



Intelligent Plans
and examinations

Report on Ingatestone & Fryerning Neighbourhood Development Plan 2020-2033

An Examination undertaken for Brentwood Borough Council with the support of Ingatestone & Fryerning Parish Council on the November 2021 Submission version of the Plan.

Independent Examiner: Derek Stebbing BA (Hons) DipEP MRTPI

Date of Report: 16 June 2022

Intelligent Plans and Examinations (IPE) Ltd, 3 Princes Street, Bath BA1 1HL
Registered in England and Wales. Company Reg. No. 10100118. VAT Reg. No. 237 7641 84

Contents

Main Findings - Executive Summary	4
1. Introduction and Background	4
Ingatstone & Fryerning Neighbourhood Development Plan 2020-2033	4
The Independent Examiner	5
The Scope of the Examination	6
The Basic Conditions	7
2. Approach to the Examination	7
Planning Policy Context	7
Submitted Documents	8
Supporting Documents	9
Preliminary Questions	9
Site Visit	10
Written Representations with or without Public Hearing	11
Modifications.....	11
3. Procedural Compliance and Human Rights.....	11
Qualifying Body and Neighbourhood Plan Area	11
Plan Period	11
Neighbourhood Plan Preparation and Consultation	12
Development and Use of Land	13
Excluded Development	13
Human Rights	13
4. Compliance with the Basic Conditions	14
EU Obligations	14
Main Assessment.....	15
Overview.....	15
Specific Issues of Compliance	17
Housing	17
Housing Design	18
Heritage.....	19
Economy	20
Transport	21
Environment.....	23
Wellbeing, Leisure and Community Facilities.....	23
Monitoring and Review	24
Other Matters	24

Concluding Remarks	24
5. Conclusions	25
Summary	25
The Referendum and its Area	25
Overview.....	25
Appendix: Modifications	26

Main Findings - Executive Summary

From my examination of the Ingatestone & Fryerning Neighbourhood Development Plan (the Plan) and its supporting documentation including the representations made, I have concluded that subject to the modifications set out in this report, the Plan meets the Basic Conditions.

I have also concluded that:

- the Plan has been prepared and submitted for examination by a qualifying body – the Ingatestone & Fryerning Parish Council (the Parish Council);
- the Plan has been prepared for an area properly designated – the Ingatestone & Fryerning Neighbourhood Area, as identified on the map at page 7 of the Plan;
- the Plan specifies the period to which it is to take effect – from 2020 to 2033; and,
- the policies relate to the development and use of land for a designated neighbourhood plan area.

I recommend that the Plan, once modified, proceeds to referendum on the basis that it has met all the relevant legal requirements.

I have considered whether the referendum area should extend beyond the designated area to which the Plan relates and have concluded that it should not.

1. Introduction and Background

Ingatestone & Fryerning Neighbourhood Development Plan 2020-2033

- 1.1 The Parish of Ingatestone and Fryerning in Brentwood district is located between the town of Brentwood and the city of Chelmsford, close to the A12 trunk road linking London with Colchester, Ipswich and Great Yarmouth. The main railway line between London and Norwich passes through Ingatestone, and the station at Ingatestone has regular services southwards to London and northwards to other parts of Essex. There are local bus services to Brentwood and Chelmsford. These excellent transport links have ensured that Ingatestone is a popular and attractive place of residence for many people commuting to work in London, and also in other parts of Essex.
- 1.2 Both Ingatestone and the smaller village of Fryerning have their origins in the Saxon period when the word 'Ing' meant settlement. Much of the land in Ingatestone was owned by Barking Abbey from around 950AD until the dissolution of the monasteries in 1539. The land was then acquired by Sir William Petre, an influential adviser to King Henry VIII. The Grade I listed Ingatestone Hall was built by Sir William Petre between 1539 and 1556, and his descendants continue to live in the Hall. Ownership of the manor

of Fryerning passed through several hands until it was acquired by Sir Nicholas Wadham, the founder of Wadham College, Oxford, in 1607. Much of the land around the village continues to be owned by Wadham College.

- 1.3 There are three designated Conservation Areas in the Parish, the High Street and Station Lane Conservation Areas in Ingatestone and the Fryerning Conservation Area in Fryerning. The Parish contains a significant number of designated heritage assets and non-designated heritage assets.
- 1.4 The population of the Parish was 4,785 persons at the 2011 Census within 2,095 households, and the population was estimated to have increased to over 5,000 persons by 2019. Much of the Parish beyond the village of Ingatestone is within the designated Metropolitan Green Belt, which places a major policy constraint upon development in the area. This has ensured that the Parish retains a strong rural character, with attractive landscapes particularly in the northern parts of the Parish around Fryerning and the small hamlets of Mill Green and Beggar Hill where there are several areas of ancient woodland, including parts of the former royal hunting forest known as Writtle Forest. There are 15 designated Local Wildlife Sites within the Parish.
- 1.5 The majority of retail and commercial businesses in the Parish are concentrated in Ingatestone, and the High Street in Ingatestone contains over 100 shops and businesses, together with the Parish church of St. Edmund and St. Mary, dating from the Norman period, plus a range of community buildings.
- 1.6 The civil parish was formed in 1889 by merging the parishes of Ingatestone and Fryerning. The Parish Council is responsible for a wide range of local amenities and community facilities within the Parish, including the recreation facilities at the Fairfield Recreation Ground (which is leased from Lord Petre) and Seymour Field (which is leased from Brentwood Borough Council).
- 1.7 There is an Infants and Junior School in Ingatestone, together with the large Anglo European Secondary School which draws pupils from a large part of Essex. Other children of secondary school age travel outside the Parish mainly to schools in Chelmsford and Brentwood.

The Independent Examiner

- 1.8 As the Plan has now reached the examination stage, I have been appointed as the examiner of the Plan by Brentwood Borough Council (the Council), with the agreement of the Parish Council.
- 1.9 I am a chartered town planner, with over 46 years of experience in planning. I have worked in both the public and private sectors and have experience of examining both local plans and neighbourhood plans. I have also served on a Government working group considering measures

to improve the local plan system and undertaken peer reviews on behalf of the Planning Advisory Service. I therefore have the appropriate qualifications and experience to carry out this independent examination.

- 1.10 I am independent of the qualifying body and the local authority and do not have an interest in any of the land that may be affected by the Plan.

The Scope of the Examination

- 1.11 As the independent examiner, I am required to produce this report and recommend either:

(a) that the neighbourhood plan is submitted to a referendum without changes; or

(b) that modifications are made and that the modified neighbourhood plan is submitted to a referendum; or

(c) that the neighbourhood plan does not proceed to a referendum on the basis that it does not meet the necessary legal requirements.

- 1.12 The scope of the examination is set out in Paragraph 8(1) of Schedule 4B to the Town and Country Planning Act 1990 (as amended) ('the 1990 Act'). The examiner must consider:

- Whether the plan meets the Basic Conditions.
- Whether the plan complies with provisions under s.38A and s.38B of the Planning and Compulsory Purchase Act 2004 (as amended) ('the 2004 Act'). These are:
 - it has been prepared and submitted for examination by a qualifying body, for an area that has been properly designated by the local planning authority;
 - it sets out policies in relation to the development and use of land;
 - it specifies the period during which it has effect;
 - it does not include provisions and policies for 'excluded development'; and
 - it is the only neighbourhood plan for the area and does not relate to land outside the designated neighbourhood area.
- Whether the referendum boundary should be extended beyond the designated area, should the plan proceed to referendum.
- Such matters as prescribed in the Neighbourhood Planning (General) Regulations 2012 (as amended) ('the 2012 Regulations').

1.13 I have considered only matters that fall within Paragraph 8(1) of Schedule 4B to the 1990 Act, with one exception. That is the requirement that the Plan is compatible with the Human Rights Convention.

The Basic Conditions

1.14 The 'Basic Conditions' are set out in Paragraph 8(2) of Schedule 4B to the 1990 Act. In order to meet the Basic Conditions, the neighbourhood plan must:

- have regard to national policies and advice contained in guidance issued by the Secretary of State;
- contribute to the achievement of sustainable development;
- be in general conformity with the strategic policies of the development plan for the area;
- be compatible with and not breach European Union (EU) obligations (under retained EU law)¹; and
- meet prescribed conditions and comply with prescribed matters.

1.15 Regulation 32 of the 2012 Regulations prescribes a further Basic Condition for a neighbourhood plan. This requires that the making of the Neighbourhood Plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017 ('the Habitats Regulations').²

2. Approach to the Examination

Planning Policy Context

2.1 The Development Plan for this part of Brentwood Borough Council (BBC), not including documents relating to excluded minerals and waste development, consists of the adopted Brentwood Local Plan 2016-2033 (BLP) (adopted 23 March 2022).

2.2 The BLP sets out the spatial planning vision and objectives and strategy for the spatial development and growth of the Brentwood district. It contains a suite of strategic policies with the majority of future growth during the period up to 2033 being directed to the Borough's two strategic transit growth corridors, the Central Brentwood Growth Corridor and the

¹ The existing body of environmental regulation is retained in UK law.

² This revised Basic Condition came into force on 28 December 2018 through the Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018.

South Brentwood Growth Corridor. In the Plan's settlement hierarchy, Ingatestone is categorised as one of the larger villages in a rural setting, with high levels of accessibility and public transport provision, including rail services. They provide a range of services and facilities to the immediate residential areas and nearby settlements in designated District and Local Centres. Fryerning is categorised as one of the remote and small rural villages and hamlets, with poor public transport, limited or no shops, jobs and community facilities.

- 2.3 The BLP includes development management policies under the themes managing growth, resilient built environment, housing provision, prosperous communities and natural environment. The BLP contains two non-strategic site allocations for residential development in the Ingatestone area, refs. R21 (for 161 new dwellings) and R22 (for 57 new dwellings) and one non-strategic site allocation for employment development, ref. E08. Site R21 is not within the designated Neighbourhood Area, being situated at the south-western edge of Ingatestone within the adjoining parish of Mountnessing. The BLP does not contain any site allocations affecting the smaller village of Fryerning.
- 2.4 The Basic Conditions Statement (at pages 6-19) provides an assessment of how the policies proposed in the Plan have regard to national policy and are in general conformity with the relevant strategic policies in the now superseded adopted Brentwood Replacement Local Plan (BRLP) (2005) and the recently adopted BLP (2022). Having been adopted in 2022, the BLP provides an up-to-date strategic planning context for the Neighbourhood Plan, and the progress of the BLP during 2020-2022 has enabled the Neighbourhood Plan and its policies to be prepared.
- 2.5 The planning policy for England is set out principally in the National Planning Policy Framework (NPPF). The Planning Practice Guidance (PPG) offers guidance on how this policy should be implemented. A revised NPPF was published on 20 July 2021. All references in this report are to the 2021 NPPF and its accompanying PPG.

Submitted Documents

- 2.6 I have considered all policy, guidance and other reference documents I consider relevant to the examination, including those submitted which comprise:
- the draft Ingatestone & Fryerning Neighbourhood Development Plan 2020-2033 Submission Version (November 2021) and its Appendix;
 - the Strategic Environmental Assessment Screening Opinion Report (July 2021);
 - the Basic Conditions Statement (November 2021);
 - the Consultation Statement (November 2021); and

- all the representations that have been made in accordance with the Regulation 16 consultation.³

Supporting Documents

2.7 I have also considered the various supporting documents to the submission Plan, including:

- Neighbourhood Plan Business Questionnaire Results Report (Rural Community Council of Essex) (December 2018);
- Neighbourhood Plan Household Questionnaire Results Report (Rural Community Council of Essex) (February 2019); and,
- Rural community profile for Ingatestone and Fryerning (Parish) (Action with Communities in Rural England) (ACRE) (October 2013).⁴

Preliminary Questions

2.8 Following my appointment as the independent examiner and my initial review of the draft Plan, its supporting documents and representations made at the Regulation 16 stage, I wrote to the Council and the Parish Council on 20 April 2022⁵ seeking further clarification and information on four matters contained in the submission Plan, as follows:

- firstly, with regard to the Brentwood Local Plan 2016-2033, I noted that the Plan was adopted by the Council on 23 March 2022, which will require a number of consequential amendments to references in the submission Plan (albeit noting the Basic Conditions Statement includes an assessment of the emerging BLP policies as at November 2021). I sought the Council's confirmation that the content of the paragraphs on page 13 in the Plan, and accompanying Map 2 (on page 12), regarding Site R22 remain accurate and up to date regarding the proposed development of 57 dwellings. I also sought confirmation that the correct site allocation reference in the BLP for this site is R22, and that the reference to R21 in the third line of text in the second paragraph (left column) on page 13 is an error and should be R22;
- secondly, with regard to Policy 3, I noted that the Policy refers to the conservation areas "*which are identified on the parish map*". I noted that I do not identify a map or plan within the submission Plan that shows the boundaries of the three designated Conservation Areas and that, in my view, such a map or plan will be necessary to enable future users of the Plan to correctly interpret Policy 3. I therefore invited the Parish Council to provide me with a map(s) (at a suitable scale) clearly showing the boundaries of the three Conservation Areas, which I considered should be placed

³ View at: <https://www.brentwood.gov.uk/-/ingatestone-and-fryerning-np>

⁴ View at: <https://www.ingatestone-fryerningpc.gov.uk/neighbourhood-plan/get-involved>

⁵ View at: <https://www.brentwood.gov.uk/-/ingatestone-and-fryerning-np>

within the Heritage section of the Plan, and which I may consider as a potential modification to the Plan;

- thirdly, with regard to Policy 4, I noted that clause (a) of the Policy sets out a range of potential Use Classes that would be supported at employment site allocation ref. E08 (Land adjacent to the A12 and slip road, Ingatestone). I further noted that the uses listed in clause (a) of the Policy do not correspond in full to the uses listed in the preceding paragraph of supporting text, specifically regarding the additional various Class A and Class D uses that are listed in that paragraph. I noted that, in my assessment, the Policy and its supporting justification could lead potentially to some misunderstandings for users of the Plan regarding the extent of proposals which would be supported at this site. I considered that the Policy and its supporting text should better reflect the adopted BLP in order to meet the Basic Conditions. I therefore invited the Parish Council to consider this matter, and if appropriate to provide draft text for suitable amendments to clause (a) of Policy 4 and its supporting justification, to ensure that there is clarity on the nature of the potential uses that will be supported at Site E08, and which I may consider as a potential modification to the Plan; and
- fourthly, with regard to Policy 5, I noted that the supporting justification for this Policy states on page 34 that "*The area of Ingatestone village associated with concerns for the safety of pedestrians, proposed speed reductions and proposed School Clear Zones is identified within Policy 5 as a 'Safe Route'*". I further noted that within the text of the draft Policy there is no specific reference to 'Safe Routes', although there is a more generic reference to safe pedestrian and cycles routes in the 7th bullet point of the third paragraph of text. I therefore invited the Parish Council to consider whether the Policy should identify the allocated 'Safe Route' for Ingatestone village more specifically, and if appropriate to provide some suitable text for an additional clause or bullet point that I may consider as a potential modification to the Plan.

2.9 In response to my letter of 20 April 2022, the Council and the Parish Council provided me with a consolidated response to the four questions listed above on 4 May 2022.⁶ I have taken full account of the additional information contained in these responses as part of my assessment of the draft Plan, alongside the documents listed at paragraphs 2.6 and 2.7 above.

Site Visit

2.10 I made an unaccompanied site visit to the Neighbourhood Plan Area on 15 May 2022 to familiarise myself with it and visit relevant sites and areas referenced in the Plan, evidential documents and representations.

⁶ View at: <https://www.brentwood.gov.uk/-/ingatestone-and-fryerning-np>
Intelligent Plans and Examinations (IPE) Ltd, 3 Princes Street, Bath BA1 1HL
Registered in England and Wales. Company Reg. No. 10100118. VAT Reg. No. 237 7641 84

Written Representations with or without Public Hearing

2.11 This examination has been dealt with by written representations. I considered hearing sessions to be unnecessary as the consultation responses clearly articulated the objections and comments regarding the Plan and presented arguments for and against the Plan's suitability to proceed to a referendum. I am satisfied that the material supplied is sufficiently comprehensive for me to be able to deal with the matters raised under the written representations procedure, and that there was not a requirement to convene a public hearing as part of this examination. In all cases, the information provided has enabled me to reach a conclusion on the matters concerned.

Modifications

2.12 Where necessary, I have recommended modifications to the Plan (**PMs**) in this report in order that it meets the Basic Conditions and other legal requirements. For ease of reference, I have listed these modifications in full in the Appendix.

3. Procedural Compliance and Human Rights

Qualifying Body and Neighbourhood Plan Area

- 3.1 The Plan has been prepared and submitted for examination by Ingatestone and Fryerning Parish Council. An application to the Council for the Parish of Ingatestone and Fryerning to be designated a neighbourhood planning area was made on 8 August 2017⁷ and was approved by the Council on 11 October 2017, following public consultation.
- 3.2 The designated Neighbourhood Area comprises the whole of the Parish of Ingatestone and Fryerning. The designated area is shown on the map at page 7 in the submission Plan. The Ingatestone and Fryerning Neighbourhood Plan is the only neighbourhood plan in the designated area.
- 3.3 Ingatestone and Fryerning Parish Council is the Qualifying Body for the preparation of the Plan. The preparation of the Plan has been led by a Neighbourhood Plan Advisory Committee (NPAC), which was established in October 2017, with up to 15 members comprising Parish Councillors and a number of local residents.

Plan Period

3.4 The draft Plan specifies (on the front cover) the period to which it is to take effect, which is for the period 2020 to 2033. The Plan period

⁷ View at: <https://www.brentwood.gov.uk/-/ingatestone-and-fryerning-np>
Intelligent Plans and Examinations (IPE) Ltd, 3 Princes Street, Bath BA1 1HL
Registered in England and Wales. Company Reg. No. 10100118. VAT Reg. No. 237 7641 84

encompasses the plan period for the adopted BLP. I make a recommendation (see paragraph 4.51 below and proposed modification PM8) with regard to the future review of the Plan to take account of future reviews of the BLP by the Council and any relevant changes to national policy.

Neighbourhood Plan Preparation and Consultation

- 3.5 The Consultation Statement and its Appendices sets out a comprehensive record of the Plan's preparation and its associated engagement and consultation activity between Summer 2017 and Autumn 2021. The decision to undertake the preparation of the Neighbourhood Plan was taken in Summer 2017, with initial meetings of the newly-established NPAC being held in Autumn 2017 following the designation of the Neighbourhood Area. The preparation of the Plan and the associated community engagement and consultation has involved three principal stages, as follows:
- Stage 1: Initial work with the distribution of business and household questionnaires, data collection, local community engagement events, publication of a neighbourhood plan newsletter and public exhibitions of the initial work taking place on the Plan (January-September 2018).
 - Stage 2: Further data collection, social media polls, leading to the pre-submission consultation on the draft Neighbourhood Plan (Regulation 14) (Spring-Autumn 2020).
 - Stage 3: Submission to the Council, Regulation 16 consultation and commencement of the examination (Autumn 2021 to Spring 2022).
- 3.6 During Stage 1, the NPAC worked with the Rural Community Council for Essex (RCCE) to analyse the results of the business and household questionnaires. The reports and analysis of those surveys are contained at Appendices 2 and 3 to the Consultation Statement. At this stage, other engagement events took place, for example a discussion with students at the Anglo European School, a roadshow event at the Ingatestone Community Club alongside a consultation on the emerging Brentwood Local Plan, and displays at other local community events in both Ingatestone and Fryerning.
- 3.7 During Stage 2, work was focused on further targeted surveys, particularly using social media polls, in order to inform the development of draft policies in the Plan. The draft Plan was then prepared for Regulation 14 consultation, which took place between 1 September and 31 October 2020. The consultation was accompanied by extensive local publicity, with details being distributed to every household in the Parish, together with separate notifications to local businesses, statutory consultees and other stakeholders. Appendices 5-7 to the Consultation Statement set out the list of statutory consultees, a copy of the statutory consultation letter and a review of each of the 132 comments received during the consultation period.

- 3.8 Work during Stage 3 then focused on preparing the draft Plan and its supporting documents for formal submission to the Council for examination, with a number of amendments and additions to the content of the Plan being made to take account of Regulation 14 consultation responses. Appendix 7 to the Consultation Statement sets out the actions taken by the NPAC with regard to each of those responses.
- 3.9 The Consultation Statement provides a full record of the consultation and engagement work that was undertaken during the preparation of the Plan prior to its submission to the Council, including at Appendix 1 a copy of the Community Engagement Strategy that was prepared to guide and monitor the process of community and stakeholder engagement at each stage of the Plan's preparation.
- 3.10 The Parish Council duly resolved at its meeting held on 4 November 2021 to submit the Plan to the Council for examination under Regulation 15, and the Plan was then formally submitted on 17 November 2021 and formally accepted at the meeting of the Council's Policy, Resources and Economic Development (PRED) Committee held on 24 November 2021. Regulation 16 consultation was then held for a period of thirteen weeks from 16 December 2021 to 17 March 2022. I have taken account of the responses received⁸, as well as the published Consultation Statement. I am satisfied that a transparent, fair and inclusive consultation process has been followed for the Plan, that has had regard to advice in the PPG on plan preparation and engagement and is procedurally compliant in accordance with the legal requirements.

Development and Use of Land

- 3.11 I am satisfied that the draft Plan sets out policies in relation to the development and use of land in accordance with s.38A of the 2004 Act.

Excluded Development

- 3.12 From my review of the documents before me, the draft Plan does not include policies or proposals that relate to any of the categories of excluded development.⁹

Human Rights

- 3.13 Neither the Council nor any other party has raised any issues concerning a breach of, or incompatibility with Convention rights (within the meaning of the Human Rights Act 1998). From my assessment of the Plan, its accompanying supporting documents and the consultation responses made to the Plan at the Regulations 14 and 16 stages, I am satisfied that

⁸ View at:

<https://www.brentwood.gov.uk/documents/20124/539377/IFNP+Regulation+16+Reps+Received.pdf>

⁹ The meaning of 'excluded development' is set out in s.61K of the 1990 Act.

Intelligent Plans and Examinations (IPE) Ltd, 3 Princes Street, Bath BA1 1HL

Registered in England and Wales. Company Reg. No. 10100118. VAT Reg. No. 237 7641 84

the Plan has had regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act 1998. I consider that none of the objectives and policies in the Plan will have a negative impact on groups with protected characteristics. Many will have a positive impact.

4. Compliance with the Basic Conditions

EU Obligations

- 4.1 The Council issued a Strategic Environmental Assessment (SEA) Screening Opinion report (prepared by AECOM) in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 ('the SEA Regulations') in July 2021, and this was prepared on the basis of the policies contained in the pre-submission draft Plan and followed the Regulation 14 consultation in September-October 2020. This Screening Opinion is submitted alongside the draft Plan and concluded (at Section 4) that the policies in the pre-submission draft Plan are not likely to have significant environmental effects on the environment, and therefore that a full SEA is not deemed to be required. The Screening Opinion report was the subject of consultation with the Environment Agency, Natural England and Historic England during July 2021 (and the responses from those bodies are summarised at Appendix 8 to the Consultation Statement).
- 4.2 I have considered the SEA screening methodology and assessment set out in the Screening Opinion report (at Section 3) by which the Plan was duly screened to determine whether the Plan is likely to have potential environmental effects. Overall, I am satisfied that a proportionate approach has been taken and that the Plan was screened to take full account of any potential effects upon interests of environmental, landscape, historic and heritage importance.
- 4.3 Consideration of Habitats Regulations Assessment (HRA) under the Habitats Regulations was also considered by the Council, albeit a formal screening was not produced on the draft Plan. This is because the Basic Conditions Statement (at Section 6) notes that, based upon the conclusions of the HRA undertaken as part of the preparation of the BLP, only new development proposals to the east of Ingatestone village within the 22 kilometres Zone of Influence for recreational pressure within the Blackwater Estuary Ramsar site and Special Protection Area (SPA) and the Essex Special Area of Conservation (SAC), would require a HRA Screening Assessment to be undertaken. AECOM advised that there would be no pathway of impact to those European sites emerging from the Plan, and therefore a HRA Screening Assessment would not be required. I concur with that assessment.
- 4.4 Therefore, I consider that on the basis of the information provided and my independent consideration of the SEA Screening Opinion report, the Basic

Conditions Statement and the Plan itself, I am satisfied that the Plan is compatible with EU obligations under retained EU law.

Main Assessment

- 4.5 The NPPF states (at paragraph 29) that "*Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan*" and also that "*Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies*". The NPPF (at paragraph 11) also sets out the presumption in favour of sustainable development. It goes on to state (at paragraph 13) that neighbourhood plans should support the delivery of strategic policies contained in local plans; and should shape and direct development that is outside of these strategic policies.
- 4.6 Having considered above whether the Plan complies with various legal and procedural requirements, it is now necessary to deal with the question of whether it complies with the remaining Basic Conditions (see paragraph 1.14 of this report), particularly the regard it pays to national policy and guidance, the contribution it makes to sustainable development and whether it is in general conformity with strategic development plan policies.
- 4.7 I test the Plan against the Basic Conditions by considering specific issues of compliance of the Plan's seven policies, which address the following themes: Housing; Housing Design; Heritage; Economy; Transport; Environment; and Wellbeing, Leisure and Community Facilities. As part of that assessment, I consider whether the policies in the Plan are sufficiently clear and unambiguous, having regard to advice in the PPG. A policy should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence.¹⁰ I recommend some modifications as a result.

Overview

- 4.8 The Plan is addressing the period from 2022 to 2033 and seeks to provide a clear planning framework to allow development within Ingatestone and Fryerning to take place in an appropriate way for the Parish, whilst guiding and managing future growth, protecting the character and history of the Parish, promoting a flourishing local economy and containing policies that seek to have a positive effect on the environment. The Plan contains specific policies in respect of each of the themes listed above.

¹⁰ PPG Reference ID: 41-041-20140306.

- 4.9 The opening section of the Plan sets out the Vision Statement for the Plan which is:

“Ingatestone and Fryerning are vibrant and distinctive rural villages with easy access to fields and the countryside. We strive to respect and reflect the views of our communities, to evolve and expand whilst retaining our unique and distinctive character and to provide a good quality of life for current and future generations of residents.”

This is followed by the various actions that are proposed by the Parish Council to support the Vision of the Plan.

- 4.10 The Introduction to the Plan provides a synopsis of the neighbourhood planning process undertaken in Ingatestone and Fryerning following the designation of the Parish as a Neighbourhood Area in October 2017. It also describes the relevant spatial planning context for the Brentwood Borough area. The Local Planning Context section of the Introduction will require some updating following the recent adoption of the BLP, and this is addressed by recommended modification PM9 (see paragraph 4.52 below).
- 4.11 The Introduction is then followed by separate policy sections of the Plan. These address Housing, Housing Design, Heritage, Economy, Transport, Environment and Wellbeing, Leisure and Community Facilities. Then follows a Glossary of Terms and an Appendix setting out the various documents and supporting studies that have been used to inform and help produce the draft Plan, including those listed at paragraph 2.7 above.
- 4.12 The policy sections (with the exception of Housing Design) each contain a vision and relevant Objectives that are appropriate to the topic concerned, together with a comprehensive description of the context, in terms of the local factors and issues, that lead to each of the proposed Policies. Each section contains a short summary of how community involvement and engagement in the Plan has further informed the Plan-making process and the specific Policies concerned.
- 4.13 The Basic Conditions Statement (at Sections 4 and 5) describes how the Plan, and its objectives and policies, has regard to national policies contained in the NPPF, generally conforms with local strategic planning policies and contributes to the achievement of sustainable development. Pages 9-19 of the Basic Conditions Statement set out in detail how each of the Plan’s seven policies are in general conformity with the strategic policies in the former, and now superseded, Brentwood Replacement Local Plan and the then emerging, and since adopted, BLP.
- 4.14 I consider that overall, subject to the specific modifications that I recommend to specific policies below, that individually and collectively the Plan’s policies will contribute to the achievement of sustainable patterns of development in the Parish. There are also a small number of detailed matters which require amendment to ensure that the policies have the

necessary regard to national policy and are in general conformity with the strategic policies of the Council. Accordingly, I also recommend modifications in this report in order to address these matters.

Specific Issues of Compliance

4.15 I turn now to consider each of the proposed policies in the draft Plan, which are contained in the policy sections described above. I have taken into account, where appropriate, the representations that have been made concerning the policies, which lead, in some instances, to recommended modifications to the draft Policies.

Housing

4.16 The Housing policy section of the Plan contains two Objectives related to the Vision Statement, which are:

- Supporting measured, proportionate, timely and sustainable development to meet local requirements, particularly those of our young people and older residents; and
- Influence key 'age friendly' issues, including housing.

4.17 A further four housing-related objectives have been identified by the NPAC to guide the Plan's housing policies. In summary, these seek to promote an integrated approach to achieving sustainable and quality residential environments; to promote the comprehensive planning and development of residential areas; to ensure that adequate provision is made for infrastructure and appropriate local neighbourhood facilities; and to promote quality residential development that creates attractive and distinctive places, respects and enhances features of value and local character and reduces reliance on the private car.

4.18 The Plan takes account of the two housing allocation sites (sites R21 and R22) contained in the adopted BLP, which are shown on Map 2 in the Plan. However, in the case of site R22, Policy 1 (Housing) in the Plan sets out more detailed site-planning requirements than those identified in the BLP. I have given careful consideration to those additional planning requirements and the representations made, noting also that the Council did not comment in this regard. I have concluded that the Policy is appropriate and justified in seeking to ensure that a high-quality residential environment is created at site R22 in accordance with the Plan's objectives.

4.19 As noted at paragraph 2.8 above, as one of my questions to the Council, following my initial assessment of the draft Plan, I sought confirmation that, following the recent adoption of the BLP, the proposed development of 57 new dwellings at site R22 remains an accurate figure. I also noted an apparent typographic error in the supporting justification to Policy H1. The Council responded to me on 4 May 2022 confirming that the site is allocated for the development of 57 dwellings, but also advising me that

two corrections are necessary to the text of the supporting justification for Policy 1, including the error identified in my question. These corrections are addressed as part of recommended modification **PM1** (see paragraph 4.22 below).¹¹

- 4.20 Policy 1 (Housing) contains three separate parts. Part a) addresses the allocation of site R22 in the adopted BLP, and the specific planning requirements for the development of the site, as discussed at paragraph 4.19 above. Part b) sets out the requirement for planning contributions to be sought for the provision of the necessary infrastructure improvements, in terms of education facilities, open space and community facilities, arising from the development of site R22 and its impacts on the surrounding area. Part c) states that other proposals for new residential development in the Plan area will be supported where they meet and achieve twelve planning criteria set out as part of the Policy, that reflect the Plan's vision and objectives for securing high-quality residential developments.
- 4.21 I have given very detailed consideration to the draft Policy. Overall, I consider that the Policy is well drafted and provides clear and appropriate guidance for the consideration of proposals for future residential development in the Plan area. However, I have noted that Essex County Council, as part of their representations to the Plan, have sought some minor amendments and additions to the text of the Policy and its supporting justification, generally for improved clarity for future users of the Plan, which together with the corrections referenced in paragraph 4.19 above, are all addressed by recommended modification **PM1**.
- 4.22 With recommended modification PM1, I consider that the draft Plan's section on Housing and its accompanying policy (Policy 1) is in general conformity with the strategic policies of the adopted BLP, has regard to national guidance, would contribute to the achievement of sustainable development and so would meet the Basic Conditions.

Housing Design

- 4.23 The Housing Design policy section of the Plan does not set out any specific Objectives but instead takes account of the National Design Guide (MHCLG, 2019) and its statement that "*creating high quality buildings and places is fundamental to what the planning and development process should achieve. The long-standing fundamental principles for good design are that it is: fit for purpose: durable: and brings delight.*" This section of the Plan also endorses the aims of the Essex Design Guide in promoting a high standard of design within new development.
- 4.24 Policy 2 (Housing Design) is in three parts. Part A sets out 17 planning criteria which development proposals in the Plan area should seek to

¹¹ Modifications for the purpose of correcting errors is provided for in Paragraph 10(3)(e) of Schedule 4B to the 1990 Act.

achieve in the design of new housing, covering matters such as sustainable drainage systems, energy efficiency, off-street car parking, on-site waste storage facilities, the preservation of local landmarks, open space and green infrastructure and tree planting. These criteria reflect the Plan's objectives to achieve high-quality design in new residential developments. Part B states that new proposals for older people's housing should demonstrate how the principles of the 'Housing our Ageing Population: Panel for Innovation' (HAPPI) reports have been incorporated into the design of the development. Part C of the Policy states that all non-residential development should achieve a minimum of BREEAM 'very good' rating in terms of a building's environmental performance.

- 4.25 I have given careful consideration to the Policy text and have taken into account the representations that have been made concerning the Policy. I am satisfied that the Policy is justified and seeks to achieve high standards of housing design. However, I do consider that some minor amendments are necessary to improve the clarity of the Policy for future users of the Plan. In particular, as the Policy does also include design criteria for non-residential developments, I consider that the title of the Policy should be amended to make it clear that it relates to the design of new development in the Plan area, rather than just residential development. I therefore recommend modification **PM2** to address the various amendments to the Policy.
- 4.26 With recommended modification PM2, I consider that the draft Plan's section on Housing Design and its accompanying policy (Policy 2) is in general conformity with the strategic policies of the adopted BLP, has regard to national guidance, would contribute to the achievement of sustainable development and so would meet the Basic Conditions.

Heritage

- 4.27 The Heritage policy section of the Plan contains a single Objective, which is:
- To conserve and enhance the historic environment within the Parish.
- 4.28 Policy 3 (Heritage) has two parts. Part a) states that development within Conservation Areas should demonstrate how the proposals will protect and where possible enhance the character, appearance, setting and historic interest of the Conservation Area. Part b) states that development proposals should seek to protect and where appropriate enhance heritage assets within the Parish. Proposals which affect a designated or non-designated heritage asset should also outline the historical significance of the asset to the character and appearance of Ingatstone and Fryerning and should clearly outline the impacts of the proposed development on the significance and local importance of such assets.

- 4.29 Upon my initial assessment of the Plan, I noted that the three designated Conservation Areas within the Plan area are not identified on a map or plan within the Plan. I consider that Policy 3 requires the boundaries of those Conservation Areas to be shown on maps of a suitable scale within the Plan, in order that users of the Plan can correctly interpret the Policy. Accordingly, in response to my question on this matter (see paragraph 2.8 above), the Parish has provided suitable maps of each Conservation Area as an Appendix to their response.
- 4.30 I consider that the three maps provided by the Parish Council should be included as additional Appendices to the Plan, with appropriate cross-references being made to the Policy text and to its supporting justification. These matters are addressed by recommended modification **PM3**.
- 4.31 With recommended modification PM3, I consider that the draft Plan's section on Heritage and its accompanying policy (Policy 3) is in general conformity with the strategic policies of the adopted BLP, has regard to national guidance, would contribute to the achievement of sustainable development and so would meet the Basic Conditions.

Economy

- 4.32 The Economy policy section of the Plan contains five Objectives, which are:
- Supporting measured, proportionate, timely and sustainable development to meet local requirements, particularly those of our young people and older residents.
 - Promoting a flourishing local economy with a range of successful independent businesses.
 - As an existing commuter village, Ingatestone will increase its local employment base with the aim of reducing its export of people.
 - The growing population of the Parish will be supported with employment sites, appropriate retail outlets and a thriving economy.
 - The Parish will have the transport connections, available space, facilities and infrastructure to support new and expanding businesses as and when the need arises and the Parish Council will be active in searching out opportunities for bringing new employment to Ingatestone and Fryerning.
- 4.33 Policy 4 (Economy) has four parts. Part a) identifies and supports the employment land allocation (ref. Site E08) contained in the adopted BLP for the development of land totalling 2.08 hectares adjacent to the A12 road and its slip road at Ingatestone for employment uses. The site is identified on Map 6, although this is not cross-referenced within the Policy. Part b) states that the Parish Council will be supportive of proposals which increase employment opportunities in the local area and support the local economy. It sets out eight criteria for the assessment of employment generating development proposals, in order to ensure that such proposals enhance the local economy in an appropriate and

sustainable manner. Part c) states that parts of Ingatestone High Street are designated as Primary Retail Frontage Areas in the adopted BLP and that development proposals which support retail and ancillary uses on ground floors in this area will be supported. Part d) states that the design of shopfronts in the Primary Retail Frontage Areas should seek to maintain and enhance the character of Ingatestone High Street

- 4.34 Upon my initial assessment of the Plan, I noted that the potential employment uses that would be supported at the employment land allocation (re. Site E08) do not correspond in full to the uses listed in the supporting justification for Policy 4. In my assessment, the Policy and its supporting justification as drafted could therefore lead to some potential misunderstandings for users of the Plan, and I considered that the Policy and its supporting text should better reflect the adopted BLP regarding the future development of Site E08. I therefore invited the Parish Council to consider the matter and, if appropriate, to provide draft text for suitable amendments to part a) of the Policy and the supporting justification (see paragraph 2.8 above). I have taken account of the Parish Council's response dated 4 May 2022 in assessing the Policy.
- 4.35 I am satisfied that the Policy is justified and accords with the Plan's objectives to promote a flourishing local economy in the Plan area. However, some amendments are necessary to ensure that it meets the Basic Conditions, particularly in respect of its general conformity with the adopted BLP. These amendments are addressed by recommended modification **PM4**.
- 4.36 With recommended modification PM4, I consider that the draft Plan's section on Economy and its accompanying policy (Policy 4) is in general conformity with the strategic policies of the adopted BLP, has regard to national guidance, would contribute to the achievement of sustainable development and so would meet the Basic Conditions.

Transport

- 4.37 The Transport policy section of the Plan contains seven Objectives, which are:
- Giving consideration to effective transport links, the staffed train station, the bus service and access routes for the movement of cyclists and pedestrians.
 - To reduce the rate and incidence of congestion.
 - To enhance accessibility to key services and facilities within the Parish.
 - To improve safety on the road network and to enhance and promote a safer travelling environment around the Parish.
 - To manage the impact of road transport on air pollution.
 - To maintain highways and public rights of way to a standard appropriate to their use.
 - To support and encourage new technologies such as autonomous vehicles and electric charging points.

- 4.38 Policy 5 (Transport) is a lengthy policy covering a number of transport-related matters. It states that proposals that provide or contribute towards new or improved car parking provision in Ingatestone will be supported and also that proposals for new or improved bridleways, pedestrian and cycle routes linking Ingatestone and Fryerning, and within the settlements of Ingatestone, Fryerning and Mill Green, will be supported.
- 4.39 The second part of the Policy sets out a series of twelve criteria for the assessment of the transport-related considerations in proposals for new development in the Plan area, and that major development proposals should assess the impact of the scheme on local highway capacity and public transport services. Finally, the Policy states that proposals which improve the safety of pedestrians and cyclists will be encouraged and supported.
- 4.40 Upon my initial assessment of the Plan, I noted that the supporting justification (on page 34) for the Policy referred to a 'Safe Route' for pedestrians being identified within Ingatestone village, but that the Policy itself made no specific reference to that 'Safe Route'. I therefore invited the Parish Council to consider this issue (see paragraph 2.8 above), and if appropriate to provide some suitable text for an additional clause that may be inserted into the text of the Policy. I have taken account of the Parish Council's response on this matter dated 4 May 2022 which proposes some amendments to the Policy's supporting justification, rather than to the Policy itself.
- 4.41 I have also taken into consideration the representations that have been made concerning the Policy, particularly those made by Essex County Council as the Highways and Transportation authority.
- 4.42 Overall, I am satisfied that the principles of this Policy are justified. However, I consider that the text of the Policy should be re-structured, as the existing second part of the Policy constitutes the most important part for the assessment of development proposals within the Plan area, and that other elements of the Policy are of lesser precedence in that context. Furthermore, Essex County Council is seeking a number of amendments to the Policy, to appropriately reflect its established policies. I therefore recommend proposed modification **PM5** which consolidates the various amendments to the Policy and its supporting justification.
- 4.43 With recommended modification PM5, I consider that the draft Plan's section on Transport and its accompanying policy (Policy 5) is in general conformity with the strategic policies of the adopted BLP, has regard to national guidance, would contribute to the achievement of sustainable development and so would meet the Basic Conditions.

Environment

- 4.44 The Environment policy section of the Plan contains four Objectives, which are:
- To maintain and protect the natural environment and green space within the Parish.
 - To enhance the biodiversity of the Parish.
 - To reduce carbon emissions within the Parish in order to combat climate change.
 - To ensure all residents living within the Parish breathe clean air.
- 4.45 Policy 6 (Environment) is also a lengthy policy covering a very wide range of environmental matters. Whilst I am satisfied that the Policy is fully justified, and reflects not only the objectives of the Plan but also national policies and the strategic policies of the adopted BLP, the length of the draft Policy and the breadth of issues covered makes it difficult for future users of the Plan to interpret and fully understand. I therefore consider that, as with Policy 5, the text of this Policy necessitates being re-structured to secure its legibility. I also take into account the representations that have been made concerning the Policy and, where appropriate, recommend some amendments to ensure that the Policy and its supporting justification is entirely accurate. **(PM6)**
- 4.46 With recommended modification PM6, I consider that the draft Plan's section on Environment and its accompanying policy (Policy 6) is in general conformity with the strategic policies of the adopted BLP, has regard to national guidance, would contribute to the achievement of sustainable development and so would meet the Basic Conditions.

Wellbeing, Leisure and Community Facilities

- 4.47 The Wellbeing, Leisure and Community Facilities policy section of the Plan contains two Objectives, which are:
- Supporting measured, proportionate, timely and sustainable development to meet local requirements, particularly those of our young people and older residents.
 - Influence key 'age friendly' issues e.g. community safety, housing, planning, street lighting, green spaces, playing fields and parks, community centres, war memorials, seats and shelters, public toilets.
- 4.48 Policy 7 (Wellbeing, Leisure and Community Facilities) states that development proposals should contribute proportionately towards the provision of leisure and community facilities within the Parish to meet the needs of the future residents of those developments. It goes on to state that development proposals which would result in the net loss of existing community facilities or public open space will only be supported where it can be demonstrated that the benefits of the project outweigh any identified harm created by the loss or that the facility is no longer viable or in active use and has no prospect of being brought back into use.

Intelligent Plans and Examinations (IPE) Ltd, 3 Princes Street, Bath BA1 1HL

Registered in England and Wales. Company Reg. No. 10100118. VAT Reg. No. 237 7641 84

- 4.49 I am satisfied that the Policy is justified and is consistent with current national policy and guidance particularly in respect of seeking appropriate contributions towards the provision of community infrastructure, and therefore sustainable patterns of development. However, there is not a suitable cross-reference to Table 4 in the supporting justification to the Policy, and I address this point by recommended modification **PM7**.
- 4.50 With recommended modifications PM7, I consider that the draft Plan's section on Wellbeing, Leisure and Community Facilities and its accompanying policy (Policy 7) is in general conformity with the strategic policies of the adopted BLP, has regard to national guidance, would contribute to the achievement of sustainable development and so would meet the Basic Conditions.

Monitoring and Review

- 4.51 There is the likelihood that there will be a need to formally review the Plan during the Plan period, particularly following an anticipated forthcoming review of the BLP. The Plan does not at present include a clear statement regarding the monitoring and review of the Plan, and I consider that the Introduction should contain an additional sub-section addressing this matter, to indicate that the Plan will be subject to review at regular intervals up to 2033 to ensure that its policies continue to take into account national and local policy, are responsive to climate and other environmental changes and are meeting the overall strategic vision for the future of Ingatestone and Fryerning. I therefore recommend modification **PM8** to address the matter.

Other Matters

- 4.52 The Plan contains a number of statements and references which need to be updated or amended as result of the formal adoption of the BLP on 23 March 2022. Additionally, there are a number of minor errors in the text of the Plan which should be corrected. Recommended modification **PM9** identifies the relevant parts of the Plan where such corrections should be made.
- 4.53 Other minor, non-material changes that may be identified following examination can be undertaken by the Council and Parish Council.¹² As an advisory comment, when the Plan is being redrafted to take account of the recommended modifications in this report, it should be re-checked for any typographical errors and any other consequential changes, etc.

Concluding Remarks

- 4.54 I conclude that, with the recommended modifications to the Plan as summarised above and set out in full in the accompanying Appendix, the

¹² PPG Reference ID: 41-106-20190509.

Ingatstone & Fryerning Neighbourhood Plan 2020-2033 meets the Basic Conditions for neighbourhood plans.

5. Conclusions

Summary

- 5.1 The Ingatstone & Fryerning Neighbourhood Plan 2020-2033 has been duly prepared in compliance with the procedural requirements. My examination has investigated whether the Plan meets the Basic Conditions and other legal requirements for neighbourhood plans. I have had regard to all the responses made following consultation on the Plan, and the supporting documents submitted with the Plan together with the Parish and Council's responses to my questions.
- 5.2 I have made recommendations to modify certain policies and other matters to ensure that the Plan meets the Basic Conditions and other legal requirements. I recommend that the Plan, once modified, proceeds to referendum.

The Referendum and its Area

- 5.3 I have considered whether or not the referendum area should be extended beyond the designated area to which the Plan relates. I conclude that the Ingatstone & Fryerning Neighbourhood Plan 2020-2033, as modified, has no policy or proposal which I consider to be significant enough to have an impact beyond the designated Neighbourhood Plan boundary, requiring the referendum to extend to areas beyond that boundary. I therefore recommend that the boundary for the purposes of any future referendum on the Plan, should be the boundary of the designated Neighbourhood Plan Area.

Overview

- 5.4 It is clear that the Ingatstone & Fryerning Neighbourhood Plan is the product of much hard work undertaken since 2017 by the Parish Council, its Neighbourhood Plan Advisory Committee and the many individuals and stakeholders who have contributed to the preparation and development of the Plan. In my assessment, the Plan reflects the land use aspirations and objectives of the Ingatstone & Fryerning community for the future planning of their Parish up to 2033. The output is a clear and well-drafted Plan which should help guide the area's development over that period, making a positive contribution to informing decision-making on planning applications by Brentwood Borough Council.

Derek Stebbing

Examiner

Intelligent Plans and Examinations (IPE) Ltd, 3 Princes Street, Bath BA1 1HL
Registered in England and Wales. Company Reg. No. 10100118. VAT Reg. No. 237 7641 84

Appendix: Modifications

Proposed modification number (PM)	Page no./ other reference	Modification
PM1	Pages 13 and 14	<p><u>Housing</u></p> <p>Page 13 - left column – 2nd paragraph, 3rd line of text – replace “R21” with “R22”.</p> <p>Page 13 – right column - 5th paragraph – replace the first sentence with the following text:</p> <p>“BBC has proposed an affordable housing requirement of 35% on proposed developments of 10 or more (net) units.”</p> <p><u>Policy 1</u></p> <p>Part a) – first sentence – amend to read as follows:</p> <p>“The Plan allocates site R22 (Land adjacent to the A12, Ingatestone), as included in the adopted Brentwood Local Plan 2016-2033 and shown on Map 2, for the development of 57 new dwellings.”</p> <p>Part a) – 5th bullet point - amend to read as follows:</p> <p>“Provide street tree planting as recommended within the Essex County Council Material Guide: Design and Good Practice 2012, together with proposals for the satisfactory long-term maintenance of newly-planted trees.”</p> <p>Part b) – add additional bullet points, as follows:</p> <ul style="list-style-type: none"> • “Highways and transportation provision • Flood and water management • Digital infrastructure • Energy and environmental provision”

		<p>Part c) - 5th bullet point - amend to read as follows:</p> <p>“Is accessible to local services and facilities by good quality walking and cycling routes, including where necessary new connections to the existing walking and cycling network.”</p> <p>Part c) – 9th bullet point - amend to read as follows:</p> <p>“Provides parking in accordance with the Essex County Council Parking Standards – Design and Good Practice (2009), or as subsequently amended.”</p>
PM2	Page 17	<p><u>Housing Design</u></p> <p><u>Policy 2</u></p> <p>Amend title of Policy to “Design of New Developments” (with a similar amendment to the Contents on Page 3).</p> <p>Part A – 7th bullet point - add the words “and water quality” after the word “source” in the second line of text.</p> <p>Part A – 16th bullet point – delete existing text and replace with the following:</p> <p>“Incorporate sustainable design features which promote energy efficiency and conservation, renewable energy generation, innovative low carbon technology, water efficiency, flood resilience, biodiversity gains and sustainable waste and mineral management. Proposals should take account of the relevant recommendations of the Essex Climate Action Commission (ECAC) report ‘Net Zero: Making Essex Carbon Neutral’ in the design of new developments.”</p> <p>Part A – delete final bullet point (which duplicates part of the 7th bullet point)</p>
PM3	Pages 19-21	<u>Heritage</u>

		<p>Page 19 – right column – 2nd paragraph – add the words “shown on the map at Appendix 2” after the words “High Street Conservation Area” in the first line of text.</p> <p>Page 19 – right column – 3rd paragraph – add the words “shown on the map at Appendix 3” after the words “Station Lane Conservation Area” in the first line of text.</p> <p>Page 20 – left column – 2nd paragraph - add the words “as shown on the map at Appendix 4” after the word “Fryerning” in the first line of text.</p> <p>Include the maps of the Ingatestone High Street Conservation Area, the Station Lane Conservation Area and the Fryerning Conservation Area (as contained in the response from the Parish Council dated 4 May 2022¹³) as new Appendices 2, 3 and 4 respectively, and amend the Contents on page 4 accordingly.</p> <p><u>Policy 3</u></p> <p>Amend the text of part a) to read as follows:</p> <p>“Development within the three Conservation Areas within the Plan area, which are shown on the maps at Appendices 2-4, should demonstrate how the proposals will protect and where possible enhance the character, appearance, setting and historical interest of the Conservation Area.”</p>
PM4	Page 29	<p><u>Economy</u></p> <p>Page 29 – left column – 3rd paragraph – replace the existing seven bullet points with the following:</p> <ul style="list-style-type: none"> • “Financial services (E(c)(i) use) • Professional services (E(c)(ii) use) • Gymnasium (E(d) use)

¹³ View at: <https://www.brentwood.gov.uk/-/ingatestone-and-fryerning-np>

		<ul style="list-style-type: none"> • Managed Shared Office (B1 use) • Retail (E(a) use) • Medical or Health services (E(e) use) • Offices with administrative functions (E(g)(i) use) • Storage or distribution (B8 use) <p><u>Policy 4</u></p> <p>Part a) – Insert the words “as shown on Map 6” at the end of the first sentence.</p> <p>Part a) – first bullet point – amend “principle” to “principal”.</p> <p>Part a) – second bullet point – delete existing text and replace with:</p> <p>“E(a-f) and ancillary uses, where it is demonstrated that the location of these uses will not inhibit the operation of the principal uses on the site.”</p> <p>Part b) – add new 8th bullet point, as follows:</p> <ul style="list-style-type: none"> • “Provide appropriate surface water management in accordance with the LLFA’s Sustainable Drainage Systems (SuDS) Design Guide.”
PM5	Pages 34, 35 and 36	<p><u>Transport</u></p> <p>Page 34 -right column – 2nd paragraph – add new final sentence, as follows:</p> <p>“Any changes to speed limits will need to be compliant with the Essex County Council Speed Management Strategy and will require the support of the County Council and Essex Police.”</p> <p>Page 34 – right column - 4th paragraph – delete existing text and replace with:</p> <p>“The IFNP questionnaire identified pedestrian safety as a concern. As identified in Table 1, there are some areas within the Parish boundary where safety concerns have been identified. The Parish Council will seek opportunities to improve safety for pedestrians and cyclists where possible, including the provision of:”.</p>

		<p>Page 35 – Table 2 – left column – delete the words “Ingatestone Safe Route, including” and replace with “Ingatestone pedestrian and cyclist safety improvements, including”.</p> <p><u>Policy 5</u></p> <p>3rd paragraph – delete 3rd and 8th bullet points</p> <p>3rd paragraph – amend 7th bullet point to insert the words “and infrastructure” after “public transport improvements”.</p> <p>4th paragraph – Replace the words “Major development (10 dwellings or more) proposals” and also reference no. 27 and replace with “Development proposals for 25 or more dwellings”. (Note – this amendment is to reflect Essex County Council’s Development Management policy).</p> <p>Re-structure the Policy text, as amended by the above revisions, such that the existing 3rd and 4th paragraphs become the 1st and 2nd paragraphs respectively, the existing 5th paragraph becomes the 3rd paragraph, the existing 2nd paragraph becomes the 4th paragraph and the existing 1st paragraph becomes the 5th paragraph.</p>
PM6	Pages 40 and 42	<p><u>Environment</u></p> <p>Page 40 – right column – 1st paragraph – delete final sentence.</p> <p>Page 40 – right column – add new 2nd paragraph to read as follows:</p> <p>“Ingatestone and Fryerning falls within a zone of influence where additional residential development may increase visitor numbers to sensitive coastal areas, potentially increasing disturbance to birds and their habitats. An Essex-wide strategy (called the Recreation disturbance Avoidance and Mitigation Strategy, or RAMS) has been prepared, identifying the potential for disturbance and the types of mitigation that might be needed. Requirements are set out in Policy NE02 of the adopted BLP, and</p>

		<p>contributions will be secured from qualifying developments in the Plan area towards mitigation measures in accordance with the RAMS.”</p> <p>In addition, the RAMS should be listed in the References (with an appropriate reference number linked to the above text) and in the Glossary.</p> <p>(<u>Note</u> – the above amendments relate to the first Page 40).</p> <p>Page 40 – left column – add new 4th paragraph as follows:</p> <p>“Development proposals in the Parish will also need to take account of the Government’s net-zero carbon targets and standards, and the relevant recommendations of the Essex Climate Action Commission (ECAC) report ‘Net Zero: Making Essex Carbon Neutral’.”</p> <p>Page 40 – right column – add new 6th and 7th paragraphs as follows:</p> <p>“There are two Critical Drainage Areas (CDA) within the Parish. Any development within the CDA’s should be directed away from areas of existing flooding and where possible should seek to have a positive impact on existing areas of flood risk downstream of the development. Early engagement with Essex County Council as Lead Local Flood Authority (LLFA) and consideration of the most up-to-date Surface Water Management Plan (SWMP) Action Plan is critical to ensure that existing and potential flood risk is properly managed.</p> <p>Development should be designed to manage surface water at its source and water quality using a variety of SuDS methods such as infiltration, interception, rainwater harvesting and greywater recycling, which include source control features such as permeable paving, water butts, rain gardens, green roofs and site</p>
--	--	---

		<p>control features such as swales, ponds and detention basins.”</p> <p>(Note – the above amendments relate to the second Page 40).</p> <p><u>Policy 6</u></p> <p>5th paragraph – 3rd bullet point - add the words “including proposals for the long-term maintenance of newly-planted trees” at the end of the existing text.</p> <p>5th paragraph – 5th bullet point - add the words “net-zero carbon standards” after the word “promote” in the 1st line of text, and “renewable energy generation,” after the words “ and efficiency,” in the 4th line of text.</p> <p>5th paragraph – final bullet point – add the words “and water quality” after the word “source”.</p> <p>6th paragraph – delete existing text, and replace with:</p> <p>“Development proposals should incorporate Sustainable Drainage Systems (SuDS) where appropriate to manage greenfield surface water runoff rates and to reduce the potential for flooding. Sustainable Drainage Systems should be designed to deliver multi-purpose space to enhance biodiversity net gain and ecosystems within new developments. SuDS proposals should be designed appropriately to manage surface water and water quality.”</p> <p>Re-structure the Policy text, as amended by the above revisions, such that:</p> <p>The 1st and 2nd paragraphs are combined and preceded by the letter A.</p> <p>The 3rd paragraph is preceded by the letter B.</p> <p>The 5th paragraph is preceded by the letter C.</p> <p>The 6th paragraph is preceded by the letter D.</p> <p>The 7th paragraph is preceded by the letter E.</p>
PM7	Page 45	<u>Wellbeing, Leisure and Community Facilities</u>

		<p>Page 45 – right column – 2nd paragraph – add new 3rd sentence as follows:</p> <p>“Potential improvements to community facilities within the Parish are listed in Table 4 below with an indication of potential funding sources for each project including developer contributions negotiated through Section 106 agreements.”</p>
PM8	Page 9	<p><u>Introduction</u></p> <p>Insert new sub-section entitled “Monitoring and Review”, comprising two paragraphs, to follow the sub-section on Local Planning Context and to read as follows:</p> <p>“The Parish Council will monitor the effectiveness of the policies in this Plan to ensure that they contribute to achieving the Plan’s objectives. However, there is likely to be a necessity to formally review the Plan in due course, particularly following future reviews of the BLP and any relevant changes in national policy.</p> <p>It will be the role of the Parish Council, working with Brentwood Borough Council, to review the Neighbourhood Plan at the appropriate time to ensure that its policies take into account national and local policy, are responsive to climate and other environmental changes and are meeting the vision for the future of Ingatestone and Fryerning.”</p>
PM9	Various	<p><u>Amendments and Corrections</u></p> <p>Page 7 – Map 1 lacks a title.</p> <p>The content of this page will need to be generally updated to reflect the fact that Regulation 14 and Regulation 16 consultations took place in 2020 and 2021/22 respectively.</p> <p>Page 9 – <u>Local Planning Context</u></p> <p>The second paragraph of text should be updated with the reference to the superseded Brentwood Replacement Local Plan being deleted.</p>

		<p>The word “emerging” should be deleted from references to the IFNP.</p> <p>Page 9 (and at various other pages in the Plan e.g. pages 13, 24 and 34) – references to the Brentwood Local Development Plan or the Brentwood LDP should be changed to the adopted Brentwood Local Plan (BLP) for consistency across the Plan.</p> <p>Page 13 – Left column, 2nd paragraph – the reference to site R21 in the 3rd line of text should read “R22”.</p> <p>Page 13 – <u>Affordable Housing</u></p> <p>4th line – “meters” should read “metres”.</p> <p>Page 26 – there are two pages presently numbered 26.</p> <p>Pages 26-28 – Maps 3, 4 and 5 would benefit by having larger and more prominent titles, each with a reference to the Key (on page 28) for their interpretation.</p> <p>Page 28 – Asset no. 47B is mis-placed in the Key (on page 28).</p> <p>Page 34 – there are two pages presently numbered 34.</p> <p>Page 40 – there are two pages presently numbered 40.</p> <p>Page 47 – delete existing Nos. 14 and 16 and replace with “Essex County Council Parking Standards – Design and Good Practice (2009), adopted by Brentwood Borough Council as a Supplementary Planning Document (SPD) in 2011.” in each case.</p> <p>Page 50 – The most recent version of the NPPF is dated 2021, and references in the Plan to earlier versions should be deleted or amended accordingly.</p> <p>Pages 48 and 52 – <u>The Code for Sustainable Homes</u> is no longer in force and the reference should therefore be deleted.</p>
--	--	--