



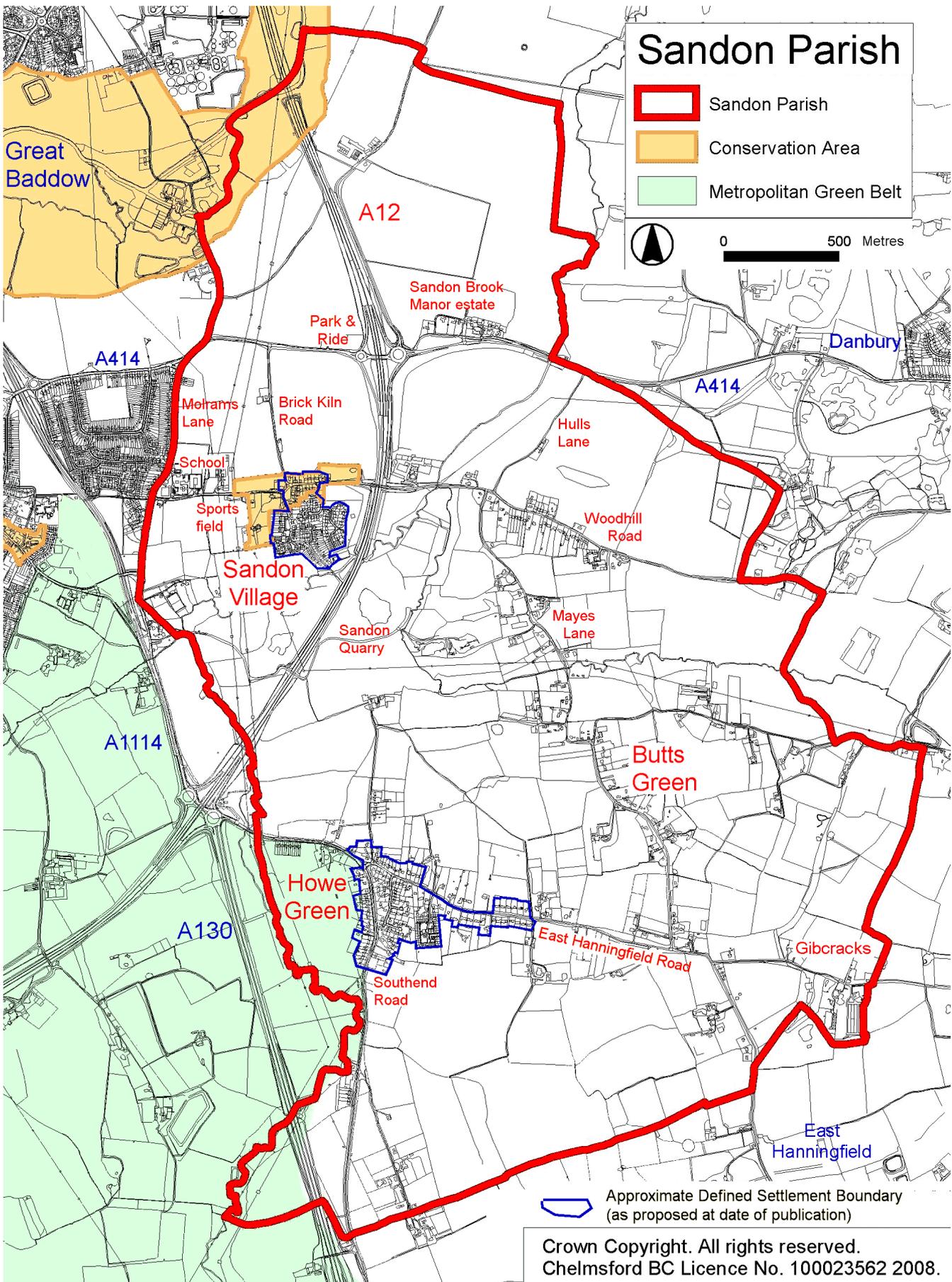
# Sandon Parish Village Design Statement





## Contents

<b>Introduction</b>	<b>5</b>	Ribbon Developments.....21	
Purpose.....	5	Woodhill Road.....21	
Planning Policy Context.....	5	Mayes Lane and Butts Green Road.....21	
<b>Sandon Parish</b>	<b>6</b>	East Hanningfield Road.....21	
GD General Design Guidance.....	6	Southend Road.....22	
History.....	7	HR Guidance - Ribbon Development.....22	
Listed Buildings and Historic Sites/Features.....	8	Conservation areas.....22	
Sandon Village.....	11	C Guidance - Conservation Area.....22	
Middle and Lower Green Areas.....	11	Spaces.....23	
SV Guidance - Sandon Village.....	11	SP Guidance - Spaces.....23	
Howe Green.....	12	Sandon Quarry - A Potted History.....23	
Butts Green.....	14	SQ Guidance - Sandon Quarry.....23	
HG Guidance – Housing General.....	16	Industrial/Commercial Areas.....24	
<b>Character Areas</b>	<b>17</b>	Mayes Lane Industrial Area.....24	
Housing Developments (Estates).....	18	Essex Police Dog Unit.....24	
Gablefields and The Lintons.....	18	Electricity Sub-station.....24	
Gablefields.....	18	Sandon Crown Public House.....24	
GB Guidance - Gablefields.....	18	Redundant Farm Buildings.....24	
The Lintons.....	19	Other Businesses.....24	
LN Guidance - The Lintons.....	19	IA Guidance - Industrial Areas.....25	
Sandon Brook Manor.....	20	Roads, Street Furniture and Village Entrances.....25	
SB Guidance – Sandon Brook Manor.....	20	R Guidance - Roads, Street Furniture and	
Chalklands, Howe Green.....	20	Entrances.....25	
CK Guidance – Chalklands.....	20	Proposed Footpaths and Cycle Path.....26	
The Tythings.....	20	<b>Appendix A The Consultative Process</b>	<b>27</b>
Old Orchard.....	21	<b>Appendix B Non-VDS Matters</b>	<b>27</b>
TO Guidance – Tythings and Old Orchard.....	21	<b>Acknowledgments</b>	<b>28</b>
Alexander Mews.....	21		
AM Guidance – Alexander Mews.....	21		



## Introduction

### Purpose

This Village Design Statement (VDS) contains a description of the Parish of Sandon in its country setting, as seen through the eyes of residents. It also puts forward Guidance from the community as to how its character should be respected in any physical change, including new developments. It highlights the sort of change that the community welcomes and the aspects they wish to protect, improve and enhance.

Sandon Parish Council set up Sandon VDS Association to create this VDS. A steering committee saw the process through to its conclusion. The document was approved by Chelmsford Borough Council in March 2011 for use as Supplementary Planning Guidance by planners, developers and residents.

The intention of the VDS is to:

- Give guidance to property owners and developers in providing designs that are acceptable to the local community.
- Ensure that the valued physical quality and characteristics of the parish, including building, spaces and surroundings are protected or enhanced.
- Assist local planning authorities in their determinations of planning applications and assisting the community when considering any physical changes to properties.

This VDS covers the whole of Sandon Parish.

Property owners are encouraged to use the VDS when considering carrying out any changes whether planning permission is needed or not; for instance, for highways, institutional and utilities works.

### Planning Policy Context

Planning policy for Sandon is defined by the Chelmsford Borough Council Local Development Framework (LDF) and Government Planning Policy Guidance notes (PPG) and Statements (PPS). The LDF includes a Site Allocations Development Plan Document (SADPD), which defines Settlement Boundaries in Sandon Village and Howe Green. The intention of the Defined Settlement Boundaries is to preserve the countryside by containing development within these areas.

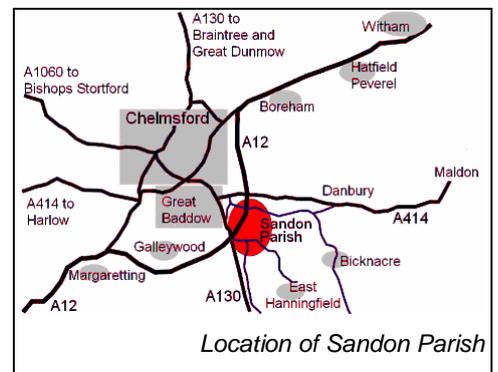
The Sandon VDS has been approved by Chelmsford Borough Council for use as planning guidance. It is classed as a material consideration in the determination of planning applications and serves as a consultation document for the parish council.

Policies relevant to Sandon Parish include:

**POLICY DC2—Controlling Development in the Countryside beyond the Metropolitan Green Belt.** Sandon and Howe Green are surrounded by countryside and this policy seeks to protect the countryside for its own sake and enhance its characteristics, whilst achieving a balance with the need to support rural businesses and people that live and visit the countryside.

**Policy DC17—Conservation Areas.** Development proposals in Conservation Areas must preserve or enhance the character or appearance of the Area. Conservation areas are designated by the Local Planning Authority and are areas of special architectural or historic interest.

**Policy DC18—Listed Buildings.** The Government “lists” buildings on the basis of their special architectural or historic interest. These buildings are subject to special planning controls over their demolition,



partial demolition, alteration or extension in any manner which affects their special character. Sandon has 18 listed buildings.

The design of development is covered by core policies CP20 and CP21 and development control policies DC42 and DC45.

Agricultural change is covered by DC56 farm diversification and DC57 re-use of rural buildings.

Core Policy CP14 provides a direct link between VDS and local planning policy. The policy also sets the scene for the visual impact of all development proposals on the landscape.

A number of Supplementary Planning Documents (SPD) have been adopted by Chelmsford Borough Council, including Making Places (design guidance) and Sustainable Development, which along with CBC guidance on side extensions and roof extensions and the Essex Design Guide, should be taken into account during planning.

The VDS will be used by borough planning officers and councillors in their consideration of planning applications. The Village Design Statement gives guidance to developers and householders, which, if followed carefully will increase the possibility that the parish council will support their submissions and ensure that the physical change intended will respect village character and achieve improvement where appropriate.

## Sandon Parish

Sandon Parish lies in the borough of Chelmsford, Essex, England.

The main centres of population are Sandon Village and Howe Green with ribbon developments along Woodhill Road and Butts Green. The A12 dual carriageway cuts off Sandon village from the rest of the parish but most of Sandon parish is rural, served by narrow lanes.

Sandon Village is set on one bank of Sandon Brook close to the border with the parish of Great Baddow. It has a church, a village hall, a school and a public house, but no shops. The nearest shops are in Great Baddow. In the main, the population commutes to other towns, particularly Chelmsford and London. An infrequent bus service to Chelmsford, Danbury and Maldon serves the village centre. However, the village periphery is well served by buses into Chelmsford, Danbury and Canvey Island.

The village was famous for an ancient Spanish Oak tree on the village green that had to be removed for safety reasons. New oak trees were planted on the village green to continue the legacy and to mark Queen Elizabeth II's Golden Jubilee.

Sandon school is on Molrams Lane, which marks the border between Sandon and Great Baddow.

St. Andrews Church and the Crown public house (Circa 1769) are both situated on the village green.

Residents are very keen to preserve the rural character of the parish.

The possibilities of adjacent farmland being used for development and of Sandon quarry being used for waste processing or disposal are viewed as threats to the community.



*Countryside views should be preserved*

### GD General Design Guidance

- GD1 Footpaths are an important characteristic of the parish and should be respected in any proposed changes.
- GD2 Any proposal for change should ensure that existing hedgerows and coppices are preserved for the benefit of wildlife and to protect the rural character of the parish.
- GD3 Any infilling or new development should ensure that the views across open countryside are retained
- GD4 Mobile phone masts should be kept away from the school and residential areas.

GD5 The village atmosphere should be retained with the Crown Public House, St Andrews Church and cottages overlooking the village green.

## History

Sandon village has a long history. There are signs of occupation in the area dating back to the Roman era. Robert held Bensted in Sandon. Before 1066, it was held by Guthmund. The village is mentioned in the Domesday Book, commissioned in December 1085 by William the Conqueror.

During the civil war, the parish supported the Commonwealth.

The church has been in existence, in one form or another, since 1080. Since then it has been adapted and extended repeatedly. Cardinal Wolsey, one time Lord of the Manor, added the unique tower and porch to the church in 1520.

On 21st June 1887 the Jubilee Tree on the village green was planted to commemorate Queen Victoria's golden jubilee. Attacked by Honey Fungus, it finally collapsed in strong winds on 2nd June 2001. The tree was commonly known as a Spanish Oak, most likely a Luscombe Oak – a hybrid of Turkey Oak and Cork Oak. The tree was recently replaced by three English oaks donated by the Speakman and Ford families. The original metal seat has been restored and replaced around one of these trees.

For schooling, from around 1800 until 1850, children could attend a Dames School in Sandon. In 1850 a new school was opened adjacent to the Crown Public House and this existed until it was closed in 1961. The current Sandon school serves Sandon and surrounding area.

In the 1920's, Sandon was a farming community with some two dozen farms and 300 or so fields.

The graph shows the growth of population and dwellings in the parish since 1801.

The parish contains a number of listed buildings, dating from the 13th century. Many farms acquired their names from families who lived there centuries ago, e.g. Sporhams from William Sporun c.1254.

In the 1800's, Mr William Ratcliff worked small clay pits on the north side of Woodhill Road, converting clay into bricks. He used these bricks to build four cottages around the village green, with thatched roofs. Hence the name 'Brick Kiln Road'.

At the end of the first world war, the Women's Institute acquired an ex-army hut, dubbed 'The Hut', for use as a meeting hall. The Hut burned down in 1961 and was replaced by the current village hall in 1963.

In 1963, the Old Rectory was sold and a new rectory came into use.

Over the years, Sandon has been associated with various well-known public figures, including Tolstoy (War and Peace) and Cardinal Wolsey (Hampton Court). There have also been ecumenical links with St Pauls and Kings College, Cambridge.

Howe Green chapel was built in 1873, replacing an earlier shed that was used for worship.

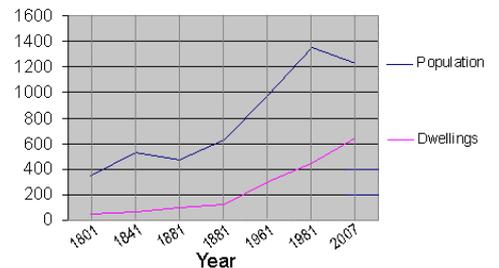
From 1905 to 1945, Merivale (recently demolished), in East Hanningfield Road was a sanatorium devoted to the treatment of tuberculosis. The house next door was the nurses' home.



Cardinal Wolsey



The old Sandon oak c.1940



Population figures



Church and Woodhill Road 1914



Sandon village pump and forge c.1940

## Listed Buildings and Historic Sites/Features

1. Brick Kiln Road
  - a Grace's Cross
- 2 Butts Green
  - a Gilbert Hunt's Farmhouse
  - b Butts Green Hall
- 3 Bridleway, Howe Green
  - a Sandon Hall
  - b Barn to the west of Sandon Hall



*Sandon Place*

- 4 Mayes Lane
  - a Mayes Farm
- 5 Rectory Chase
  - a The Old Rectory
- 6 Sandon Green
  - a Church of St. Andrew
  - b The Crown Public House
- 7 Woodhill Road
  - a Sandon Place
  - b Outbuildings west of Sandon Place
  - c The Forge
  - d The Post House
  - e The Coffee House
  - f Sandon Lodge
  - g Bridge over Sandon Brook
  - h Bridge House
  - i No. 2 Woodhill Cottages
  - j Barberry Cottage
- 8 Sporhams Lane  
Protected lane.



*Forge and Post House*

- 9 War-time Gun Emplacements and Pill Boxes

The WWII defences are part of the General Headquarters Defence line which runs north-south between Canvey Island and Saffron Walden, around the east side of Chelmsford passing through Sandon Parish. This was a part of a series of defence lines constructed in 1940 to slow any German invasion. Natural features such as rivers were used and where there were no natural features an anti tank ditch was dug (none surviving) with pill boxes and gun emplacements at regular intervals. 10 out of 16 pill boxes in Sandon Parish remain.

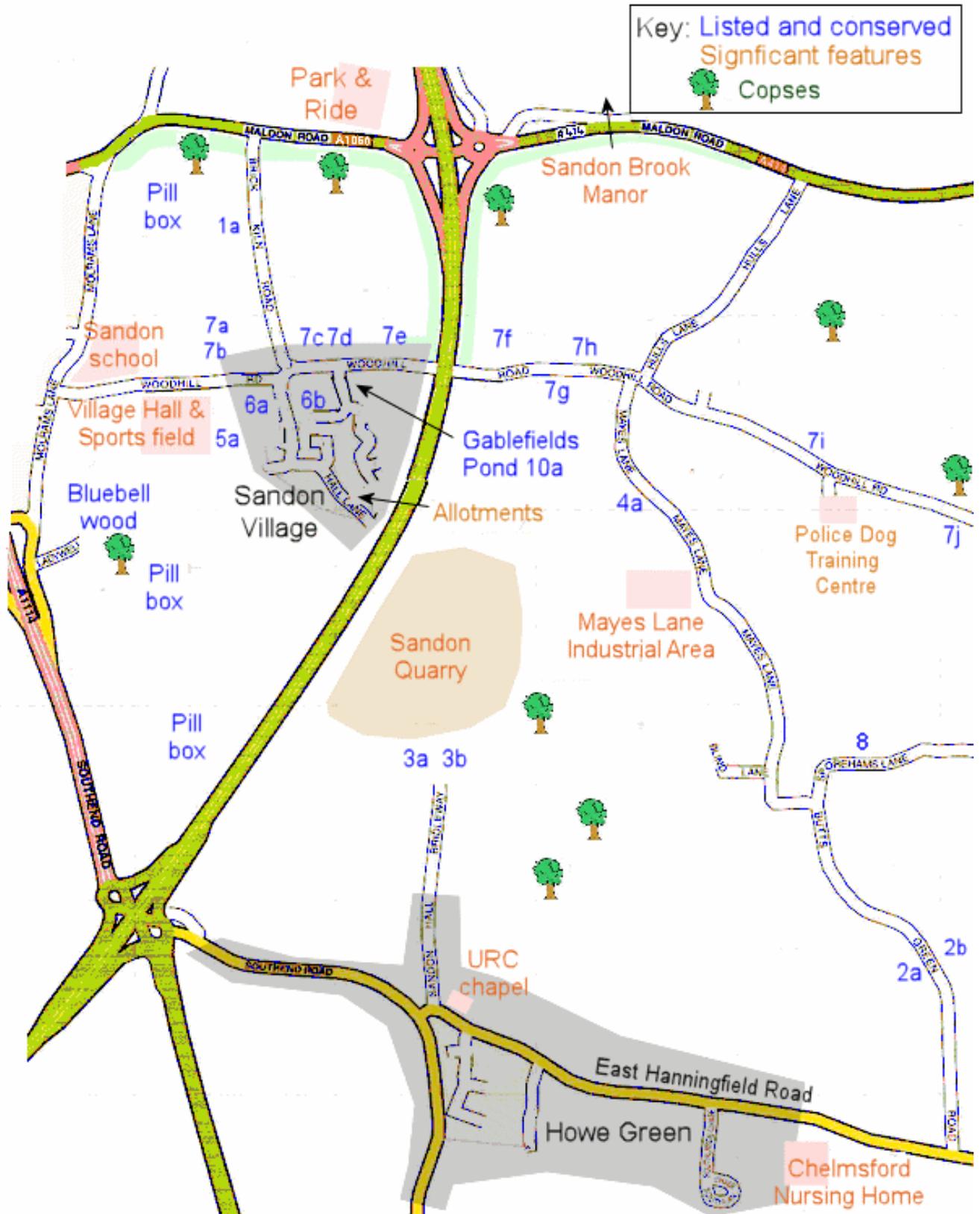


*The Green and Crown Public House*

- 10 Landscape features of significant local interest
  - a Gablefields pond, containing Great Crested Newts
  - b Various trees in the parish have preservation orders.



*Gablefields pond (C2)*





## Sandon Village

The village has three main character areas:

- The Green and church area (see page 10)
- Middle Green and Lower Green areas including Cards Road and Brook View (see pages 10 and 18)
- Gablefields and Linton estate areas and the South West end of Hall Lane (see pages see pages 10 and 18).

The village green was always the social hub of the village, primarily because the water pump was located there. However this diminished over the years with the introduction of piped water in 1932 making the old wooden pump obsolete. The village school located next to the green closed in 1961 and the village shop closed some years later. However, the green still provides valuable open space and remains the heart of the village.

### Middle and Lower Green Areas

The Middle and Lower Green area includes Cards Road, Brook View and Hall Lane from the South Eastern side of the church and from behind the Public house.

The church, public house and The Green form part of the conservation area and are covered under that heading.

Housing in Cards Road, Brook View and Hall Lane have changed over the years from the pre(1918)-war period right up to the present. They contain a mixture of housing association, ex-council houses and private houses and bungalows. Most of the private dwellings are in Hall Lane. A fair proportion of the ex-council houses in Cards Road and Hall Lane have been purchased and are now in private ownership. There are also three areas of one- and two-bedroom housing association bungalows occupied primarily by less able and senior citizens (mostly in Cards Road and Brook View).

Hall Lane (so named because it was a direct route to Sandon Hall Farm) now ends at Sandon Brook (an overflow from Hanningfield Reservoir). It becomes a footpath alongside the A12 and then crosses a cattle bridge to Howe Green via Sandon Hall.

### SV Guidance - Sandon Village

- SV1 When an opportunity arises, streets should be redesigned to provide off-street parking and allow clear pedestrian access. Landowners should be encouraged to improve the area. However, gardens and greensward should not be converted into parking areas as this would detract from the village scene.
- SV2 Any new builds should provide adequate off-street parking.
- SV3 The relevant authorities should be encouraged to provide alternative parking, using permeable materials, for vehicles that currently park on the footways and verges in Middle and Lower Green.



Hall Lane from church car park



Middle Green



Lower Green



Older style original council housing



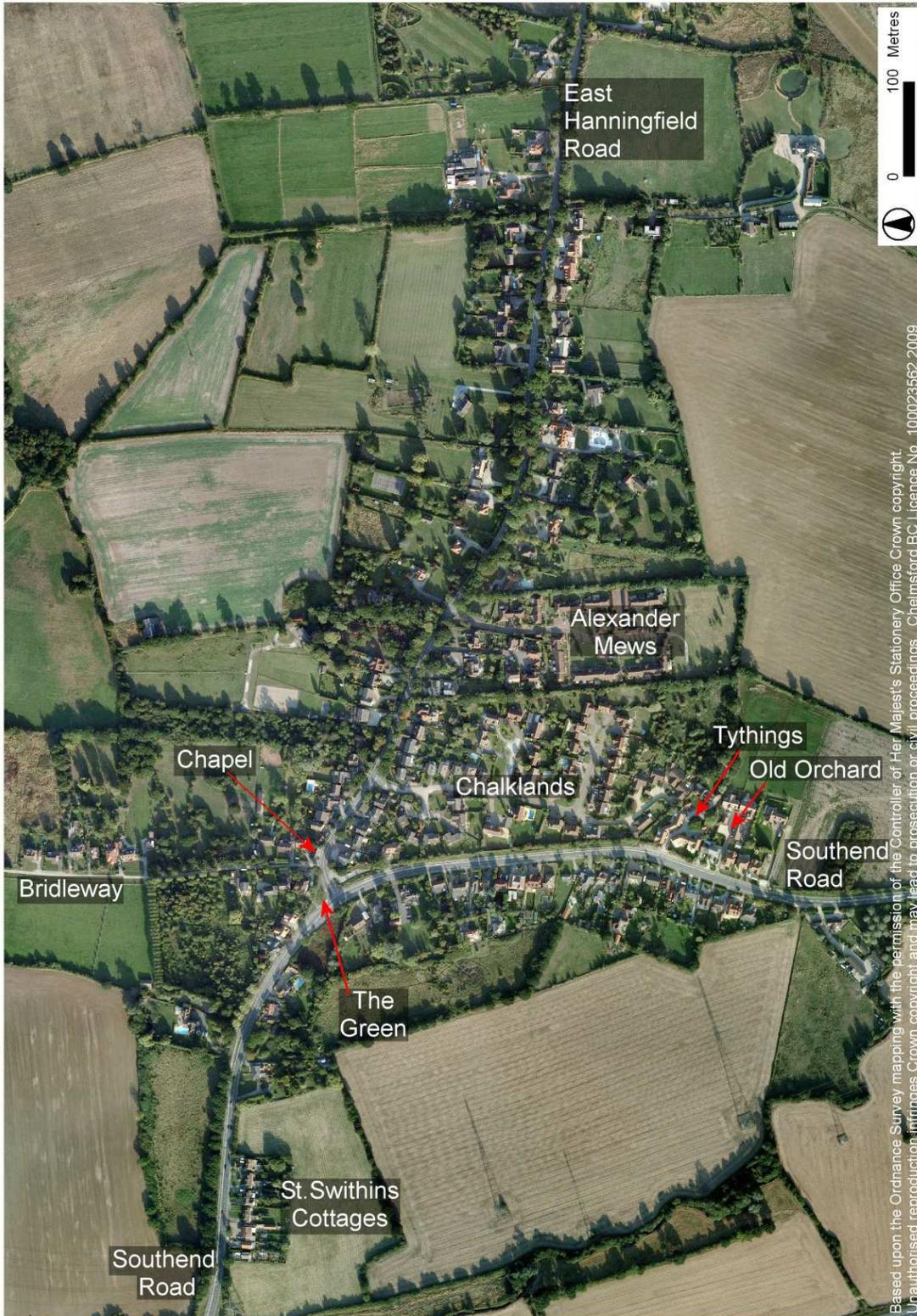
New development by Chelmer Housing



Brook View bungalows

## Howe Green

Howe Green is the second largest community in the parish. It has a small chapel but no other community buildings or shops. More recent than Sandon village, Howe Green progressed from an initial ribbon development along the Southend and East Hanningfield Roads to a more compact arrangement through the addition of mainly small, infill housing estates. It is served by two bus routes that go from Chelmsford to Southend and Canvey Island.



**Howe Green**



Junction East Hanningfield and Southend Roads



*East Hanningfield Road*



*Old Orchard estate*



*Chapel*



*Bridleway*



*Alexander Mews*

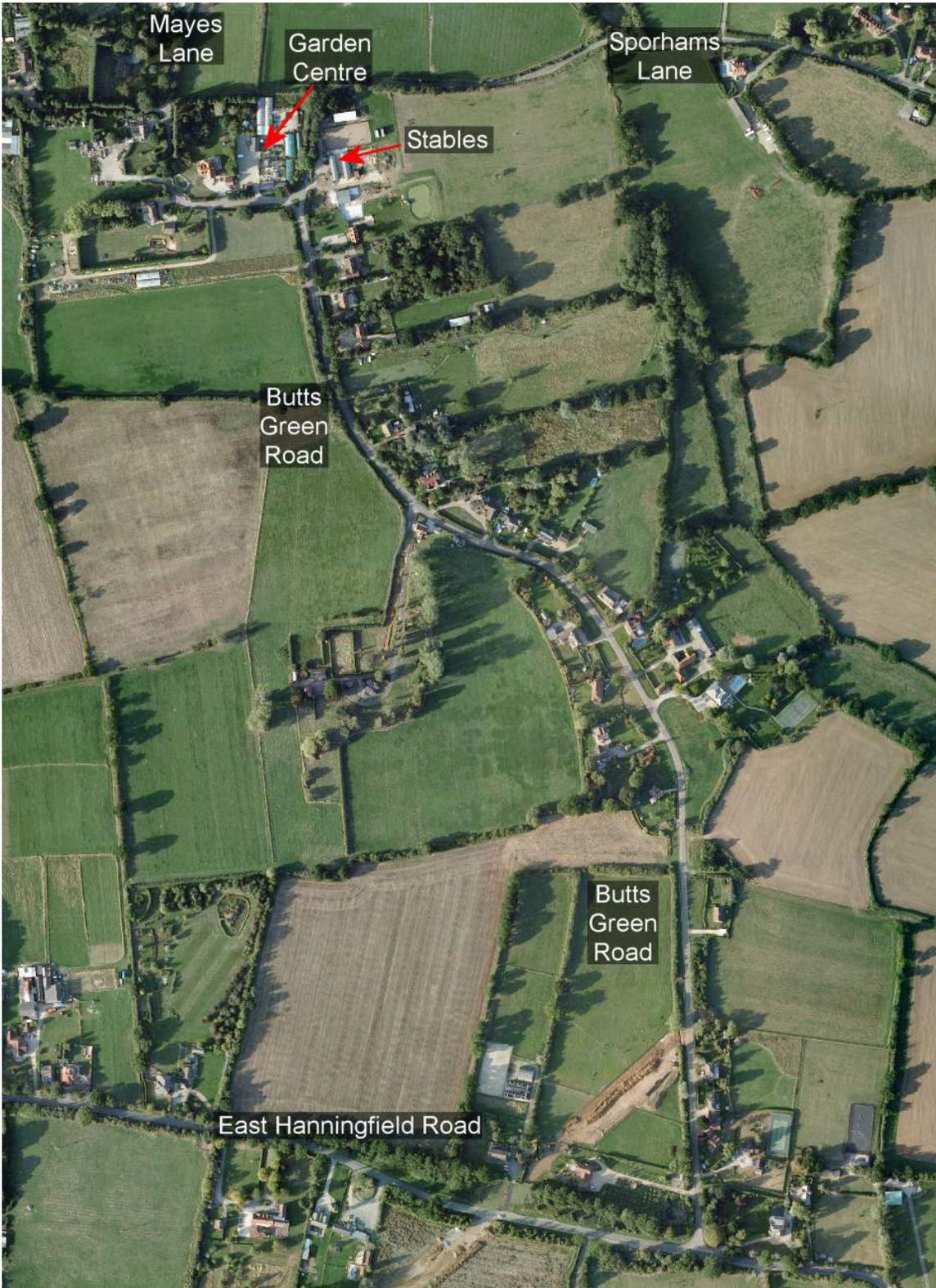


*View from Southlands Chase*



*Southlands Chase*

## Butts Green



Butts Green is a rural hamlet comprising detached houses in large grounds along a narrow country lane.

## Rural Views



*View of Danbury*



*Mayes Lane*



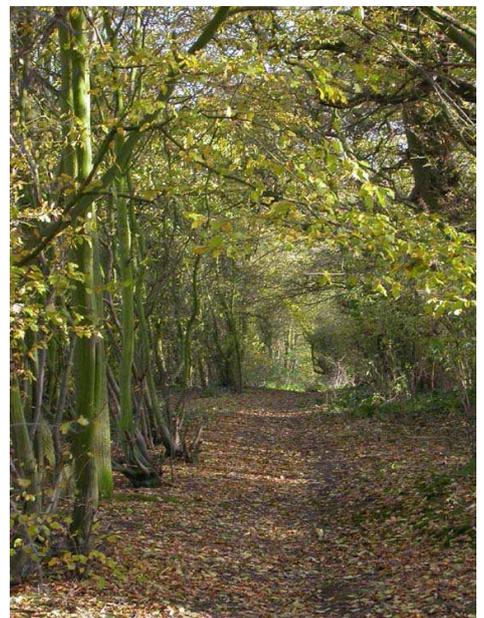
*The Ford - Sporhams Lane*



*Sporhams Lane*



*Field and stile*



*Woodland*



*Mayes Lane*

**HG Guidance – Housing General**

- HG1 Private exterior lighting should not be intrusive, distracting for drivers or cause light pollution.
- HG2 Wiring to houses should be installed underground, to improve the street scene and reliability of supply.
- HG3 Provision of equipment for producing renewable energy (e.g. solar panels) should be encouraged, providing they do not have unacceptable visual impact. With new buildings, this type of equipment should be designed-in.
- HG4 Where a house or out-building is painted, subdued colours are preferred, to reflect the local context.
- HG5 The style of new properties in an area should be varied rather than uniform and reflect the character of their existing surroundings.



*Overhead wiring in Hall Lane (HG2)*

- HG6 The colours and materials of roofs in an area should be harmonized rather than being varied.
- HG7 Careful consideration should be given to roof height. Rooflines should reflect the height and context of adjacent and nearby properties.
- HG8 Proposals for infill development, extensions or outbuildings should ensure the spacing between properties remains in keeping with existing properties. New buildings should be similar in size to the average of nearby properties and in proportion to the size of the site.
- HG9 Outbuildings, such as garages, should fit into the site context and not dominate the site or street scene.
- HG10 Traditional materials and colours should be used for new buildings, extensions or refurbishment.
- HG11 Careful consideration should be given to any extension, including the relationship with neighbouring properties and boundaries in respect of privacy from overlooking and loss of natural light.



*Dormer Windows (HG13)*

- HG12 Extensions should be in proportion to the original building and not dominate. External materials and design including windows and doors should complement the original building and respect the character of neighbouring properties.
- HG13 The visual impact of dormer windows on the street scene is important and the type, size, and location of dormer windows should be considered carefully.
- HG14 Traditional pitched roof designs are preferable to flat roofs to preserve the rural character of the parish.
- HG15 Landscaping and boundaries should be consistent with the rural location.
- HG16 Future developments should not include excess signage, modern walls or close board fencing, which are inappropriate to the parish character.
- HG17 Any street lighting should be minimal and in keeping with the surroundings.

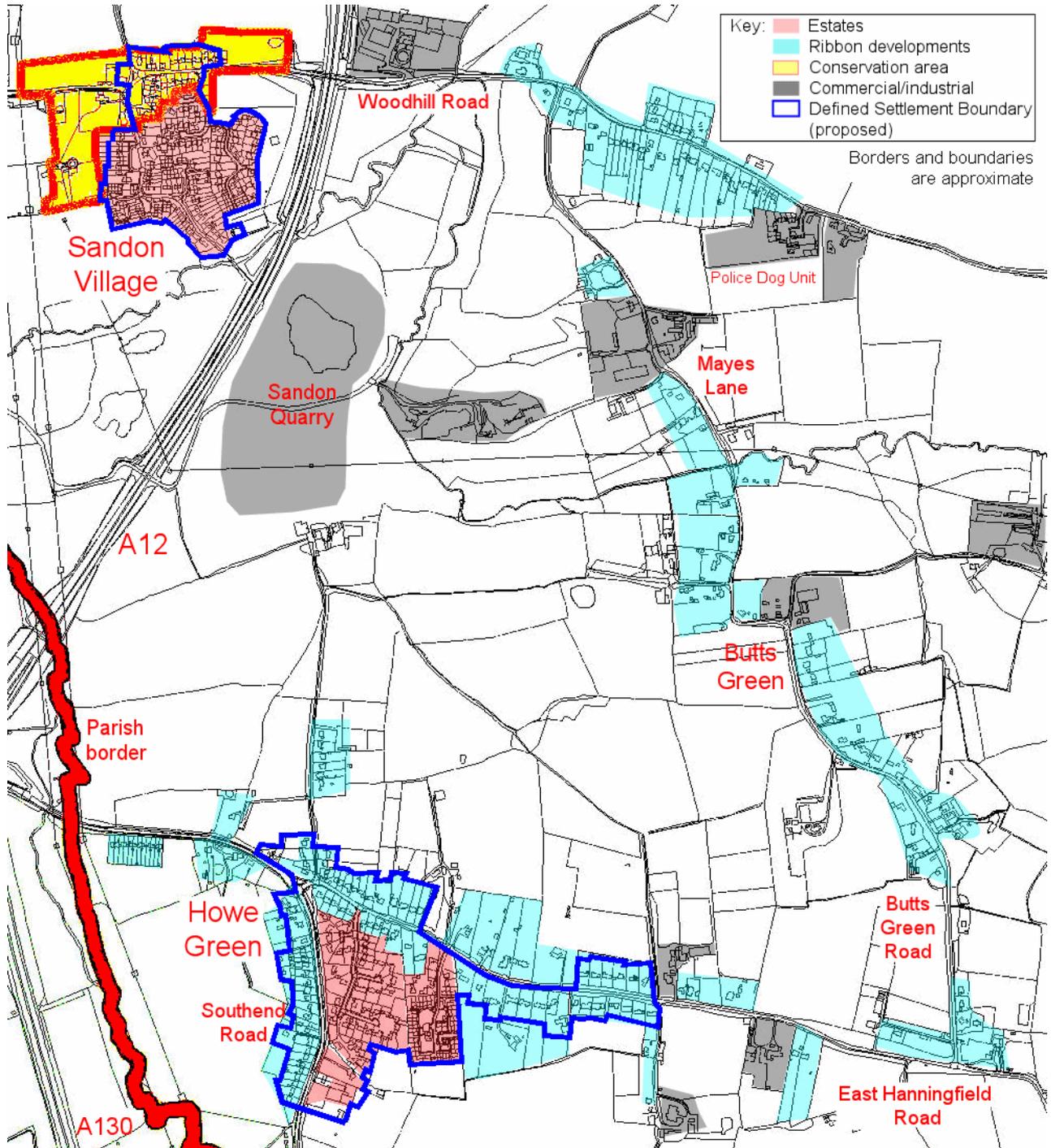


*Pitched roofs are preferred to flat (HG14)*

## Character Areas

The main characteristic areas in the parish are:

- Estates
- Ribbon Development
- Conservation area
- Industrial/commercial
- Recreation



## Housing Developments (Estates)

An estate is here defined as a group of houses served by its own road or street. The estates in Sandon parish range in size from a few houses, built when a house with extensive grounds was demolished, to over 50 houses. The main estates in the parish are

- Hall Lane, Cards Road and Brook View in Sandon Village
- Gablefields and The Lintons in Sandon Village
- Sandon Brook Manor, just outside Sandon Village, near the A12
- Chalklands, Alexander Mews, Tythings and the Old Orchard in Howe Green.

Most of the houses are well-appointed, detached, two-storey, with three or more bedrooms. Exceptions are:

- Alexander Mews, which is a private estate of retirement bungalows,
- A group of retirement bungalows in Chalklands,
- Two sets of terraced houses in The Lintons.

**Garages and car parking** Almost without exception, the detached houses have garages either attached or integral. However, it appears that most households park their cars outside, in the drive or street, not in the garage. Alexander Mews has small car parks for visitors and garage blocks for residents' cars; no cars park outside these areas. The terraced houses in the Lintons have parking spaces but no garages.

**Gardens** Most estates are largely open-plan with enclosed rear gardens but with no defined borders at the front. Most open areas have many shrubs and small trees. Where frontal borders are defined, this is usually by shrubs or small hedges, rather than fences or walls. The Lintons is less open in that frontal borders are mostly defined by hedges.

### **Gablefields and The Lintons**

This area of the village has its entrance off Woodhill Road just before the bridge over the A12. The area is characterised by the natural pond flanked by willow trees surrounded by a grassed area which could be made more of a feature, an aspect which is covered elsewhere in this document. The entrance overlooks the open aspect of the recreation field, which was constructed when the Lintons estate was built.

### **Gablefields**

Gablefields itself is a small cul-de-sac built circa 1980 and comprises 26 houses all of a similar traditional design and of similar brickwork, with mainly open fronted gardens onto the road. There are many mature trees and properties have well established gardens. Although mostly detached, the properties themselves are built fairly close together. Most of the properties have their own integral garages although many householders park their cars on their own driveway. Car parking in this area is not generally a problem as there is ample off road parking available at the properties themselves.

### **GB Guidance - Gablefields**

- GB1 Maintain the open-fronted appearance of the road; high walls or hedges would not be appropriate in this area;
- GB2 Extensions, where possible, should blend in with the existing property using materials which are similar to that originally used.
- GB3 Conversion of a garage into habitable living accommodation should be permitted only if adequate off road parking will still remain at the property to minimise the impact on the street scene.



*Hall Lane*



*Gablefields has an open feel*



*Pond area looking towards Woodhill Road*



*Gablefields looking towards pond area*

### **The Lintons**

The Lintons was built around 1994 and comprises 40 properties set against the backdrop of the recreation field and the bank of the A12. The road itself is fairly narrow and the houses themselves are built on spurs off of the road, mainly to take advantage of the views across the field. The properties are mainly large detached houses with established gardens, although at the end of the cul-de-sac there are smaller, terraced houses owned by a housing association.

The surrounding area is very pleasant with established shrubs and trees. To the rear of the estate there is a small children's play area together with a playing field with football goalposts and basketball net.

Parking in the area appears to be a problem as there are normally several cars parked along the road, which can be a hazard due to its width. Most of the houses have either integral or separate garages, although it appears that most householders park their cars on the driveway or in the road. Some properties have converted their integral garages into living accommodation or have extended into the roof space.

The properties themselves are of a traditional design built from mainly red brick or rendered exteriors fronted by established gardens bordered by a variety of hedges, shrubs and railings. The terraced properties have mainly hardstanding to their frontages where vehicles are parked.



*The Lintons has bordering hedges and walls*



*Lintons – narrow roads, parking on road a hazard*

#### **LN Guidance - The Lintons**

LN1 Extensions or alterations should blend in with the existing property using materials that are similar to those originally used.

LN2 Protect the mature shrubs and trees that surround the area.

LN3 The open nature of the recreation field should remain as an important area for the residents and should be properly maintained (by the borough council).

LN4 If householders wish to convert their garage to habitable living accommodation it is important to ensure that adequate off road parking at the property still remains.



*Terraced houses in Lintons*



*Lintons play area*

**Sandon Brook Manor**

This small development lies on the north side of the A414. The manor house was originally known as Potash Farm, one of the many working farms in the parish of Sandon at the turn of the 20<sup>th</sup> century.

Some years later it became a school for wayward boys and later a private school called Sandon House School.

In 2000 the house was converted into luxury apartments. In the grounds of the Manor House, new detached farmhouses, cottages and barns were constructed using traditional styles and materials.



*Sandon Brook Manor*



*Barn style new build*

**SB Guidance – Sandon Brook Manor**

- SB1 The style of housing should reflect its farm heritage.
- SB2 Extensions or alterations should blend in with the existing property using materials similar to those originally used.

**Chalklands, Howe Green**

Chalklands is a spacious, open-plan estate with enclosed back gardens with lawns and mainly ill-defined borders at the front. The houses are mainly 3-, 4- and 5-bedroom detached with double garages. Towards the rear of the estate there is a cul-de-sac of small retirement bungalows.

All wiring to houses is underground and this adds to the open feel of the estate. There is no through route for vehicles or pedestrians through the estate.

The name Chalklands derives from the fact that the site was once occupied by a chicken farm owned by Chalk and Ogier.



*Farmhouse style new build*

**CK Guidance – Chalklands**

- CK1 The open character of the estate should be retained with lawns and only small shrubs occupying the frontal area. Any frontal borders should be restricted to small hedges with no fences, walls or gates between properties.
- CK2 Any outbuildings should be restricted in size and height so as not to dominate the street scene.



*Chalklands, Howe Green, has an open character*

**The Tythings**

This is a small estate of five, large detached houses with double garages, some attached and some detached. In addition, each house has space for parking. The style is open plan with a large oak tree as centre-piece.



*Houses around green space at The Tythings*

### **Old Orchard**

This is a small estate of large, detached houses with a mixture of single/double, attached/detached garages. The main part of the estate is set back from the road and reached by a short drive. Three houses on the main road effectively form part of the estate as they were built at the same time and in the same style. The house adjacent to the drive has no garage but parking space for several cars. The style is open plan but a large double garage dominates the central courtyard.

#### **TO Guidance – Tythings and Old Orchard**

TO1 The open character of the developments should be retained.



*Single surface residential street at Old Orchard*

### **Alexander Mews**

This is a gated community of one- and two-bedroom retirement bungalows. It is open plan in style with low walls between property frontages. There is a central community building with car park for visitors. Garages are housed in separate blocks. The rear of the estate opens onto open fields.

#### **AM Guidance – Alexander Mews**

AM1 The landscape design of the Alexander Mews community should be maintained and any proposed changes should take into account the restrictive covenants in this development.



*Alexander Mews – a good example of a retirement village*

## **Ribbon Developments**

The parish of Sandon has four main areas of ribbon development.

### **Woodhill Road**

Travelling east from the village centre, Woodhill Road extends to Woodhill Common Road and is a loose ribbon of mainly detached houses standing in large plots in a mature landscape setting. There are a few terraced cottages and the Essex Police Dog Training Centre. The road has no footpath and has the character of a country lane. The houses have tree and hedge borders and most have rural views.

The land beyond Dealtrees Farm, lying south of the road across fields to Sporhams Lane and extending to Woodhill Common Road, is of high agricultural quality and is currently designated as a special landscape area with nature conservation zones.



*Woodhill Road*

### **Mayes Lane and Butts Green Road**

These narrow, rural lanes, which have no footpaths, provide a link from Sandon Village through to East Hanningfield Road and Howe Green.

Again it is a loose ribbon of mainly detached houses with a few single storey dwellings. Most have large plots in a mature landscaped setting overlooking farmland. Parts of the area are designated as nature conservation zones. An industrial site is located off Mayes Lane, a very narrow country lane (see Industrial/Commercial areas). There is also a garden centre and livery stables.

### **East Hanningfield Road**

East Hanningfield Road is a loose ribbon of mainly large, detached houses standing in large plots in a mature landscaped setting.



*Butts Green*

**Southend Road**

This ribbon development consists of a mixture of detached houses, semi-detached houses, bungalows and single storey dwellings. A number of these have been recently demolished and replaced by large houses that unduly dominate the plot.

The area west and behind Southend Road and the new A130 marks the outer boundary of the green belt.

<b>HR Guidance - Ribbon Development</b>	
HR1	Ribbon developments that have the character of a country lane should retain this character. Hence, properties on these roads should have borders that enhance the rural character, e.g. hedges and trees in preference to railings, fences and walls. Imposing gates and piers also detract from the rural feel and should be discouraged.
HR2	Properties should be set back from the road to maintain existing plot patterns and to maintain the rural character.
HR3	The size of a property should be proportional to the size of the plot and in keeping with adjacent properties.



*East Hanningfield Road – a good example of a mature landscape*

HR4	It is important that the openness, character and appearance of the rural countryside within the parish are protected from inappropriate development.
HR5	Agricultural or other essential rural development should be of a scale that is sympathetic to the rural landscape character and the impact reduced by careful tree screening.
HR6	Alterations or new buildings should blend with existing, nearby buildings.
HR7	Rooflines should be no higher than surrounding buildings.
HR8	Traditional materials and colours should be used for new buildings, extensions or refurbishment.
HR9	Landscaping should be consistent with the rural location.



*Hedges are preferred to walls*

**Conservation areas**

There are two conservation areas in the parish - see pages 4 and 10.

The main conservation area covers the central part of the historic village and is relatively unspoiled, retaining historic buildings around the village green. The area encompasses St Andrews Church, the Old Rectory with the village hall to the west and the main village green and village centre. This is the oldest part of the village and contains several listed buildings (see page 8). The area also includes the pond at the entrance to Gablefields. Two ponds within a wooded area the other side of Woodhill Road just before the A12 bridge are also included. There are also several significant trees within this area, including the three Oak trees on the Green, although none is currently covered by a Tree Protection Order. Residents are keen to preserve the character of this part of the village and its historic details.

The second area, to the north of the parish, forms part of the Chelmer and Blackwater Navigation conservation area. This is a mature river valley with a landscape that has been moulded by commercial navigation and other waterway activities.

<b>C Guidance - Conservation Area</b>	
C1	Renewable energy provision (e.g. solar panels) and positioning of satellite dishes should be carefully considered with use of front elevations avoided, to ensure siting causes no detrimental visual impact on the conservation area or the building itself.
C2	Any new builds, renovations or extensions to properties in the conservation area should use traditional materials and colours to blend in and complement the historic character of the area.

C3	The open aspect of the village green and views of the church should be maintained
C4	The pond at Gablefields is an important asset to the village and should be maintained to a high standard.

## Spaces

There are two areas of recreation: one to the east of the village adjoining The Lintons estate, used in the main by the nearby estates, and the other to the west of the village, adjoining the conservation area.

There are garden allotments, in constant use, to the south of the Lintons estate.

The western area includes Sandon Village Hall and Sandon Sports Club. The eastern end of this area is marked by a well-kept cricket pitch and the western end by football pitches. This area is well used by residents.



*Playing field*

### SP Guidance - Spaces

**SP1** In the event of a large scale development, the developer should be required to contribute towards provision or improvement of recreational facilities and play areas in the parish.

## Sandon Quarry - A Potted History

The Parish of Sandon lies on a strata of sand and gravel, sitting on a bed of London Clay. Sandon Quarry is situated in the centre of the Parish at Sandon Hall Farm. Sand and gravel have been extracted for many years, the original operators being Bradwell Aggregates. This company sold out to Ayletts Gravel who in turn sold to Brett's Aggregates.

Brett's completed the restoration of the area in Lower Green as the A12 bypass was being constructed. This road effectively cut the quarry site in two. The completed extraction of the Southern section of the quarry has left two major voids in the ground.

In 1998, Brett's submitted a planning application for combining the existing two voids into one large void which would then be filled with waste arising from Essex and then restored. A successful objection on environmental grounds was raised by the Parish Council, which prevented the deposit of non-inert (Type C) waste in the voids. However, the current Waste Local Plan (2001), part of Essex County Council's Local Development Framework, still applies and includes Sandon Quarry as a preferred location for waste management.

Several planning permissions exist on the site, including one for mineral extraction and landfill, an In-Vessel Composting facility, a security caravan and the retention of the concrete batching plant. The site is not currently operational.

Residents have indicated a preference for the quarry to be used for recreation or restored to farmland. At the time of writing, Sandon Parish Council has approached Essex County Council with regard to establishing the schemes of restoration as required under previous planning permissions and a response is still awaited.

A decision on the future use of the site is expected to be made once Essex County Council has awarded the Waste Contracts for the treatment of the county's waste which will be known by 2012.

Consultation has commenced on a new Waste Development Document, which identifies possible options for future waste management in Essex for the period to 2031 (anticipated adoption 2014).



*Sandon Quarry*

### SQ Guidance - Sandon Quarry

**SQ1** The preferred future use of the site is for farmland or recreational use. Community uses would be welcome both to help preserve the rural character of the area and contribute towards Biodiversity Action Plan and Climate Change objectives.

## Industrial/Commercial Areas

There are a number of small industrial units situated in the parish of Sandon. They are units derived from redundant farm buildings and garden nurseries.

### **Mayes Lane Industrial Area**

This site is occupied by companies that use large commercial vehicles. The site was originally the entrance to the quarry. Entrance to the quarry is now via a private road that goes over the A12 to the A1114. The Mayes Lane industrial site is completely inappropriate for its rural residential setting, generating, as it does, noise and HGV traffic.

### **Essex Police Dog Unit**

Located in Woodhill Road, these kennels house dogs while under training or their handlers are on leave. There are also offices and a small number of rented dwellings.

### **Electricity Sub-station**

Situated in Woodhill Road adjacent to Sandon school, the sub-station site is also used by the Electricity Company EDF for the storage of maintenance vehicles.

### **Crown Public House**

This is the only public house in the parish. It is a listed building dating back to the 18<sup>th</sup> century and overlooks the village green with its three oak trees.

### **Redundant Farm Buildings**

Four farms in the parish have utilised redundant farm buildings to provide small industrial units. They are:

- Sandon Lodge Farm, Woodhill Road. Barns have been converted to provide a number of industrial units. This area is well screened by trees from Woodhill Road and access is via the entrance to the farm.
- Bridge House farm area. A large building to the rear of Bridge House has been converted into units providing office facilities.
- Mayfield Farm, Mayes Lane. Buildings no longer required for the farm have been utilised by a white goods repair company, with workshops and storage facilities.
- Chamberlains Farm, Sporhams Lane. Redundant broiler houses have been converted into a number of small industrial units. These are situated at the rear of the farm building well away from the road.

### **Other Businesses**

There is a garden centre in Mayes Lane and a livery stable in Butts Green Road.

There are industrial areas off Great Gibcracks Chase at the south-eastern extremity of the parish.



*Mayes Lane industrial area is out of keeping with its rural setting*



*Electricity sub-station is an eyesore*

### IA Guidance - Industrial Areas

- IA1 Any new commercial activity should be limited to small craft workshops or a café/restaurant.
- IA2 The use of redundant farm buildings for light commercial use would be preferable to new commercial buildings, provided they are appropriately screened.
- IA3 The owners of the Mayes Lane industrial site should be encouraged to minimise the impact of the site through improved screening and appropriate landscaping including tree and hedge planting or other design changes.
- IA4 New industrial/commercial undertakings would be welcomed as providing employment for local people. However, activities that generate heavy vehicular traffic in narrow country lanes would not be welcome.



Traffic in Butts Green Road

### Roads, Street Furniture and Village Entrances

The A12 (Chelmsford by-pass) cuts through Sandon separating Sandon village from the remainder of the parish. The northerly junction 17 gives access at the north of the village. Junction 16 gives access to Howe Green.

The roads through the village are rural lanes with high hedges. The parish comprises arable fields and woodland with housing concentrated mainly in Sandon village and Howe Green.

Since the new A130 was built, Southend Road in Howe Green is no longer the main Chelmsford–Southend route. The road has been made narrower by means of a kerb and posts down one side. This combined with four pinch-points is intended to reduce the speed of through traffic.

Ornamental ‘gates’ are located at each entrance to Howe Green on the Southend Road. These have been restored recently after being damaged by vehicles.



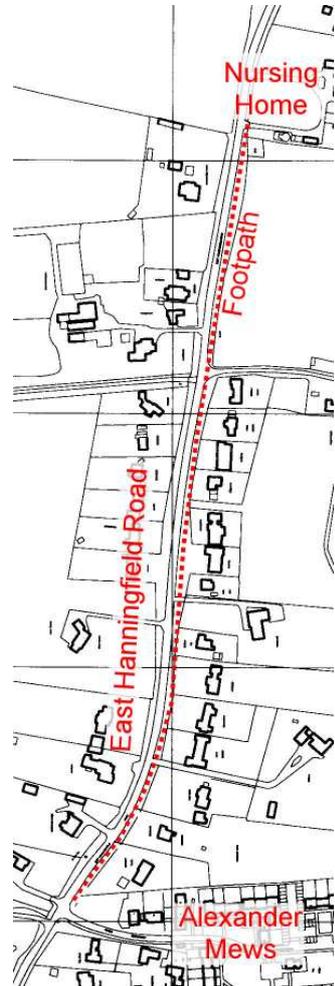
Howe Green entrance (R3)

### R Guidance - Roads, Street Furniture and Entrances

- R1 Structures such as electricity sub-stations should be concealed and integrated into the immediate environment.
- R2 The appearance of village entrances is important. The white entrance ‘gates’ to Howe Green and Sandon Village are a welcome feature and should be designed to reduce traffic speeds.
- R3 If lighting at the Park and Ride is changed, Essex County Council will be encouraged to ensure it is more subdued and has less impact on the surrounding area.
- R4 Bus shelters should be constructed from treated timber to be in keeping with the surroundings and bus stops should include a space to stand, off the road.
- R5 Sporhams Lane, a protected lane, is commonly used by heavy goods vehicles as a short-cut from Danbury. A narrow pinch point on the Butts Green side of the junction with Woodhill Common Road would prevent such misuse and the consequent damage to the lane and danger to other road users.

- R6 Provision of safe pedestrian routes is encouraged especially from Alexander Mews to Chelmsford Nursing Home and Brick Kiln Road to the Park & Ride. Also the raised path (raised to avoid floods) on the north side of Woodhill Road to the east of Sandon Brook bridge should be repaired to that it becomes usable again. Where space permits, paths should be set back beyond a grass verge, with granite kerbs at the road edge, to preserve the rural character.
- R7 To encourage cycling, cycle paths should be provided away from the road edge, particularly from Howe Green to Sandon Village. Materials appropriate to the rural environment should be used.
- See diagrams below.

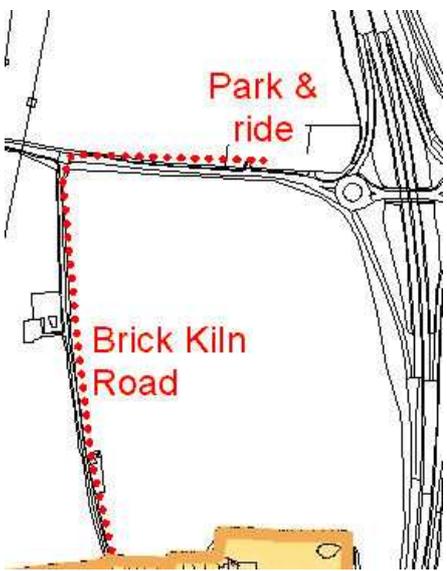
**Proposed Footpaths and Cycle Path**



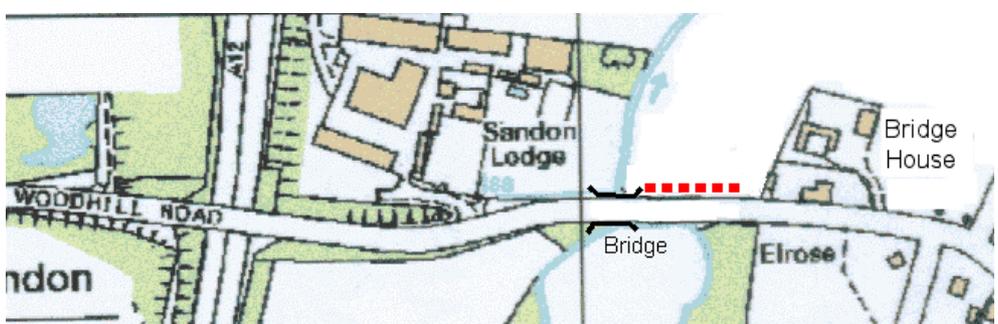
Howe Green footpath (R6)



Sandon-Howe Green cycle path (R7)



P&R Footpath (R6)



Raised footpath on Woodhill Road (R6)

## Appendix A The Consultative Process

At each stage of development, participation of the community has played an important part. The stages of production were as follows:

- In May 2006, a photo fun day saw groups of residents touring the parish documenting and photographing aspects of the parish that they liked and disliked.
- In June 2006, the photographs and comments were exhibited at the Sandon Summer fete, where further comments were elicited. They were also exhibited on the VDS web site, with the opportunity to enter comments.
- From the comments, a questionnaire was produced and distributed throughout the parish. The response was just under 50% (295 returned out of 630 distributed).
- The results of the questionnaire were entered into a database, evaluated and displayed on the VDS web site. These results formed the basis for the Guidance expressed in this document.
- A preliminary draft was exhibited at Sandon fete in June 2009 and at the Annual Assembly in 2010. Residents were given the opportunity to comment.
- The steering committee then produced a draft VDS which was vetted by Chelmsford Borough Council and displayed on the web site. The draft was also made available at sites in Sandon Village, Howe Green and Butts Green.
- Following its approval, the final copy was produced, printed and distributed.

Throughout the process, the community have been kept informed, through newsletters and flyers, of progress and of their opportunities to comment and to play a part in the production of the document.

## Appendix B Non-VDS Matters

This Village Design Statement is intended as formal Supplementary Planning Guidance for use in planning. However, during the consultation process, a number of matters arose that were not related to planning, as follows:

- Steps should be taken to reduce traffic speed through the villages. Vehicle activated speed signs (already installed in East Hanningfield Road and Woodhill Road) are the most favoured followed by speed cameras, reduced speed limits and speed bumps.
- Communities in the parish are plagued by road noise from the A130 and A12. Embankments and a quieter road surface would help.
- Measures should be taken to reduce the amount of through traffic using country lanes in the parish – from South Woodham Ferrers through Howe Green (East Hanningfield Road) and heavy goods traffic from Danbury/Bicknacre along Woodhill Road.
- Measures should be taken to reduce traffic hazards at:
  - Junction improvement at Mayes Lane / Woodhill Road
  - Access onto A414 from Sandon Brook Manor estate.
- A village shop in Sandon village and/or Howe Green would be very welcome.
- The village hall is an important factor in village life. The current building is in need of refurbishment or replacement.
- It is important that public footpaths in the countryside be properly maintained.

These issues will be raised with the Parish Council, Essex County Council and other partners to encourage these improvements.

## Acknowledgments

VDS Steering Group:

David Pearson (Chairman)  
Neville Jessop (Vice-chairman)  
Dianne Neal (Treasurer)  
Sue Dobson  
Marjorie Ferguson  
Dennis Terry

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