

Neighbourhood Plan Supplement

June 2018



This issue's special supplement will give you an update on the latest developments with Ingatstone and Fryerning Parish Council's Neighbourhood Plan. We have been busy evidence-gathering since the Neighbourhood Plan Advisory Committee first came together in November 2017. Our intention is to have a Neighbourhood Plan in place by the Autumn of 2019.

Ingatstone and Fryerning has a unique heritage and a dynamic future. Investment and change in the years ahead will only be worthwhile if it makes a real difference to the lives of local people and the future of its community.



This community-led process needs your involvement. Your opinions expressed via the two questionnaires out now - one for businesses and the other for residents, will be the evidence that will guide our action-planning. Once analysed we will be consulting with you over this

autumn on options for tackling the issues you raise. Find out more...

Cllr Jane Winter, Chair of NPAC

AFFORDABLE HOUSING – WHAT CHANCES!

Brentwood Borough Council has a Housing Strategy – based on government policy.

Within it lies a quota for 'affordable housing' of developments of over 11 housing units, of 35%.

The government definition is "social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision."

There is a site in the Local Development Plan, adjacent to the Ingatstone by-pass, part bounded by the Roman Road, for some 40 units to be built. The parish council has expressed an interest in being involved at all stages with this site, and will be keen to see the 35% achieved, if not increased.

We believe communities have the power to influence change. We want to see any developments in the parish are designed to meet local needs. If you wish to help with this process and particularly have skills in this area, we would welcome your participation.





NEIGHBOURHOOD PLAN SUPPLEMENT

OUR VISION STATEMENT

The vision statement forms part of the production of the Neighbourhood Plan in that it encapsulates who we are, where we are and where we are going.

Your Neighbourhood Plan Advisory Committee (NPAC), comprising residents and councillors, meets at the Library monthly and is open to all residents. It has produced the vision statement below and would be interested to receive any comments that would make it more relevant to yourselves. Once agreed, the NPAC will use it to develop policies against which planning decisions will be made.

Ingatestone and Fryerning aspire to thrive as vibrant and distinctive rural villages with easy access to fields and the countryside; to continue to respect and reflect the views of the communities, to evolve and expand whilst retaining their unique and distinctive character, and to provide a good quality of life for current and future generations of residents.

As residents and with our parish council, we will support this vision by:

- Recognising and protecting the character and history of the neighbourhood area, its three conservation areas (High Street, Station Lane, Tor Bryan) listed buildings and sites.
- 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.
- Engaging residents, particularly older people in the creation of Neighbourhood networks, enabling action for safer, kinder, cleaner, inclusive, connected communities (online/offline).
- Promote a flourishing local economy with a range of successful independent businesses.
- Giving consideration to effective transport links, the staffed train station, the bus service and access routes for movement around the village of cyclists and pedestrians.
- Endorsing policies that have a positive effect on the environment, including those that remove or minimise flood risk, mitigate climate change, reduce our carbon footprint and minimise the impact of traffic to protect the quality of air within the parish.



BELL MEAD DEVELOPMENT

As the development nears completion we are pleased to report that the contribution to the community infrastructure is also being completed.

Four additional car park spaces have been created increasing the free parking paid for by the parish council for residents and visitors, and a new footpath with bridge and lighting leads to the train station. Permission was acquired from Lord Petre to construct this path on his land.

The new path and bridge falls within the new management company's responsibility for maintenance.



SUPPORT FOR OUR BUSINESSES

We have established that within our community there are approximately 200 businesses.

We also know that within Brentwood's Local Development Plan a site has been earmarked for 'employment' to be developed in the next 1 – 5 years. This site is alongside the slip road from the A12.

We have developed a questionnaire for the businesses to establish how we can help them remain here and prosper and are keen to work on solutions they identify.

www.ingatestone-fryerningpc.gov.uk/neighbourhood-plan/business-questionnaire

Results are being returned and issues are being raised – parking, both for customers and employees, skills deficits, the shortage of affordable housing and mobile phone coverage are amongst the most frequently listed.

As over 60% state that they wish to stay with us and expand we will be looking for innovative solutions to meet their needs. If you would like to help us think all this through, please join the working group of the Neighbourhood Plan Advisory Committee that is focusing on businesses.



ENVIRONMENTAL IMPACT ON THE PARISH

How in the next twenty years can Ingatestone and Fryerning establish environmental priorities to prepare itself for the changes needed to combat climate change and live within the environmental limits of the planet? There are a number of key issues that we need as a community to consider:

- Can we encourage shopping locally and encourage the sale of local produce?
- Can we reduce our use of single use plastic and reduce the impact of litter in our villages?
- Can we increase our levels of recycling and lobby to keep the recycling centre adjacent to parish?
- Can we encourage energy efficient and sustainable development that does not impinge on green belt or agricultural land and so ensure that any development reinforces and enhances the character of Ingatestone?
- Can we ensure that new housing meets high environmental standards ideally carbon neutral?
- Can we encourage walking, cycling and use of public transport that will improve safety for pedestrians especially children, disabled persons, and elderly residents?
- Can we encourage the use of allotments and ensure that there is an adequate supply?
- Can we encourage car sharing to reduce emissions & pressure on car parking? Looking ahead to the provision of recharging points in car parks as electric vehicles become more common in the years leading up to 2040.
- Can we ensure regular monitoring of air pollution especially in areas close to A12 (likely to be expanded by 2040), adjacent to our infant and junior schools?
- Can we campaign to maintain and improve local bus services and see the introduction of late night trains from Chelmsford?

PARKING INVENTORY RESULTS

The 2011 Census identified a population of 4,785 people living in 2,095 households in the Parish, with 3,026 or 1.44 cars per household, the majority kept in private driveways.

Commercial vehicles kept in the Parish do not appear to be shown in the census data.

Designated car parks are at the railway station (267 spaces, pay-and-display), the Community Club (73 p-a-d), Bell Mead (24 Free) and Market Place (20 Free). Additionally there are 14 spaces at the Seymour Field car park. In total these provide 398 spaces. The station represents the great majority of the availability. Shopper's car parking behind the Co-op and Budgens supermarkets provides 24 spaces, free to use but time-limited. Six locations totalling 67 spaces are controlled by resident permits Mon-Sat 9am – 6pm.

Along the High Street there are about 30 designated spaces with 1-hour limits. The rest of the High Street is no-parking from 9am to 6pm. The situation in The Limes is unclear. Signage shows both sides as 'private', but both sides are usually congested with vehicles and spaces turn over frequently. A number of residential roads have 1-hour restrictions at various times during the day, to deter all-day parking by commuters and others.

Around 170 spaces for the use of businesses were identified. This excluded supermarkets, schools and halls but includes pubs and restaurants in the village centre.

You will have a chance to comment on parking availability and propose solutions for the future in the Resident's Questionnaire. An on-line version is available at www.ingatestone-fryerningpc.gov.uk/neighbourhood-plan/questionnaire

HAVE WE GOT ANY ASSETS OF COMMUNITY VALUE?

Do you think we have any places or spaces in our community that are important to local people?

Assets of Community Value (ACVs) can only be nominated if they are of interest socially (such as for sport, culture or recreational uses) or increase the wellbeing of the community now and into the future.

A community group (such as a society, parish council, neighbourhood forum, not for profit organisation or a group of at least 21 individuals) that is locally connected to the area can nominate an asset to the local authority.

Brentwood Borough Council has a list of 13 at present – none are in Ingatestone & Fryerning. On the list are pubs, woodland, car parks, a community centre and an animal sanctuary.

If an asset is listed, then if it comes up for sale, the community has the opportunity to bid for it. The community will have up to six months to raise the funds, at the end of the period, the owner may sell it to whoever and at whatever price they choose.

There are case studies on the internet (www.locality.org.uk/our-work/assets/case-studies) and you may well have read of saving local shops/pubs etc in the national press.

So – is there an asset you would wish to retain in the village? Please send your suggestions to the parish council office.



NEIGHBOURHOOD PLAN SUPPLEMENT

WHAT WE ARE LEARNING ABOUT OUR COMMUNITY

WHO LIVES HERE?

- 4,785 people in 2,095 households, 770 children under 16, 1,220 older people over 65, 2,795 adults of working age, 85 lone parent families with children, 355 single pensioner households, 355 people from black or minority ethnic groups, 330 people born outside the UK.
- Compared with the average for England our community has fewer children under 16 as a percentage, fewer adults of working age 10% more people over 65, fewer lone parent families, more single pensioner households, fewer BME people and fewer residents born outside the UK.

(source : Census 2011)

ECONOMY

- 2271 residents aged 16-74 are economically active. This is 66.7%, whereas the England average is 69.9%
- 1136 residents aged 16-74 are economically inactive which is 33.3% compared to the England average of 30.1%
- 1252 residents aged 16-74 are in full-time employment. This is 36.7% compared to the England average of 38.6%
- 444 residents work part time. 13%, compared to 13.7% nationally.
- 421 are self employed, which is 12.4% compared with a national average of 9.8%
- 165 residents work from home. 4.8% compared to the national average of 3.5%.

HOW IS THE LOCAL POPULATION CHANGING?

- Many rural communities highlight that younger groups – particularly families – are moving out. This is often due to lack of affordable housing, or not having suitable employment and training opportunities. These groups are often replaced by more affluent older families, for example moving in from urban areas.

SKILLS LEVELS

- Skills levels in the local population can be an important driver of community sustainability.
- According to the 2011 Census, we have 780 people aged 16+ with no qualifications. 19.4%, compared to the England average of 22.5%
- 525 or 13% have some qualifications, 660 or 16.4% have 5+ GCSEs, 425 or 10.6% have at least two A levels, 1320 or 32.8% have a degree+
- The largest employment sector is Financial and insurance. Second largest is retail, and third is education.

EQUITY AND PROSPERITY

- 237 residents claim housing and council tax benefits. This is 11.3% of our households, compared with an England average of 20.6%.
- Income Support is claimed by 39 of our residents, which is 1.4% of working age adults, compared to the England average of 3.2%.
- Pension credit claimants total 127, 10.4% of people 65+, compared to the England average of 24.4%.
- 49 children are in 'out of work' households – 5.2% aged 0-15, compared to the England average of 19.2%.
- 126 children are in lone parent households – 13.4% aged 0-15, compared to the England average of 27.9%.

HOUSING & THE BUILT ENVIRONMENT

- 831 detached houses. 37.7% compared with 22.3% across England
- 749 semi-detached houses, 34% compared with 30.7% nationally
- 275 purpose build flats, 12.5% compared with 16.7% nationally
- 64 converted flats, 2.9% compared with 5.4% nationally
- 9 caravan or other temporary accommodation, 0.4% which is the same nationally.
- 1627 of our houses are owner occupied, which is 77.7% compared with 64/1% nationally.
- 204 properties are social rented, 9.7% compared with 17.7% nationally
- 206 houses are privately rented, 9.8% compared with 15.4% nationally
- We have a higher than average number of vacant properties – 4.9% as compared to 4.3% nationally.

POOR HEALTH AND DISABILITY

- Health is a fundamental factor in wellbeing and quality of life.
- We have 285 people (16-64) living with a limiting long-term illness, which at 10.2% is below the England average of 12.8%.
- 150 residents over 65 claim the Attendance Allowance, which is 12.2% compared with England average of 16.7%.
- 115 residents claim the Disability Living Allowance, 2.4% of the population, compared to 5.1% nationally.