protected Wreck Sites, Battlefields, Grade I and II* Listed Buildings, Grade I and II* Registered Parks and Gardens, and World Heritage Sites, should be wholly exceptional (Paragraph 132);
- where a proposed development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal (Paragraph 134); and
- with regard to non-designated heritage assets, a balanced judgement will be required having due regard to the scale of any harm or loss, and to the significance of the heritage asset affected (Paragraph 135).

2.6 Local planning authorities should require an applicant to describe the significance of any heritage assets affected by a proposed development, including any contribution made to significance by their setting. The level of detail required in the assessment should be 'proportionate to the assets' importance, and no more than is sufficient to understand the potential impact of the proposal on their significance.'

Local planning policy: Brentwood Borough Council

2.7 The Borough's current development plan is provided by the saved policies within the *Brentwood Replacement Local Plan*, which was formally adopted in August 2005. In due course this will be replaced by the emerging *Local Development Plan*. The saved policies which are relevant to this appraisal include:

- Policy C14: Development Affecting Conservation Areas, which states for development within or near Conservation Areas, special attention will be given to the preservation or enhancement of the character and appearance of Conservation Area;

- Policy C16: Development within the Vicinity of a Listed Building, which states that development would not be permitted where the proposals would detract from 'its character or setting'; and
- C18: Ancient Monuments and Archaeological Sites, which ensures the preservation in situ of nationally important remains (i.e. Scheduled Monuments or similar) or, for remains which are not of such significance, appropriate mitigation measures.

3 OVERVIEW OF THE HERITAGE RESOURCE

Summary of designated heritage assets

- 3.1 The designated heritage assets are shown on Fig. 1 and listed in Appendix A.
- 3.2 There are no World Heritage Site (WHS), sites included on the Tentative List of Future Nominations for WHS (July 2014), Registered Parks and Gardens or Registered Battlefields situated within the Site or its wider environs.
- 3.3 There are no Scheduled Monuments within the Site or within the 1km study area around the Site's boundary. Within the wider surroundings, two Scheduled Monuments are located (Fig. 1). These include the remains of Thoby Priory (List Entry No. 1005560), located approximately 1.2km to the west of the Site and the Barn at Ingatestone Hall (List Entry No. 1002174), c. 1.2km to the east.
- 3.4 There are 31 Listed Buildings, mostly Grade II, within the 1km buffer around the boundary of the Site. The majority of these are located within three Conservation Areas:
- Ingatestone High Street Conservation Area, located approximately 710m north-east of the Site. The only Grade II* Listed Building within the environs of the Site is located in this Conservation Area, No. 98 High Street (List Entry No. 1297194);
 - Ingatestone Station Lane Conservation Area, which extends to c. 180m east of the Site. The nearest Listed Building to the Site within this Conservation Area comprises Grade II Listed Ginge Petre Almshouses (List Entry No. 1197303), located approximately 580m to the north-east of the Site; and
 - Fryerning Conservation Area, which is located c. 910m north of the Site.

- 3.5 A small number additional of Grade II Listed Buildings are scattered within the rural surroundings of Ingatestone, including:
- Adam and Powis' Farmhouse (List Entry No. 1197308), c. 260m to the west of the Site;
 - Kettle's (List Entry No. 1207823), situated c. 300m to the west; and
 - A group of buildings at Trueloves, including the house (List Entry No. 1297201), Stable Block (List Entry No. 1197310) and Dairy (List Entry No. 1207830), located c. 475m to the west. It should be noted that the Trueloves House is erroneously marked by Historic England along Trueloves Lane; it should be in fact within the farmstead, just to the south of the other buildings.

Settings appraisal

- 3.6 A rapid appraisal has been undertaken of designated heritage assets which might be affected by a development within the Site through the alteration of their settings.
- 3.7 This corresponds with the initial state (Step 1) of the guidance contained in the 2015 Historic England's *Historic Environment Good Practice Advice in Planning: Note 3: The Setting of Heritage Assets* (2015b), which aims to identify those heritage assets which are likely to be affected by a development, using online sources, including mapping and aerial imagery.
- 3.8 This initial assessment has established that the development within the Site would not change the setting or affect significance of the majority of the designated heritage assets located within the environs of the Site, including most of the Listed Buildings, Conservation Areas in Ingatestone High Street and Fryerning and the Scheduled Monuments. In all instances this was due to a combination of the distance between the individual assets and the Site and the intervening built form, topography and vegetation.
- 3.9 The Site is located approximately 180m to the west of Ingatestone Station Lane Conservation Area (Brentwood Borough Council and Essex County Council 2008b). This area is characterised by residential properties, predominantly substantial detached houses within large gardens, built in the late 19th and 20th centuries, with the Victorian buildings providing a strong architectural character for the area. There are five Listed Buildings within this Conservation Area, all Grade II and all located over 570m away from the Site. The Conservation Area further derives its character from the trees and greenery and from the Red House Lake, located over 460m to

the east of the Site. Following a review of maps and aerial imagery as part of this assessment, it appears that the Conservation Area is separated from the Site by a wooded area, wedged in between the slip road and the Roman Road, as well as modern residential development. On this basis it is anticipated that the development within the Site would not affect the Conservation Area (through changes within its setting).

- 3.10 Adam and Powis' Farmhouse and Kettle's Grade II Listed Buildings are both located within small gardens, secluded from the wider landscape by vegetation at the boundaries. The Site, located c. 260m to the east, is separated from these designated assets by the A12 dual carriageway, associated infrastructure (i.e. the slip roads) and vegetation, which includes dense tree belts along the roads. Modern settlement extensions are also present along the A12. In this context, the development within the Site is unlikely to affect the Listed Buildings.
- 3.11 With regard to the Listed Buildings at Trueloves, located over 475m to the west, the Site is separated from these assets by the A12 Bypass and vegetation belts along the dual carriageway and there are unlikely to be any meaningful views. In addition, consent has been granted for the construction of 22 new dwellings and conversion of the Trueloves House, stable and dairy for residential units (ref. 09/0558/FUL). The new dwellings and change in function will alter the immediate setting of these Grade II Listed Buildings and their appreciation and the new houses will introduce a new built form between the designated heritage assets and the Site. It can be therefore concluded that the proposed development within the Site would be unlikely to affect these Listed Buildings in any way.

Summary of archaeological resource

- 3.12 There are no heritage assets recorded within the Site in the sources consulted as part of this appraisal. There is limited record of previous archaeological investigations in Ingatestone, with the Conservation Area Appraisal recording only three such events (Brentwood Borough Council and Essex County Council 2008a and 2008b). The online EHER records monitoring during construction works at Trueloves Lane in 2010, approximately 590m west of the Site (EHER ref. 47271), although no features or finds of archaeological interest were revealed.
- 3.13 The Site is situated approximately 60m to the north-west of the line of the Roman Road from London to Colchester, via Chelmsford. The course of the road survives in places as Roman Road and the B1002 traversing Ingatestone on south-

west/north-east alignment. A level of Roman period activity in Ingatestone is suggested by the presence of Roman period brick and tile (EHER ref. 5372) at the medieval parish church of St Edmund and St Mary (Grade I Listed Building No. 1297196, c. 1.1km north-east of the Site) and a findspot of a Roman coin of Claudius, recorded c. 165m to the south of the Site (EHER ref. 5479) (Brentwood Borough Council and Essex County Council 2008a).

- 3.14 The settlement of Ingatestone originated in the early medieval period when it belonged to St Mary's Abbey in Barking), with the original manor located c. 1.2km east of the Site (at the site of the present Ingatestone Hall). However, the archaeological evidence for early medieval activity within the surroundings of the Site is limited to a findspot of five 9th century Anglo-Saxon pennies, recorded c. 110m to the west of the Site.
- 3.15 The medieval settlement developed along the main road to London, which is now Ingatestone High Street, with the economy based on farming and trade, as, in the late 13th century, Knights Hospitallers were granted rights to hold a market at Ingatestone (Brentwood Borough Council and Essex County Council 2008a). The early post-medieval maps of Ingatestone (1601-1605 maps by the Walker Family; Brentwood Borough Council and Essex County Council 2008a) indicate that the settlement was clustered along High Street and Stock Lane, within the historic core of the village, now designated as Ingatestone High Street Conservation Area, over 700m north-east of the Site. It appears that the wider surroundings of the historic village comprised farmland and it cannot be ruled out that cropmarks of former field boundaries and a potential enclosure (which likely represents a pond), recorded c. 110m west of the Site, may be associated with medieval or later agricultural activity (EHER ref. 18150).
- 3.16 The majority of the heritage assets recorded in the EHER are associated with the post-medieval and modern development of the settlement of Ingatestone, however, there are no assets associated with such development within the Site. The Site is depicted on the historic Ordnance Survey maps from late 19th and early 20th centuries within a number agricultural fields and it is considered likely that it formed part of the agricultural hinterland of Ingatestone perhaps from the medieval period onwards.

4 CONCLUSION

- 4.1 No designated or non-designated heritage assets have been recorded within the Site boundary.
- 4.2 Within the surroundings of the Site, a level of Roman activity has been indicated by findspots and the presence of a Roman Road. Whilst to date there is no evidence for the presence of substantial Roman period remains within the Site, due to the proximity of the Roman Road, the potential for the presence of wayside features associated with Roman activity, i.e. burials or field systems, cannot be ruled out.
- 4.3 It appears from the medieval period onwards the Site is likely to have formed part of the agricultural hinterland of Ingatestone, with the potential archaeology likely associated with farming activities.
- 4.4 Archaeological remains comprise an important, non-renewable and finite resource and the construction impacts associated with the development have the potential to result in permanent and irreversible loss of, or damage to, any potential buried archaeological remains which may be present within the Site. However, based on this appraisal, it is considered unlikely for any highly significant remains to be present within the Site.
- 4.5 The preliminary appraisal of designated heritage assets in the surroundings of the Site has indicated that due to the distance and extant screening provided by extensive modern built form and vegetation, the proposed development within the Site would be unlikely to affect the Listed Buildings, Conservation Areas and Scheduled Monuments located within the environs of the Site. However, it should be noted that these conclusions have been made without a Site visit and study area walkover and may need to be revised.
- 4.6 It is recommended that the Local Planning Authority's heritage and archaeology advisors should be consulted in advance of a submission of any future planning applications for development within the Site to ensure that the application is submitted in accordance with the Framework and provides an appropriate level of information with regard to heritage assets to inform a planning decision.

5 REFERENCES

- Brentwood Borough Council 2005 *Brentwood Replacement Local Plan*, adopted August 2005, <http://www.brentwood.gov.uk/blp/> (accessed 26/10/16)
- Brentwood Borough Council and Essex County Council 2008a *Ingatestone High Street Conservation Area Appraisal and Management Plan*, <http://www.brentwood.gov.uk/pdf/06022009144704u.pdf> (accessed 26/10/16)
- Brentwood Borough Council and Essex County Council 2008b *Station Lane, Ingatestone Conservation Area Appraisal and Management Plan*, <http://www.brentwood.gov.uk/pdf/06022009145001u.pdf> (accessed 26/10/16)
- British Geological Survey: <http://mapapps.bgs.ac.uk/geologyofbritain/home.html> (accessed 26/10/16)
- Chartered Institute for Archaeologists 2014 *Standard and Guidance for Historic Environment Desk-Based Assessment*, http://www.archaeologists.net/sites/default/files/node-files/CIAS&GDBA_2.pdf (accessed 10/8/16)
- Department for Communities and Local Government 2012 National Planning Policy Framework, Communities and Local Government 2012
- English Heritage 2008 *Conservation Principles: Policies and Guidance*
- Historic England 2015a Historic Environment Good Practice Advice in Planning Note 2: Decision-Taking in the Historic Environment
- Historic England 2015b Historic Environment Good Practice Advice in Planning: Note 3: The Setting of Heritage Assets
- Ordnance Survey maps viewed on 26/10/16 at: <https://www.old-maps.co.uk>

APPENDIX A: DESIGNATED HERITAGE ASSETS

Name	Designation	NGR	List Entry No.
Scotts	Grade II Listed Building	TQ 64967 99725	1187325
Dodd's Farmhouse	Grade II Listed Building	TL 63859 00037	1197284
51, High Street	Grade II Listed Building	TQ 64996 99539	1197294
82 And 84, High Street	Grade II Listed Building	TQ 65034 99609	1197299
Steps And Handrails Attached To Number 100	Grade II Listed Building	TQ 64965 99538	1197300
Cranwell House	Grade II Listed Building	TQ 64961 99532	1197301
Ingatestone House (North East Part)	Grade II Listed Building	TQ 64849 99434	1197302
The Bell Inn	Grade II Listed Building	TQ 64981 99523	1197303
18 AND 20, MARKET PLACE (See Details For Further Address Information)	Grade II Listed Building	TQ 64950 99614	1197305
Ginge Petre Almshouses	Grade II Listed Building	TQ 64734 99253	1197307
Adam And Powis' Farmhouse	Grade II Listed Building	TQ 63717 98833	1197308
Pump 3 Metres North West Of Dunstead's Farmhouse	Grade II Listed Building	TQ 63321 99287	1197309
Stable Block At Trueloves	Grade II Listed Building	TQ 63598 99119	1197310
41 And 43, High Street	Grade II Listed Building	TQ 65048 99596	1207424
Le Brooke House	Grade II Listed Building	TQ 64949 99525	1207541
112-118, High Street	Grade II Listed Building	TQ 64931 99502	1207553
Ingatestone House (South West Part)	Grade II Listed Building	TQ 64844 99427	1207567
Ginge Petre Almshouses	Grade II Listed Building	TQ 64758 99252	1207767
Ginge Petre Chapel			
Dunstead's Farmhouse	Grade II Listed Building	TQ 63375 99293	1207812
Kettle's	Grade II Listed Building	TQ 63672 98848	1207823
Dairy/Game Larder At Trueloves	Grade II Listed Building	TQ 63612 99108	1207830
Ingatestone Railway Station	Grade II Listed Building	TQ 64981 99170	1279577
Ginge Petre Almshouses	Grade II Listed Building	TQ 64755 99277	1279606
The Crown Inn	Grade II Listed Building	TQ 64901 99447	1279649
53, High Street	Grade II Listed Building	TQ 64992 99534	1279749
98, High Street	Grade II* Listed Building	TQ 64976 99546	1297194
106 And 108, High Street	Grade II Listed Building	TQ 64945 99520	1297195
The Star Inn	Grade II Listed Building	TQ 65045 99589	1297197
Trueloves	Grade II Listed Building	TQ 63433 98987	1297201
Baker's House	Grade II Listed Building	TQ 64952 99627	1297224
Newlands Hall	Grade II Listed Building	TQ 64947 99053	1298740
Thoby Priory	Scheduled Monument	TQ 62686 98716	1005560
Barn at Ingatestone Hall	Scheduled Monument	TQ 65307 98634	1002174
Frying	Conservation Area	TL 63942 00230	-
Ingatestone High Street	Conservation Area	TQ 64894 99557	-
Ingatestone Station Lane	Conservation Area	TQ 64615 99010	-

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