



Danbury Neighbourhood Plan

Our Parish, Our Future

Danbury Neighbourhood Plan

Consultation Statement

March 2024

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Consultation Statement – Danbury Neighbourhood Plan

1. Introduction

- 1.1 This Consultation Statement supports the Neighbourhood Plan submission in accordance with Regulation 15 of the Neighbourhood Planning (General) Regulations 2012. It includes:
 - Details of the people and organisations who were consulted about the proposed Neighbourhood Plan.
 - An explanation of how they were consulted.
 - How the issues and concerns raised have been considered and where relevant, addressed in the Neighbourhood Plan submission.
- 1.2 This Consultation Statement summarises all the statutory and non-statutory consultation that has been undertaken with the community and other relevant bodies and stakeholders in developing the Danbury Neighbourhood Plan. It describes how concerns have been addressed and the changes that have been made to the submission Plan resulting from the pre-submission consultation.

2. Engagement Strategy

- 2.1 The Engagement Strategy has the following objectives:
 - To encourage residents, businesses, and others (stakeholders) with an interest to participate at all stages so that the Plan is informed by the views of stakeholders.
 - To allow people who live and work in the Parish of Danbury to engage with the Neighbourhood Planning process using a variety of communication channels.

3. Background information to the consultation on the Neighbourhood Plan

Neighbourhood Plan approval

- 3.1 Chelmsford City Council, on 9th June 2016 approved the application by Danbury Parish Council to designate the proposed areas as the boundary for the Neighbourhood Plan.
- 3.2 A call to residents was placed in the Danbury Journal, Contact magazine and Danbury Times for interested parties to attend a meeting in October. The first meeting of the Steering Group Committee was 5th December 2016.

Neighbourhood Plan Steering Group

- 3.3 Responsibility for the development of the plan was delegated to a Steering Group Committee as a sub-committee of the Council. It consists of members of the community and parish councillors.

3.4 Although the composition of the steering committee has varied over the years, it has always included a regular core group of residents to ensure that the interests of the community were adequately represented.

3.5 The Steering Group Committee meetings have been advertised in advance and open to public with minutes of meetings published on the website.

Working Groups

3.6 The Steering Group agreed the following working groups to identify evidence and produce draft policies:

- Communications
- Vision and Objectives
- Housing
- Research
- Plan writing.

Evidence Base

3.7 An evidence base which has informed the preparation of the Neighbourhood Plan has been available as part of the consultation. This is listed at Appendix 3.

4. Public Engagement Activities


4.1 The content of the Neighbourhood Plan is based on the information gathered from engagement with residents, businesses, and children and young people. Together with technical assessments provided by AECOM and Chelmsford City Council, this enabled the Steering Group to develop the Vision and Objectives and a set of draft policies. These were tested and refined following feedback from further consultation. The Steering Group received feedback at each stage from Chelmsford City Council. Details of the public engagement events are summarised in the following table.


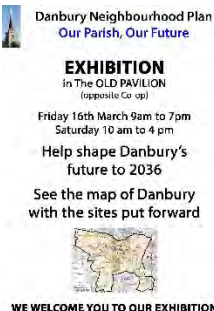
| Date | Activity/Event | Feedback/Outcome |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| August 2016 to March 2017 | Call for volunteers to the Steering Group placed in Danbury Journal, Contact Magazine and Danbury Times. | Volunteers came forward and first meeting of Steering Group Committee held on 5 th December 2016 |
| From 2017 | Articles advertising engagement events have been included in Danbury Journal/Focus (delivered monthly to over 2100 households and businesses), Contact magazine (delivered every 2 months to households who subscribe), Danbury Times (delivered to all households quarterly), Essex Chronicle and shared on the Council's Facebook page. | |

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| From March 2017 | Website launched. www.danburyneighbourhoodplan.com | www.danburyneighbourhoodplan.com |
| April 2017 | <p>Neighbourhood Plan was launch 24th April 2017 at the Parish Annual Meeting where the speakers from Chelmsford City Council Planning Policy and the chair of the Steering Group committee explained the process of a developing a Neighbourhood Plan and the benefits to residents.</p> <p>Initial feedback was requested to understand what is liked, what is disliked and what is missing in the village.</p> <p>Those residents who wanted to receive updates on progress of the Plan process were requested for their email address.</p> | <p>141 people attended and 34 responded to the for initial feedback. The most popular aspects of the village were: Green open spaces; footpaths, bridleways, and public rights of ways; and the community. The least popular aspects of the Village were: Traffic (including Highway Safety and Pollution); The Medical Centre being ‘oversubscribed’; and litter.</p> <p>The most popular things that people would like to have and use: A by-pass; smaller dwellings that people could afford or downsize to; and highway safety improvements - cycle paths, reduced speeds on the roads and safer footpaths in some areas.</p> <p>This information will be used in preparation of the forthcoming Questionnaire.</p> |
| 4 th & 6 th May 2017 | <p>Two drop-in sessions organised on 4th and 6th May 2017 to identify:</p> <ul style="list-style-type: none"> • What is liked and valued about the village. • What is disliked about the village and could be improved. • What doesn't the village have that would be used.  |  <p>The results can be found at Appendix 1a.</p> |
| June 2017 | Parish Council attend monthly Danbury Market ‘stall’ where Councillors and a Steering Group member are available to answer questions. | |

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| <p>12th June</p> <p>22nd and 29th June 2017</p> | <p>Visit to pupils of Years 5 and 6, Danbury Park School</p> <p>Visit to Year 6 pupils St John's School, Danbury</p> <p>The aim of the visits was to:</p> <ul style="list-style-type: none"> • Introduce the children to the Parish Council. • Introduce the children to Neighbourhood Plans. • Engage the children in activities that would promote an awareness of Neighbourhood Plans whilst collecting their views for the visions and objectives consultation. <ol style="list-style-type: none"> 1. The Children marked the following on a map and recorded explanations for their choices: <ul style="list-style-type: none"> • Areas unique to Danbury. • Things in Danbury that they liked. • Things in Danbury that they didn't like. 2. The children were then given a planning exercise where they were asked to consider Housing and Business, Leisure and the Environment or Traffic and Transport. Each group was given responses given during the Neighbourhood Plan Launch Event and asked to consider what they would like to see for the future of Danbury. 3. Where there was a variety of ideas and responses, it was pointed out to the children that this is why it is important to take part in local consultations. 4. 35 children completed a questionnaire. | <ol style="list-style-type: none"> 1. Things that the children identified as being unique: Danbury Country Park, Hitchcock's Meadow Nature Reserve, Danbury Common, Lingwood Common, Hall Wood, the Nature Reserves, St John's Church and the view from it, the United Reformed Church, the Medical Centre, Danbury Outdoors, the Library, Cricketers Inn, Eves Corner, the War memorial, Elm Green, Gay Bowers Farm, Danbury Palace, Little Baddow Road and Mill Lane. <ol style="list-style-type: none"> 1.1 Things that the children liked: Danbury Common, the woods, Hitchcock's Nature Reserve, Danbury Outdoors, Dawson Memorial Field, Danbury Sports and Social Centre, the pond at Eves Corner, Gay Bowers Lane, Coleman's Lane, St John's School, The Bell, The Griffin, Danbury Palace, Danbury Park School and the view from Elm Green. 1.2 Things that the children didn't like: traffic and the roads were too busy, narrow in places with too much parking (some of the roads needed improving/resurfacing, the roads needed to be bigger for lorries and a bypass was needed, Little Baddow Road was dangerous, more cycle paths were needed), and Danbury Park School Zebra Crossing was dangerous. Danbury Common needed more trails, and Dawson Field needed to be bigger with more facilities, the Sports and Social Centre needed more sports rooms, more restaurants were needed, and more fun activities. A bigger post office, more hospitals, public toilets and telephones were needed, and the car parks were too small. 2. Planning Exercises: <ol style="list-style-type: none"> 2.1. Leisure and the Environment: <p>The children identified a need for more play equipment on the Dawson's Field (this has since been provided by the Parish Council), picnic area and benches (more of these have since been provided by the Parish Council), more bins, an arcade, swimming pool, youth club, book club, public toilets and a gift shop, running track, Fish and Chip Van, Sports Direct, trees and hedges to be trimmed back, a skate park, club for adult 21+, a clubhouse</p> |
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| | | <p>for family entertainment, a wildlife trail and birdwatching club, outdoor theatre, animal rescue centre, outdoor gym, extra fields behind the Sports and Social Centre, and for green spaces and footpaths to be left as they were.</p> <p>2.2. Housing and Business: The children identified a need for Housing for young families and the elderly, no high-rise flats, modern small houses, cul-de-sacs, protect woodlands and parks from development, local farm shops selling local produce, healthy shops – salad bar, vegetables and fruit picking - a bigger car park at the Sports and Social Centre, car parks at the schools, a fish and chip shop, bigger shops, a butchers shop, a sports shop at the Sports and Social Centre, a swimming pool, banks, restaurants, a bigger chemist, and a DIY Store. The shops could all be combined into one. One group identified that new houses should use bricks and slate and that there should be a range of houses for different people including care homes. There should be more traditional styles of houses near to woodland, with solar panels, rainwater for watering plants and green space. Danbury should remain a village.</p> <p>2.3. Traffic and Transport: The children identified that the A414 was too busy and needed more traffic lights, a Lolly Pop lady at Butts Lane and Zebra Crossings away from the Main Road. There should also be wider pavements, more bus stops with cheaper bus fares and more parking spaces so that people don't park in no parking areas. There should also be an underpass and barriers to protect children on the pavement, traffic calming measures, a railway station in Maldon, and that residents should be encouraged to own smaller cars and car share.</p> <p>3. The questionnaire responses included that the children:</p> <ul style="list-style-type: none"> • liked Danbury, its countryside and nature. |
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| | | <ul style="list-style-type: none"> • used a variety of methods to get to school – walking, cycling and travelling in the car. • didn't like the busy roads. • took part in a wide variety of activities, many which were available in Danbury. • used the Dawson Field for recreation and some would like a bigger park with more play equipment and more football goals! • would have liked to have seen more shops, restaurants, bike tracks and a swimming pool. • would like, in the future, for Danbury to be the same, peaceful and just as natural. • some would like more houses to be built and, some would like fewer. |
| <p>July 2017</p> | <p>1st Questionnaire to gather views to draft the Vision and Objectives of the Plan to be completed by 11/8/2017.</p>  | <p>639 completed questionnaires were returned.</p> <p>Respondents most like the natural and rural environment in Danbury: the open spaces, parks and woods. Also, they like the lanes, footpaths and bridle paths and protected areas. Village life, the sense of community and activities feature strongly.</p> <p>The most disliked and the one most people felt detracted from the village is the volume of traffic through the village. The other main concern is housing and development, in particular, buildings being out of character.</p> <p>The results can be found at Appendix 1b.</p> |

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| <p>July 2017</p> | <p>Call for Sites</p> <p>Chelmsford City Council Planning (CCC) recommended the Steering Group implement a Call for Sites to ensure everyone is given an equal opportunity. The process adopted was similar to that of CCC and ran for 6 weeks from 31st July to 11th September 2018. Danbury sites submitted to CCC were also included.</p> <p>Notices were issued on 31st July or the next publication in the following:</p> <ul style="list-style-type: none"> • DNP and Parish Council web sites. • Danbury Notice Boards. • Danbury Journal and Contact magazine. • Essex Chronicle. <p>The notice was sent Local Planning Agents, Architects and Estate Agents.</p> |  <p>As part of the preparation of the Neighbourhood Plan, the Neighbourhood Plan Steering Group is looking to explore possible areas of land for future development within the Danbury Neighbourhood Plan (DNP) area.</p> <p>We invite you to submit details of any land which you would like to be considered for future development through the Neighbourhood Plan. All types of development and all land use proposals will be considered.</p> <p>Landowners and Agents should refer to: www.danburyneighbourhoodplan.com to download the documents needed in the Submission.</p> <p>Submission of a site does not mean that the site will be allocated for development in the Neighbourhood Plan.</p> <p>This process will run from 31st July for 6 weeks and completed Submission Forms must be received by 9am on the 11th September 2017.</p> <p>31st July 2017</p> <p>20 sites were submitted for consideration.</p> <p>Details of the process is available at Appendix 1c.</p> |
| <p>September 2017</p> | <p>Business Questionnaire.</p> <p>This questionnaire was launched at the same time as the 1st Questionnaire above. However, response was poor even though the time for completion extended to 30/9/2017.</p> | <p>Only 11 completed questionnaires were returned, and the information gathered was be used in defining the draft Business objective for the Plan.</p> <p>The results (excluding questions of a personal data) can be found at Appendix 1d</p> |
| <p>16th & 17th March 2018</p> | <p>Exhibition presenting the draft Vision and Objectives and sites submitted for consideration via the Call for Sites.</p>  <p>EXHIBITION in The OLD PAVILION (opposite Co-op)</p> <p>Friday 16th March 9am to 7pm Saturday 10 am to 4 pm</p> <p>Help shape Danbury's future to 2036</p> <p>See the map of Danbury with the sites put forward</p> <p>WE WELCOME YOU TO OUR EXHIBITION</p> | <p>The exhibition included 2 sets of 10 large A1 posters positioned to allow visitors to take their time to read the presented information before seeking clarification with members of the Steering Group.</p> <p>364 attended the exhibition, which is remarkable given the exceptional winter conditions.</p> <p>Here is a quote from an attendee: <i>'Thank you. This is an excellent display and opportunity for discussion/collaboration.'</i></p> <p>Details of the exhibition can be found at Appendix 1e.</p> |

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| <p>19th and 26th April 2018 7 June 2018</p> | <p>Visit to year 6, St John's School Visit to years 5 and 6, Danbury Park School</p> <p>The planned activities were designed to complement the current stage that had been reached by the Neighbourhood Plan Group.</p> <p>A brief overview was given of progress of the Neighbourhood Plan to date, followed by an explanation of the call for sites and sites selection process, including the basic rules that the Neighbourhood Plan Group must adhere to.</p> <p>The children familiarised themselves with the Danbury Council Footpaths Map by identifying key landmarks around the village. They were then tasked to identify where they thought good locations for 100 houses would be based on the basic rules. To assist them, they were given a brief overview of the key results of the Visions and Objectives Survey, the key spatial principles from Chelmsford City Council's emerging local plan and a checklist of the characteristics of good locations for development. The children wrote down the reasons for choosing the locations.</p> <p>The next task was to identify locations that were less suitable for the development of 100 houses and again the children wrote down the reasons for their choices.</p> <p>At the end of the session, each group fed back their ideas and children were invited to ask questions or make comments on the choices of locations based on their local knowledge. This demonstrated the value of residents in engaging with and commenting on public consultations so that local views and knowledge can be taken into account.</p> | <ul style="list-style-type: none"> • The children identified a variety of areas that would and wouldn't be suitable for development and gave their reasons. • Areas considered to be suitable tended to be close to schools and amenities. • Areas that were not considered to be suitable tended to be on Nature Reserves and Green Spaces, too close to the roads, too close to the industrial areas, too close to/in farms and too far away from amenities and schools. |
| <p>July & August 2018</p> | <p>2nd Questionnaire</p> | <p>There was overwhelming support for the Vision & Objectives:</p> <ul style="list-style-type: none"> • Vision Statement - 96% • Housing – 95% |



Danbury Neighbourhood Plan
Our Parish, Our Future

Please complete our Questionnaire

The questionnaire was delivered by hand to every house in Danbury early in August in an envelope clearly marked "Danbury Neighborhood Plan Questionnaire enclosed". Thank you to those who have completed it.

If you have not received your copy, or have mislaid it, please contact Lesley Mitchelmore at Danbury Parish Council Office for another copy (telephone 01245 2251111).

All Danbury residents and business owners can complete the questionnaire. There is no age restriction as we would like to hear from all members of your household. Instructions how to complete it are in the covering letter and at www.danburyneighbourhoodplan.com

Questionnaires must be completed by 15th September 2018.

We are holding **Drop-in Sessions** where Steering Group members will answer your questions:

Saturday 1st September 09:00 to 12:00 - Sports & Social Centre Farmers' Market

Friday 7th September 09:00 to 14:00 - Old Pavilion

Saturday 8th September 09:00 to 14:00 - Old Pavilion

Have your say in Danbury's future.

2nd Questionnaire

The Neighbourhood Plan will determine how Danbury develops over the next 10 to 15 years. This includes the allocation of sites to build around 100 houses in the village.

The survey gathered respondents' views to ensure the Neighbourhood Plan will meet local needs.

The survey was developed from the following inputs:

- Results of the 1st Questionnaire July 2017.
- Call for Sites.
- Various reports to undertake independent site appraisals of the sites submitted by AECOM.
- Advice from Chelmsford City Council Planning and Heritage Departments, Essex City Council Highways and Minerals & Waste Planning Departments, Natural England, Wildlife Trust, Historic England.

- Design & Heritage -97%
- Environment – 98%
- Transport – 98%
- Recreation & Leisure – 90%
- Amenities – 98%
- Business & Economy – 92%

Future Development

The survey set out to help identify the type, tenure, design, location and size of the development for the houses to be built.

- Development on previously developed land - 96%
- Empty properties - 95%.
- Considerable opposition to using agricultural land - 86%.

Type of Housing

- a variety of housing types are suitable except luxury housing, flats & apartments, and three storey town houses.


Tenure

- 98% support inclusion of Owner-Occupied homes.
- Part Buy/Part Rent, Almshouses and Sheltered Housing are also suitable.
- Development of rental properties is less suitable for Danbury.

Design

- New homes should be energy efficient & environmentally friendly, have off street parking, access to garden space and be no more than 2 storeys.
- Preference for the 100 homes to be clustered in smaller groups - preferably groups of up to 30 dwellings.
- Results indicate the following allocation of the 100 homes:

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| 1 Bedroom | up to 10 homes |
| 2 Bedroom | 20 to 34 homes |
| 3 Bedroom | 20 to 34 homes / 35 to 50 homes |

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| | <p>The questionnaire was delivered to all homes in the parish to which 996 valid responses were received.</p> <p>The results of this survey play an important part of the content of the draft Neighbourhood Plan and the location and type of development which will make up Chelmsford City Council's allocation of around 100 houses for Danbury.</p> | <p>3+ bedroom up to 10 homes.</p> <p>Suitability of Sites</p> <ul style="list-style-type: none"> Well Lane Industrial Site (75%) and Danecroft, Woodhill Road (63%) are the most suitable for development. <p>The full results can be found at Appendix 1f</p> |
| <p>7th & 8th December 2018</p> | <p>Exhibition presenting the results of 2nd Questionnaire.</p> <p>Notices were placed in the following:</p> <ul style="list-style-type: none"> DNP and Parish Council web sites. Danbury Notice Boards. Danbury Journal and Contact magazine. Essex Chronicle. The Parish Council Facebook Page with links to other community social media and websites.  <p>Exhibition in Old Pavilion</p> <p>Questionnaire Results Now Available</p> <p>Friday 7th December 12:00 to 16:00</p> <p>Saturday 8th December 09:00 to 16:00</p> | <p>The exhibition included 2 sets of 12 large A1 posters to allow visitors to take their time to read the presented information before seeking clarification with members of the Steering Group.</p> <p>172 attended the exhibition including the Mayor of Chelmsford and an Essex County Councillor.</p> <p>Residents were particularly interested in the information detailing the possible development sites and these attracted discussion with Steering Group members who explained the work required to before the eventual allocation.</p> <p>During the exhibition, residents appreciated the clear, concise, and well-presented information, and the work of the Steering Group.</p> <p>Details of the exhibition can be found at Appendix 1g.</p> |
| <p>20th May 2019</p> | <p>Annual Parish Meeting at which approximately 67 members of the public attended.</p> <p>Mrs Sue Dobson, Chairman Danbury Neighbourhood Plan Steering Group gave a short report, starting by advising that in December there had been an exhibition detailing results of the questionnaires</p> | |

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| | <p>and then going onto to give details about the work of the Steering Group and the stages to reach approval of the Danbury NP.</p> <p>The Steering Group consists of two teams: one team is working on site selection, assessing each site and consulting with various bodies and independent companies to check viability/suitability, and taking into account the views expressed by residents, the Parish Council and CCC.</p> <p>The second team is concentrating on writing a draft plan, taking into account all elements above. Once completed the next stage will be a formal six-week consultation with residents, followed by a Strategic Environmental Assessment. After that the draft plan will go to CCC and an independent assessor before the NP will be given approval. Mrs Dobson invited questions, but none were put forward.</p> | |
| <p>29th April 2021</p> | <p>Annual Parish Meeting by Zoom at which approximately 24 members of the public attended.</p> <p>Mrs Dobson Chairman Danbury Neighbourhood Plan Steering Group gave a short report.</p> <p>She began by advising that back in March 2020 (just prior to lockdown) the Steering Group (SG) agreed to suspend SG meetings so that work could progress on the writing of the Plan itself and the site allocation work. An enormous amount of work has now been done both by the sites team and the plan writing team. Inevitably the events of last year put a hold on some of the work which was ongoing as several Steering Group Members were involved in other voluntary work related to the pandemic, which meant that we were unable to move forward very much during the first half of that year. However, as lockdown became the 'new normal' the group found ways to meet virtually and recommenced work on both the plan writing and the sites allocation.</p> <p>Mrs Dobson then gave a brief overview of the progress of each of those teams, advising that the plan writing group compiled a</p> | |

considerable amount of background information on Danbury – both from an historical perspective and for the present day and these together with writing draft policies will make up the majority of the Plan. These have been based on the agreed Vision and Objectives which were drawn up following the first consultation in 2016, and overwhelmingly supported by residents in the second questionnaire in 2018. Responses to these questionnaires have guided and informed the draft Plan document and essentially form the basis of the Plan, along with the requirements laid down by both Chelmsford’s and National planning policies.

The Steering Group have now agreed to appoint a Planning Consultant who will review and edit the Plan ready for the required Regulation 14 Consultation. The Planning Consultant will also provide professional services post-consultation which will enable the Plan to move forward towards the last stage – the Referendum. This professional help will mean that the Plan which is finally submitted for consultation will be compliant and robust and less likely to come up against any issues during the review stages.

The Regulation 14 consultation is key as this is where the Plan is publicly consulted upon and subsequently referred to the Planning Inspector, who will judge whether or not the Plan is sound and appropriate to progress forward to Referendum. The consultants will deal with any issues raised by the Inspector and the Regulation 14 process – the Steering Group felt that having professional advice here was particularly important. Once that stage is completed, a Referendum is held where all residents can vote whether or not to accept the Plan. A majority ‘yes’ vote will mean the Plan is finally adopted as a Supplementary Planning Document by CCC.

Mrs Dobson reminded everyone that a significant part of the Plan, of course, is the requirement to allocate sites for around 100 homes as laid down in the adopted Chelmsford City Council adopted Local Plan, and this is where the sites group have been involved. Residents

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| | <p>will remember the original 'Call for Sites' back in 2017 where a number of prospective sites came forward, some of which were immediately rejected as they did not comply with the policy requirements of CCC. The Group commissioned various reports – including a Housing Needs Assessment, Minerals, Landscape appraisal reports, heritage reports and highways reports – to name a few. Initial engagement with landowners/developers took place where potential schemes were put forward, and these were considered alongside the other information gathered.</p> <p>The Group have also had significant engagement with both Chelmsford City Council Planning, heritage officers and ECC Highways and are now in the process of compiling an Allocation Options Report which will identify the suitability of each site, and whether the site is allocated, on reserve or rejected. The Group will then engage with the landowners of the allocated sites so that a draft allocation of housing can be prepared and write site-specific policies which will go into the Plan.</p> <p>Once this stage is completed, Mrs Dobson advised that the Steering Group intend to hold a public meeting with an exhibition and have a three-week consultation period, prior to progressing to the Regulation 14 consultation. This will give residents the opportunity to comment on the proposals before going forward to formal consultation - hopefully in person rather than virtually, but this will of course depend on the requirements at the time.</p> <p>Mrs Dobson then invited questions – there were none</p> | |
| 11 th April 2022 | <p>Annual Parish Meeting at which approximately 49 members of the public attended.</p> <p>Cllr A Chapman gave a short report.</p> | |

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| <p>The Plan Writing and Sites Working Groups had been working hard to produce a draft Plan and design guide with help and advice from Chelmsford City Council and several updated reports.</p> <p>An exhibition planned on 13 and 14 May so that residents could see where around 100 new homes would be allocated and the reasoning behind the allocations.</p> <p>After the exhibition, the Plan would be updated if necessary and subjected to formal consultations, independent examination and referendum.</p> <p>A member of the public enquired as to whether once the areas had been decided, it would be 'fait accompli' that houses would be built on those sites and whether there could end up being 300 rather than 100.</p> <p>Cllr Chapman responded that there would not be more than 100 homes as each allocated site would have the number of designated homes for that site. There may be a slight change in numbers of perhaps one or two on each site. However, windfall sites were possible where small scale developments could be found acceptable by Chelmsford City Council.</p> <p>A member of the public enquired as to whether there would be conditions for sustainability.</p> <p>Cllr Chapman responded that sustainability had been incorporated but that the Chelmsford City Council Local Plan also incorporated Sustainability, for example that all new homes must have an electric vehicle charging point.</p> | |
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13 & 14 May
2022

Exhibition presenting the 5 Sites allocated for development.

Publicity

Notices were placed in the following:

- DNP and Parish Council web sites.
- Danbury Notice Boards.
- Danbury Journal and Contact magazine.
- Essex Chronicle.
- The Parish Council Facebook Page with links to other community social media and websites.

Residents were handed the leaflet below to refer to and show friends and neighbours as they left the exhibition.



Danbury Neighbourhood Plan Our Parish, Our Future

What is a Neighbourhood Plan?

It is an opportunity for local people to have a say in what to protect and where to build in their parish over the long term. The process is enshrined in law. Whilst land development is probably the main topic that we in Danbury are concerned with, the Neighbourhood Plan will also consider environmental issues, transport, leisure facilities and all aspects of village life.

Although it is not intended to be overly restrictive, a Neighbourhood Plan is a very comprehensive document. It sets out the policies and projects that will define how the parish will change in the coming years. This vision will be very important for the community, Chelmsford City Council, developers, and many other interested parties.



387 attended the exhibition, which included the 3 Chelmsford City Council members for Danbury.

The exhibition included 2 sets of 12 large A1 posters positioned to allow visitors to take their time to read the presented information before seeking clarification with members of the Steering Group.

Concerns were expressed over the proposed allocation of Sites and the case for rejection of alternate Sites was explained. All comments will be carefully considered in completing the draft Plan. Written comments on the following topics were left by residents:

- Site D5 - 3
- Site D7 – 9
- Site D14 -1
- Development generally - 2
- Policies
- Traffic and facilities - 6

Here are two quotes from attendees which summarise residents' views:

'I attended your exhibition today and I would like to thank you and everyone else involved for all the hard work you have clearly done on the Neighbourhood Plan. The various boards on display very succinctly articulate the long journey you have been on and

Selected Sites

The following sites have been selected to meet the housing allocation of around 100 dwellings:

| Site | No. of dwellings |
|--------------------------------------------|------------------|
| D5 Sandpit Field, East of Little Fields | 10 |
| D7 Land at Tyndales Farm West (large site) | 65 |
| D11 Old Play Area South of Jubilee Rise | 2 |
| D14 Danecroft, Woodhill Road | 14 |
| D21 Land at Mayes Lane/Copt Hill | 2 |
| Total allocation of around 100 dwellings | 93 |

The map below shows the location of each site.



continue to be so to reach this stage, and to me the conclusions you have reached are the most appropriate for Danbury. Any development is almost inevitably going to displease some people, but your proposals are well considered, logical, and will hopefully satisfy the requirements we have had placed upon us. I'm not saying this from a 'nimby' perspective, as one of them is close to where I live. Thank you.'

So again, thank you for all your ongoing efforts to preserve the idyllic nature of where we are lucky enough to reside, whilst enabling the fulfilment of the requirements to accommodate new housing.

Details of the exhibition can be found at Appendix 1h.

5. Strategic Environmental Assessment (SEA) for Regulation 14

5.1 Following consultation with the statutory consultation bodies Historic England, the Environment Agency and Natural England, Chelmsford City Council has concluded that there may be significant environmental effects arising directly from the decisions taken through the Danbury Neighbourhood Plan. An SEA should be undertaken to determine the likely scale and significance of environmental impacts, to support and inform future decision making on the Neighbourhood Plan.

5.2 The SEA was prepared by AECOM at the request of the Steering Group in July 2022 with the following conclusions and recommendations:

- ‘This appraisal considers that the only significant effects likely to arise in implementation of the DNP are positive in nature and relate to the SEA theme of population and communities. This reflects the main plan objective to coordinate the anticipated future growth in the neighbourhood area and maximise the potential benefits it can bring for both existing and future residents. This includes by delivering development that targets locally identified housing needs.
- Residual neutral effects are concluded in relation to many of the SEA themes, reflecting the Plan’s avoidance and mitigation measures which should ensure that new development integrates without causing significant deviations from the baseline situation.
- Negative effects are predicted in relation to the SEA themes of biodiversity, landscape, historic environment, and land, soil, and water resources. This predominantly reflects greenfield development, particularly concentrated in the east of the settlement area, in sensitive heritage and biodiversity settings, and resulting in the permanent loss of high- quality agricultural land (likely best and most versatile). However, once mitigation is considered, residual negative effects are not likely to be of significance.
- A recommendation is made in relation to biodiversity for masterplanning of the site under Policy DNP1 Site Specific Policy B to be undertaken to allow early consultation with Natural England. This will help to ensure that impacts in relation to nearby SSSIs are avoided/ minimised.
- A similar recommendation has also been made and incorporated in relation to the historic environment. Masterplanning of sites under Policy DNP1 Site Specific Policies A and D, in consultation with Historic England, could help to reduce the risk of development schemes resulting in negative effects on the setting of designated heritage settings.’

6. Pre-submission consultation (Regulation 14) - community engagement

6.1 The pre-submission consultation on the draft plan proposal was held between 1st February 2023 to 15th March 2023.

Publicity

6.2 Articles were published in February editions of the Essex Chronicle, Focus and Contact Magazines explaining to residents how they could access the draft plan and comment upon it. A separate explanatory leaflet was distributed to every household in Danbury with the February Focus Magazine. In addition, an email communication was issued to those on the email database and to the landowners and Agents who had submitted their site for consideration.

Availability of the Plan and supporting documents

- 6.3 The plan was available to view on our website and hard copies were available to view at the Parish Office, Danbury Library and Danbury Leisure Centre. Residents could also request a paper version of the plan from the Parish Office during the six-week consultation period.
- 6.4 The supporting documents were available to download from the websites of Chelmsford City Council and Danbury Neighbourhood Plan and hard copies could be inspected at the Parish Office.

Drop-in event

- 6.5 A Drop-In event was held on Saturday 4th March part way through the consultation period in the Old Pavilion where members of the Steering Group were available to answer questions and discuss concerns. This was attended by 94 individuals.

Consultees

- 6.6 Direct approaches were made to all Statutory Consultees - the full list is included at Appendix 2d and the list of community organisations consulted, at Appendix 2e.

7. Pre-submission consultation – community engagement results

- 7.1 63 formal responses were received, of which 43 were from residents of Danbury. Full details of these responses with feedback and the outcome of each is included at Appendix 2a.
- 7.2 Details of the Drop-in event can be found at Appendix 2b.
- 7.3 Consultation feedback form is at Appendix 2c.

8. Submission version Neighbourhood Plan

- 8.1 The Steering Group Committee has amended the Pre-submission Danbury Neighbourhood Plan from responses received during the Regulation 14 consultation from Statutory Consultees, businesses and organisations, landowners and agents and members of the community.
- 8.2 Danbury Parish Council approved the Submission version Danbury Neighbourhood Plan at its meeting on 27th March 2024.

Appendix 1 Community Engagement

Appendix 1a - Public Workshops held 4th and 6th May 2017

Overview

The workshops were designed to gather initial information to provide the basis for a wider survey prior to drafting the Vision and Objectives of the Danbury Neighbourhood Plan (DNP). The event was advertised in the Danbury Journal, Contact magazine, Essex Chronicle, Danbury Times, the Parish Council Annual Parish Meeting, Neighbourhood Plan Website, Parish Council Facebook Page (reach of approx. 1000 people) and Website, Farmers' Market. Posters were placed in the 3 Village Noticeboards and in 15 shops and customer facing businesses/facilities.

Leaflets were distributed at Danbury Businessman's Club, the Bridge Club and to users of the Danbury Sports & Social Centre. During the Drop-in sessions and particularly on the 4th May, some visitors took leaflets to distribute to their friends and acquaintances.

Separate boards were set up for the following sections:

- Character/Village Feel
- Environment
- Amenities/Leisure/Community
- Traffic/Transport/Safety
- Housing/Development
- Business
- Security

A separate board was available for phrases to describe the Vision Statement for the Village

On Thursday, we extended the closing time to 19:45 so that people going to vote the opportunity to drop-in to share their views. This was worthwhile as a further 19 attended.

The sessions proved to be very successful, with 207 people leaving comments. Of those, 201 were residents, 4 were visitors from surrounding areas who use the village and 2 were from development companies. A few children attended with their parents who also made comments.

The questions we asked:

- Q1 What do you like about the village?
- Q2 What don't you like about the village?
- Q3 What new things would you like to see in the village and use?
- What do you suggest the Vision Statement for the Village should be?

Findings

207 people attended the event which included 201 residents and 4 from the surrounding villages who use Danbury's facilities and 2 developers. A total of 3101 written comments were made which included 44 suggestions for the Vision of Danbury. These were captured electronically and analysed with the results relating to Questions 1 to 3 shown below.

Conclusion

The size of the room and number of volunteers available to help residents is a limiting factor and the number of attendees is considered acceptable. It is pleasing to note that people stayed and took their time to make so many comments. At this stage, it is a good foundation to build upon and it is clear that our most powerful marketing tool will be word of mouth.

Items which warrant special mention are:

People liked:

- Village life
- Footpaths/Bridleways
- Open spaces
- Shops

People don't like

- A414 congestion, noise and pollution

Results

| Q1 What People Like - 1158 comments | | |
|--------------------------------------------|--------------|--------------|
| Response | Count | % |
| Character & Village Feel | 25 | 15.3% |
| Attractive Village | 2 | 8.0% |
| Character & charm | 3 | 12.0% |
| Heritage | 2 | 8.0% |
| Historic Buildings | 2 | 8.0% |
| Quality of life for family | 2 | 8.0% |
| Self contained village | 1 | 4.0% |
| Spacious nature of village | 1 | 4.0% |
| Village feel | 1 | 4.0% |
| Village Life | 11 | 44.0% |
| Environment | 69 | 42.3% |
| Country Park | 2 | 2.9% |
| Countryside/Farmland | 8 | 11.6% |
| Danbury Common | 3 | 4.3% |
| Footpaths/Bridleways | 11 | 15.9% |
| Lakes | 1 | 1.4% |
| Lanes | 5 | 7.2% |
| Large gardens to protect | 1 | 1.4% |
| NT land | 6 | 8.7% |
| Open spaces | 18 | 26.1% |
| Pond | 2 | 2.9% |

| | | |
|-------------------------------------------|-----------|--------------|
| Position on the hill/ Views | 2 | 2.9% |
| Semi rural | 2 | 2.9% |
| Trees | 1 | 1.4% |
| Wildlife | 1 | 1.4% |
| Woods | 6 | 8.7% |
| Amenities, Leisure & Community | 62 | 38.0% |
| Access to countryside | 1 | 1.6% |
| Clubs/Organisations | 4 | 6.5% |
| Cricket | 1 | 1.6% |
| Dentist | 3 | 4.8% |
| Leisure facilities | 4 | 6.5% |
| Library | 3 | 4.8% |
| Local facilities | 6 | 9.7% |
| Medical Centre | 5 | 8.1% |
| Osteopath | 2 | 3.2% |
| Parish Council | 2 | 3.2% |
| Pubs | 2 | 3.2% |
| Recreation | 4 | 6.5% |
| Schools | 4 | 6.5% |
| Shops | 11 | 17.7% |
| Sports Facilities | 4 | 6.5% |
| Spots & Social Centre | 3 | 4.8% |
| Walking/Rambling | 3 | 4.8% |
| Traffic, Transport & Safety | 4 | 2.5% |
| Good links to Chelmsford | 2 | 50.0% |
| Good links to London | 2 | 50.0% |
| Housing & Development | 3 | 1.8% |
| Sympathetic development | 1 | 33.3% |
| Variety of housing styles | 2 | 66.7% |

| Q2 What People Don't Like - 1017 comments | | |
|---------------------------------------------------------------------|--------------|--------------|
| Response | Count | % |
| Amenities/Leisure/Community | 12 | 15.2% |
| Cost of parish council | 1 | 8.3% |
| Difficulty getting doctors appointment | 3 | 25.0% |
| Lack of infrastructure i.e. medical, education | 1 | 8.3% |
| Litter bins could be emptied more frequently | 1 | 8.3% |
| Medical centre oversubscribed due to Maldon doctors lists closed | 4 | 33.3% |
| No public lavatories | 1 | 8.3% |
| Schools already full | 1 | 8.3% |
| Traffic/Transport/Safety | 55 | 69.6% |
| A414 congestion, noise and pollution | 21 | 38.2% |
| A414 cuts village in two | 2 | 3.6% |
| A414 difficult and unsafe to cross | 1 | 1.8% |
| A414 traffic will get worse with Maldon housing development | 2 | 3.6% |
| Bikes on footpaths ban them | 1 | 1.8% |
| Bypass required | 3 | 5.5% |
| Country lanes should be wide enough for two cars to pass | 1 | 1.8% |
| Extreme gym causes problems with cars | 1 | 1.8% |
| Heavy traffic from outside the village through various narrow lanes | 1 | 1.8% |
| Litter from cars | 2 | 3.6% |
| More passing spaces needed on narrow roads | 1 | 1.8% |
| More streetlights | 1 | 1.8% |
| Noise of sirens on A414 | 1 | 1.8% |
| Parking bad at both schools | 1 | 1.8% |
| Parking problems | 1 | 1.8% |
| Pollution levels breached | 3 | 5.5% |
| Quarry traffic | 1 | 1.8% |
| Roads are not safe for children cycling | 1 | 1.8% |
| Speed limit required on some roads and lanes | 1 | 1.8% |

| | | |
|------------------------------------------------------|-----------|--------------|
| Speed limits exceeded | 4 | 7.3% |
| Traffic diversions from Maldon to A12 | 1 | 1.8% |
| Traffic lights at Eves Corner should be removed | 2 | 3.6% |
| Unsafe to cycle down a 414 to medical centre | 1 | 1.8% |
| Helicopter noise at night | 1 | 1.8% |
| Housing/Development | 12 | 15.2% |
| City council planning overrules village views | 1 | 8.3% |
| Current planning | 1 | 8.3% |
| More affordable housing | 1 | 8.3% |
| New housing should be spread around the village | 1 | 8.3% |
| No more housing developments | 2 | 16.7% |
| No more single style developments like Beaumont Park | 1 | 8.3% |
| Planning indecision | 1 | 8.3% |
| Proposed 100 dwellings | 1 | 8.3% |
| Small dwellings needed as starter homes | 2 | 16.7% |
| Worry of overdevelopment | 1 | 8.3% |

| Q3 What People would Like and Use - 872 comments | | |
|---------------------------------------------------------|--------------|--------------|
| Response | Count | % |
| Amenities/Leisure/Community | 13 | 35.1% |
| Bank | 1 | 7.7% |
| Craft shop | 1 | 7.7% |
| Gift shop | 1 | 7.7% |
| Greater variety of local shops | 1 | 7.7% |
| Improved cricket facilities | 2 | 15.4% |
| More benches for people to rest | 1 | 7.7% |
| More community support for elderly | 1 | 7.7% |
| More litter bins | 1 | 7.7% |
| New cricket strip | 1 | 7.7% |
| Public toilet | 1 | 7.7% |

| | | |
|----------------------------------------------------------------|-----------|--------------|
| Sufficient medical and school places | 1 | 7.7% |
| Swimming pool | 1 | 7.7% |
| Traffic/Transport/Safety | 12 | 32.4% |
| Better signage to local facilities, footpaths and cycle routes | 1 | 8.3% |
| Bypass required | 3 | 25.0% |
| Cycle path to Bicknacre | 1 | 8.3% |
| Footpath from Bicknacre to Mayes Lane | 1 | 8.3% |
| More parking in the centre of village | 1 | 8.3% |
| More safe cycle routes | 2 | 16.7% |
| Safer foot paths in some areas | 2 | 16.7% |
| Traffic calming measures | 1 | 8.3% |
| Housing/Development | 10 | 27.0% |
| Agreed limitation on roof heights of new development | 1 | 10.0% |
| Bungalows to allow people to downsize | 4 | 40.0% |
| Sheltered accommodation | 1 | 10.0% |
| Small dwellings needed as starter homes | 3 | 30.0% |
| Solar farm in a secluded field | 1 | 10.0% |
| Business | 2 | 5.4% |
| Support for pubs | 1 | 50.0% |
| Extended licensing hours | 1 | 50.0% |

Appendix 1b - 1st Questionnaire to gather views to draft the Vision and Objectives of the Danbury Neighbourhood Plan

Overview

The survey was developed with input from the Workshop held during May and conducted to gather residents' views in order to draft the Vision and Objectives of the Danbury Neighbourhood Plan (DNP). It took place over the period 3rd July to 11th August 2017.

The Danbury Times was used to promote the survey and a copy was hand delivered to every house and business in Danbury parish. In addition, it was advertised in the Danbury Journal, Contact magazine, Essex Chronicle, the Parish Council Annual Parish Meeting, Neighbourhood Plan Website, Parish Council Facebook Page with links to other community social media and websites. Volunteers attended the monthly Farmers' Market to engage with residents' face to face. Posters were placed in the 3 Village Noticeboards, shops and customer facing businesses/facilities.

Completion of the questionnaire was online using SurveyMonkey although paper copies were available with pre-paid envelopes for return. Copies were available to collect from the Parish Office, Sports and Social Centre, Library and Medical Centre. Also, a copy would be posted if requested.

The questionnaire could be completed anonymously, and residents were only asked to provide their name and email address if they wished to be kept informed about the Neighbourhood Plan.

Response

A total of 639 valid completed questionnaires were returned, representing 30% of all houses in Danbury. The result of the survey is shown below.

Conclusion

Whilst very successful in achieving the objective to gather views to prepare the draft Vision and Objectives of the DNP, analysing of the responses was very time consuming due to the number of free text answers within the questionnaire.

Summary of Results

Q1,2,3 and 4: What do respondents like, dislike and wish to protect in Danbury?

Respondents to the questionnaire most like the natural and rural environment in Danbury: Danbury's countryside, open spaces, parks and woods, 98% and the lanes, footpaths and bridle paths 83%. Protected areas are also liked by 83%.

Next are the amenities and facilities on offer, 80% and 78% respectively.

Village life (75%), the sense of community (69%) and, to a lesser extent the activities that are available to them (56%), also feature strongly. 69% like feeling safe and secure. 51% like the transport links.

Less liked were the variety of housing (37%) and businesses (18%).

The most disliked aspect of Danbury and the one most people felt detracted from the village was traffic, especially on the A414. The other main concern, although a much smaller number of respondents, is housing and development and, in particular, buildings being out of character.

When asked what they thought should be protected, respondents identified 29 different areas/features of the village which all relate to the natural environment, and rural and historic environment/character of the of the Village. Open spaces and woodland were the most mentioned (56% of questionnaire respondents) and Slough House Road the least (14%). They can be grouped into four broad categories:

| Open Spaces, Woodland and Village Greens (Listed in order of preference) | Rural Lanes and Public Rights of Way | Views | Heritage |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
| Open Spaces and Woodland Danbury Common NT and EWT Land Greenfield/agricultural Land Eves Corner Danbury County Park and Lakes Lingwood Common Dawson Field Bell Hill Wood Scrubs Wood Runsell Green Griffin Meadow Hitchcock's Meadow Back warden Green next to the Medical Centre (Bay Meadow) The Ridge | All Lanes Hyde Lane Mill Lane Slough House Road Woodhill Road Footpaths and bridleways | South from St. John's Church Over Chelmsford from the war Memorial | St John's Church War Memorial Properties, Victorian and Earlier Frettons Danbury Pubs |

Natural England provided advice and information which has proved to be useful when researching designated sites. Woodham Walter Parish Council identified the need to protect the open green spaces between Parishes (preventing ribbon development and coalescence), agricultural land and the maintenance of recreational and SSSI zones where they cross boundaries.

Q5-11: Traffic and movement in Danbury

Traffic has been identified in questions 3 and 4 as being the most disliked aspect of Danbury. The main issue stated by 72% of respondents is the A414 through the village. This road connects Maldon, the A12 and Chelmsford. Eves Corner was highlighted by 36% of respondents. Other issues include speeding, parking at Well Lane, rat runs and accessing the A414 from side roads. These concerns were reflected by Woodham Walter Parish Council.

When asked how these problems could be addressed, 59% of respondents suggested road building, 30% traffic management either in the village or in the surrounding area and 12% traffic calming measures. Other suggestions included solutions involving cycling and pedestrians and parking.

Just 8% of respondents suggest that a solution may involve cycling or pedestrians. 80% considered that footpaths and bridleways in Danbury are brilliant/adequate, although 19% felt that more maintenance was required. When asked about cycling in Danbury, 42% believed that it is dangerous for cyclists, 20% that cyclists cause problems and 17% that cycle paths/routes should be introduced/more signed are needed. 10% said that they weren't cyclists.

36% of respondents said that the pavements and crossings in the village were adequate with 24% saying that there weren't enough crossings, 36% that pavements weren't safe, 29% that they were in need of repair and 12% that new pavements were required. Pollution was a concern for just 3% of respondents.

In addition to cycling and walking, the alternative means of transport in the village is the bus, which is used by 44% of respondents. When asked what would encourage them to use the bus more, answers ranged from lower fares, improved frequency/punctuality and when no longer able to drive a car. Just 4% would use the bus more if there were more bus stops and covered shelters. The Danbury Flyer, which is a community transport service is used by just 5% of respondents. A representative of the Danbury Flyer, stated in response to the consultation on 10th July that the Danbury Flyer ' would like to be more visible in Danbury.' Woodham Walter Parish Council suggested that any improvements made to public transport would benefit residents of both Danbury and surrounding Parishes.

Q12-14: Amenities and businesses

Being a service settlement, Danbury has a range of services and facilities. Most used are the:

| Amenity | % of Total Respondents |
|--------------------------|------------------------|
| Shops | 97% |
| Post Office | 95% |
| Medical Centre | 92% |
| Open Spaces | 80% |
| Pubs | 74% |
| Sports and Social Centre | 53% |

Less used are the:

| Amenity | % of Total Respondents |
|--------------------------|------------------------|
| Library | 50% |
| Village Hall | 37% |
| Places of Worship | 30% |
| Any Village Organisation | 28% |
| School | 15% |
| Danbury Flyer | 5% |

A variety of desired amenities were identified by residents, the most popular being a swimming pool (23%), followed by a bank (17%), a greater range of shops (16%) and a good restaurant (8%).

When asked about additional employment opportunities in Danbury, 44% respondents suggested retail shops and restaurants etc. Other recommendations were for predominantly small businesses including IT/Media, Artisan Business, Financial and Administration, and Rural Activities such as Farming and Gardening.

Q15-17: Housing and Development

Respondents were asked what was important when considering future housing in Danbury and about the types of sites on which they would like to see development. The majority favoured Brownfield Sites (75%) and 88% felt that housing should be sympathetic to village character:

| What is most important when considering future housing? | % of Total Respondents | On what type of site? | % of Total Respondents |
|---------------------------------------------------------|------------------------|-----------------------------------|------------------------|
| Sympathetic to Village Character | 88% | Brownfield Sites | 75% |
| Size of Development | 81% | Infill | 54% |
| Location of Development | 76% | Inside the Village built Up Area | 45% |
| Number of New Houses | 61% | Backland | 26% |
| Availability to Local People | 58% | Outside the Village Built up Area | 22% |
| Housing Density | 50% | No Development | 6% |
| Affordable Housing | 45% | Agricultural Land | 3% |
| Smaller Properties | 39% | Don't Know | 2% |
| Sheltered/Retirement/Care Homes | 31% | Other | 1% |
| Houses to Rent | 21% | | |
| Infrastructure | 4% | | |
| Other | 3% | | |
| No Development | 2% | | |
| Adequate parking | 1% | | |

Q18: Renewable Energy

Solar panels were most popular form of renewable energy amongst respondents (77%) followed by Air/Ground Source Heat Pumps (60%) and Wind Turbines (26%). Other suggestions included battery storage and solar roof tiles. 5% were concerned that renewable energy equipment should be unobtrusive.

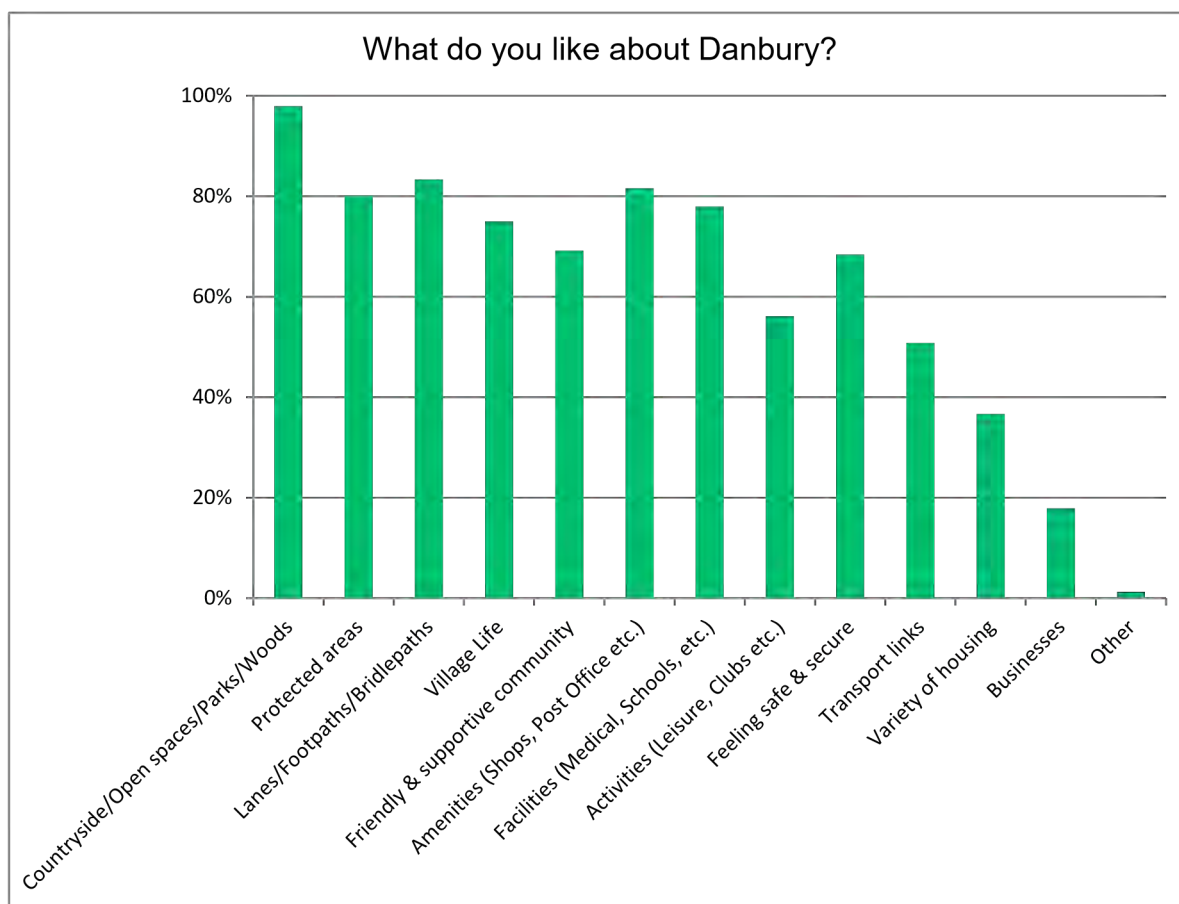
Q19: Concerns about the Future of Danbury

Most concerns centre on traffic congestion, infrastructure and the loss of the village feel.

Detailed analysis of responses

1. What do you like about Danbury?

636 responses were received with 5,063 answers (multiple answers per individual possible)
The chart below shows the distribution of the answers.



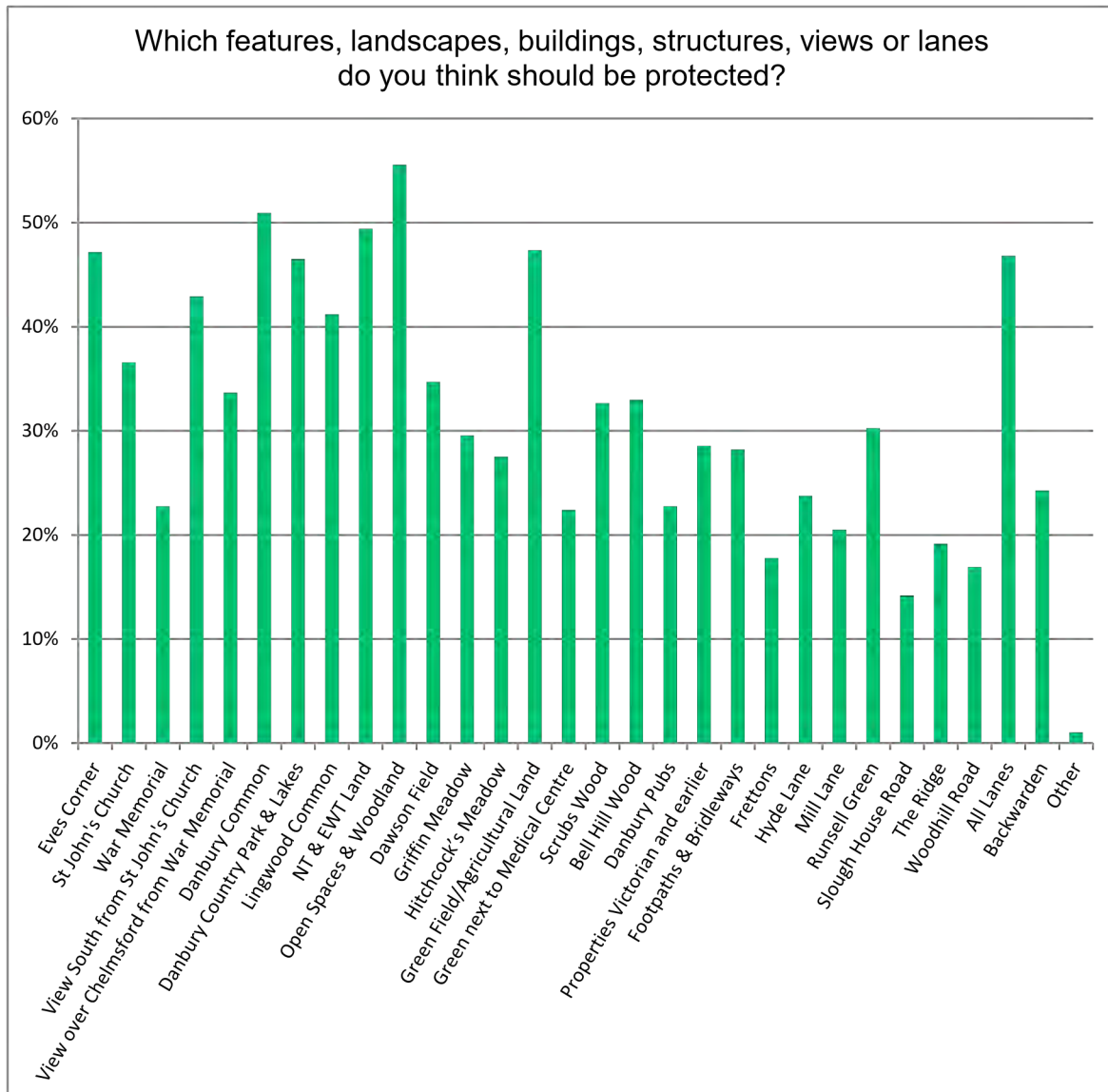
| Answer Choices | Answers |
|-------------------------------------|---------|
| Countryside/Open spaces/Parks/Woods | 98% 623 |
| Protected areas | 80% 509 |
| Lanes/Footpaths/Bridlepaths | 83% 530 |
| Village Life | 75% 477 |
| Friendly & supportive community | 69% 440 |
| Amenities (Shops, Post Office etc.) | 82% 519 |
| Facilities (Medical, Schools, etc.) | 78% 496 |
| Activities (Leisure, Clubs etc.) | 56% 357 |
| Feeling safe & secure | 68% 435 |
| Transport links | 51% 323 |
| Variety of housing | 37% 233 |
| Businesses | 18% 114 |
| Other | 1% 7 |

Other comments

Danbury should do its bit to provide some affordable housing for young professionals x2
Wildlife - house martins, skylarks, owls, badgers and deer etc
Not footpaths at this time if repaired yes, no good for disabled folk
Should be in keeping with existing and not with the latest whim in styling of the RIBA.
All
Feeling as though I live in the middle of nowhere but with facilities/road links close by.

2. Which features, landscapes, buildings, structures, views or lanes do you think should be protected?

585 responses were received with 5,546 answers (multiple answers per individual possible) The chart below shows the distribution of the answers.

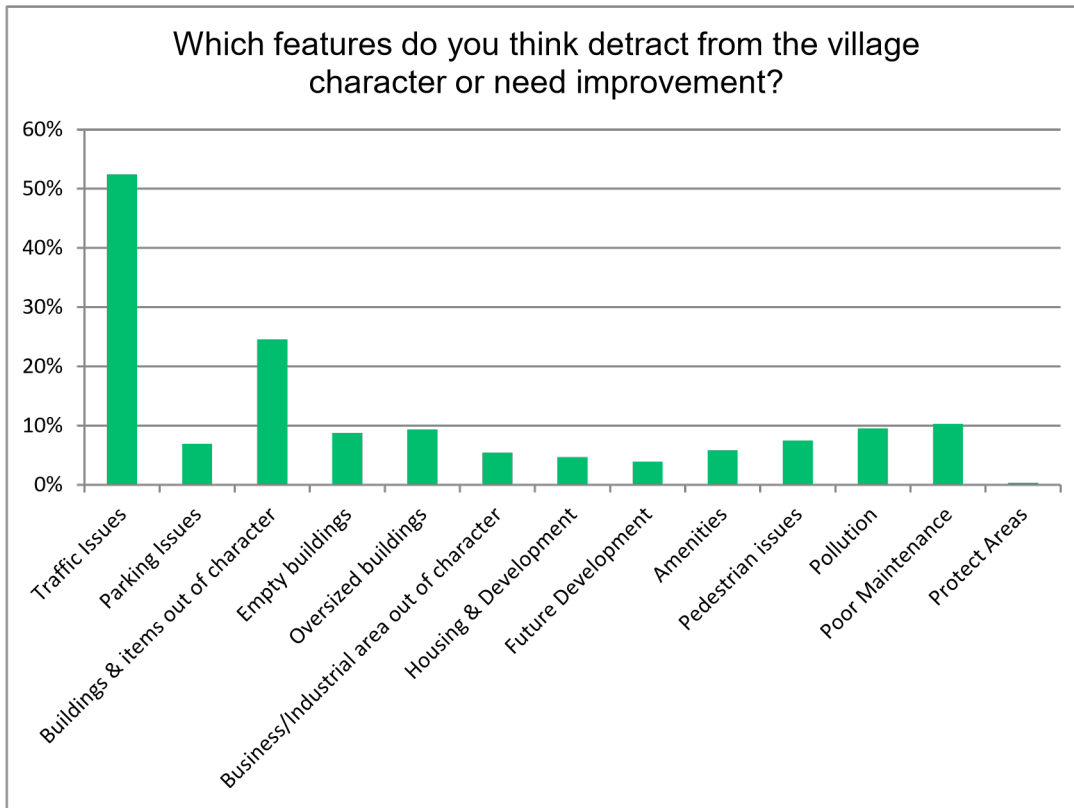


| Answer Choices | Answers | |
|----------------------------------------|---------|-----|
| Eves Corner | 47% | 276 |
| St John's Church | 37% | 214 |
| War Memorial | 23% | 133 |
| View South from St John's Church | 43% | 251 |
| View over Chelmsford from War Memorial | 34% | 197 |
| Danbury Common | 51% | 298 |
| Danbury Country Park & Lakes | 47% | 272 |
| Lingwood Common | 41% | 241 |
| NT & EWT Land | 49% | 289 |
| Open Spaces & Woodland | 56% | 325 |
| Dawson Field | 35% | 203 |
| Griffin Meadow | 30% | 173 |
| Hitchcock's Meadow | 28% | 161 |
| Green Field/Agricultural Land | 47% | 277 |
| Green next to Medical Centre | 22% | 131 |
| Scrubs Wood | 33% | 191 |
| Bell Hill Wood | 33% | 193 |
| Danbury Pubs | 23% | 133 |
| Properties Victorian and earlier | 29% | 167 |
| Footpaths & Bridleways | 28% | 165 |
| Frettons | 18% | 104 |
| Hyde Lane | 24% | 139 |
| Mill Lane | 21% | 120 |
| Runsell Green | 30% | 177 |
| Slough House Road | 14% | 83 |
| The Ridge | 19% | 112 |
| Woodhill Road | 17% | 99 |
| All Lanes | 47% | 274 |
| Backwarden | 24% | 142 |
| Other | 1% | 6 |
| Other comments | | |

Village boundary x2 village as a whole with organic development
Mission Church & new Medical; Centre
URC
Change must happen, management is the key.

3. Which features do you think detract from the village character or need improvement?

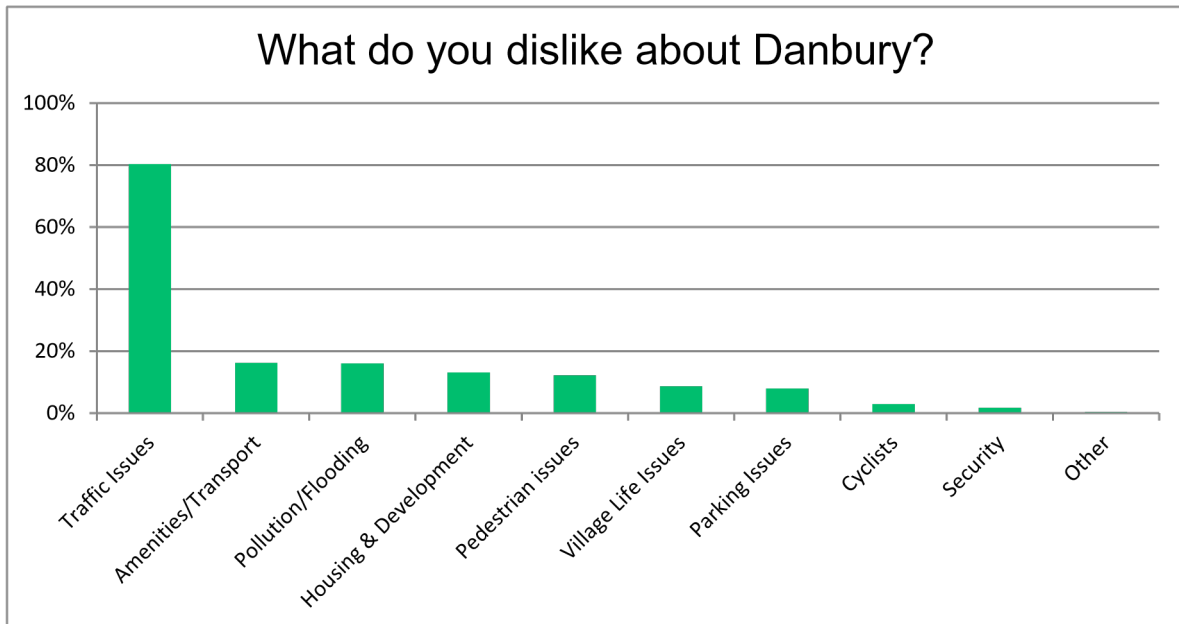
534 responses were received with 799 answers (multiple answers per individual possible) The chart below shows the distribution of the answers.



| Answer Choices | Answers | |
|-------------------------------------------|---------|-----|
| Traffic Issues | 52% | 280 |
| Parking Issues | 7% | 37 |
| Buildings & items out of character | 25% | 131 |
| Empty buildings | 9% | 47 |
| Oversized buildings | 9% | 50 |
| Business/Industrial area out of character | 5% | 29 |
| Housing & Development | 5% | 25 |
| Future Development | 4% | 21 |
| Amenities | 6% | 31 |
| Pedestrian issues | 7% | 40 |
| Pollution | 10% | 51 |
| Poor Maintenance Protect Areas | 10% | 55 |
| | 0% | 2 |

4. What do you dislike about Danbury?

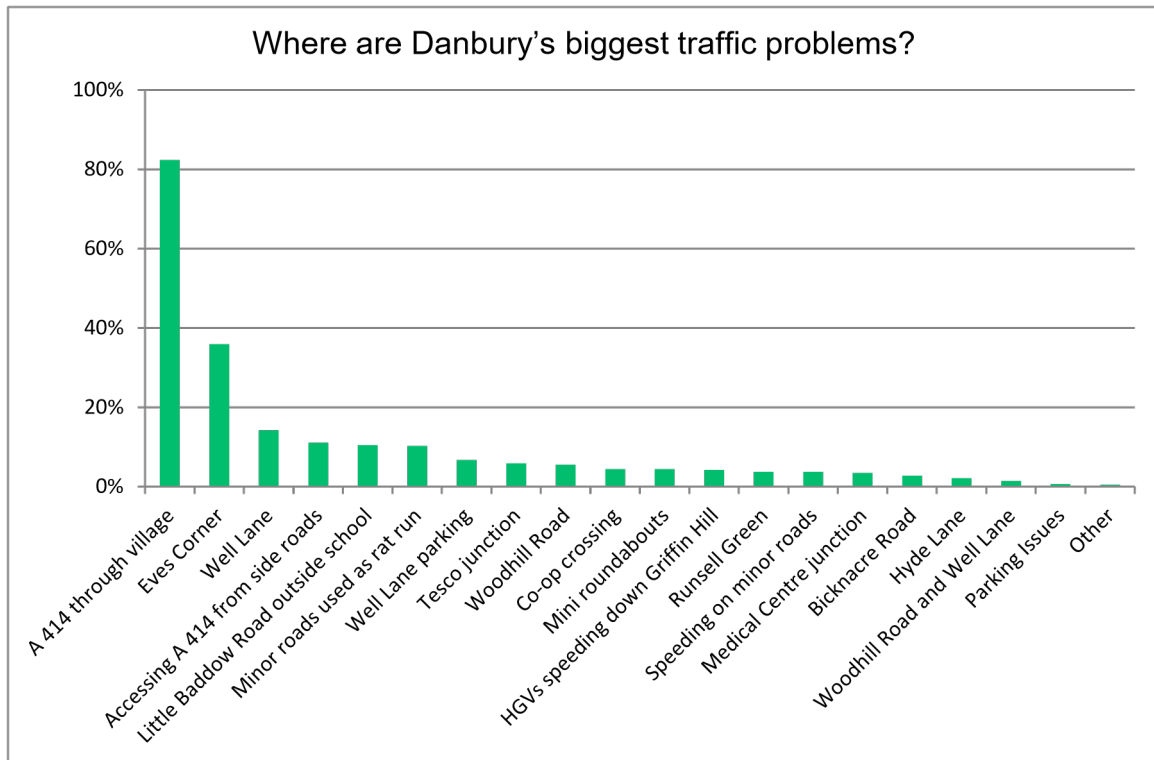
579 responses were received with 924 answers (multiple answers per individual possible) The chart below shows the distribution of the answers.



| Answer Choices | Answers | Percentage |
|---------------------------|---------|------------|
| Traffic Issues | 465 | 80% |
| Amenities/Transport | 94 | 16% |
| Pollution/Flooding | 93 | 16% |
| Housing & Development | 76 | 13% |
| Pedestrian issues | 71 | 12% |
| Village Life Issues | 50 | 9% |
| Parking Issues | 46 | 8% |
| Cyclists | 17 | 3% |
| Security | 10 | 2% |
| Other | 2 | 0% |
| Other comments | | |
| Council Tax Rates | | |
| I don't dislike anything. | | |

5. Where are Danbury's biggest traffic problems?

612 responses were received with 1,310 answers (multiple answers per individual possible)
The chart below shows the distribution of the answers.

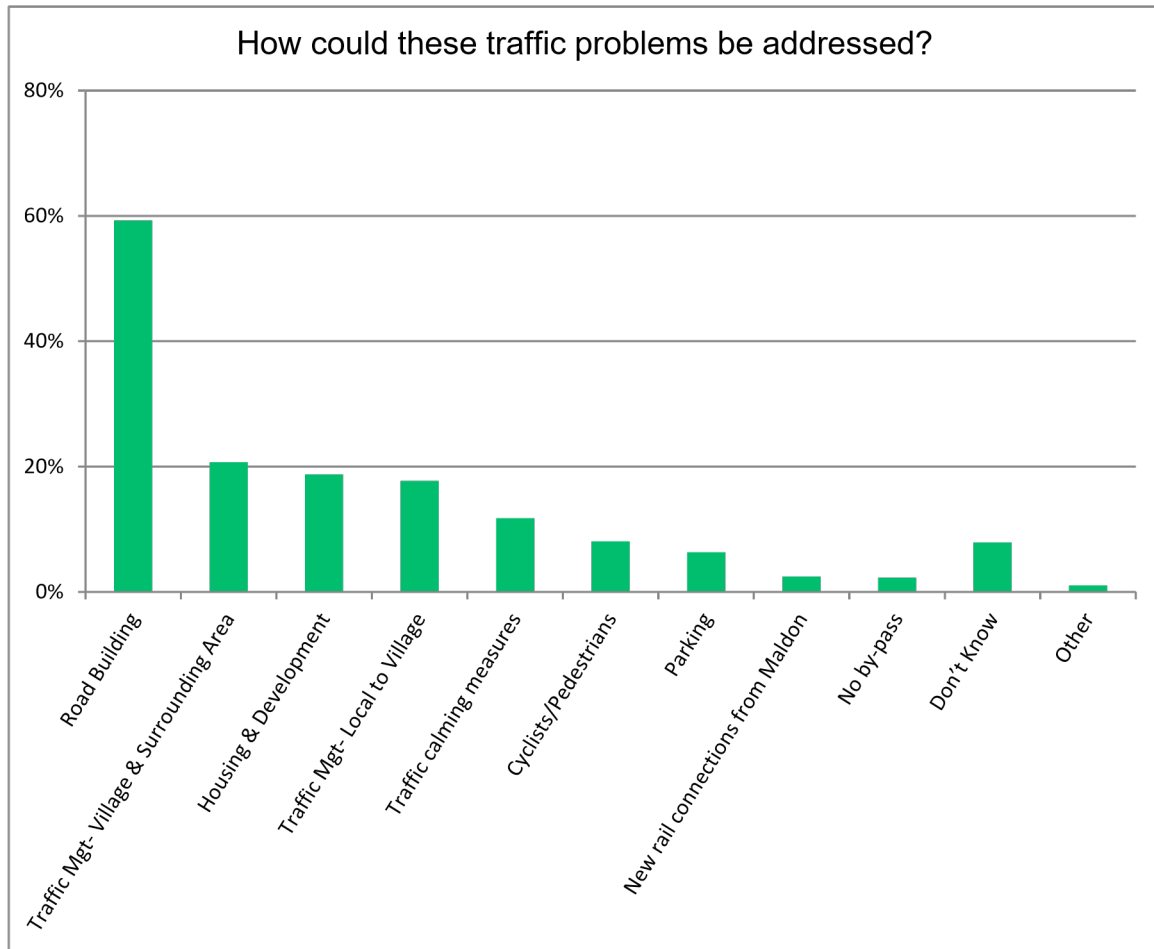


| Answer Choices | Answers |
|-----------------------------------|---------|
| A 414 through village | 82% 504 |
| Eves Corner | 36% 220 |
| Well Lane | 14% 87 |
| Accessing A 414 from side roads | 11% 68 |
| Little Baddow Road outside school | 10% 64 |
| Minor roads used as rat run | 10% 63 |
| Well Lane parking | 7% 6% |
| Tesco junction | 4% 4% |
| Woodhill Road Co-op crossing | 4% 4% |
| Mini roundabouts | 4% 4% |
| HGVs speeding down Griffin Hill | 3% 3% |
| Runsell Green | 2% 1% |
| Speeding on minor roads | 1% 23 |
| Medical Centre junction | 0% 23 |
| Bicknacre Road | 21 |
| Hyde Lane | 17 |
| Woodhill Road and Well Lane | 13 |
| Parking Issues | 9 4 |
| Other | 3 |

Other comments
 Road signs hidden by hedges
 Bin collection causes extra difficulty on A414
 Flows smoothly most of the time

6. How could these traffic problems be addressed?

570 responses were received with 891 answers (multiple answers per individual possible) The chart below shows the distribution of the answers.



| Answer Choices | Answers |
|-----------------------------------------|---------|
| Road Building | 59% 338 |
| Traffic Mgt- Village & Surrounding Area | 21% 118 |
| Housing & Development | 19% 107 |
| Traffic Mgt- Local to Village | 18% 101 |
| Traffic calming measures | 12% 67 |
| Cyclists/Pedestrians | 8% 46 |
| Parking | 6% 36 |
| New rail connections from Maldon | 2% 14 |
| No by-pass | 2% 13 |
| Don't Know | 8% 45 |
| Other | 1% 6 |

Other comments common sense

A&E in Maldon

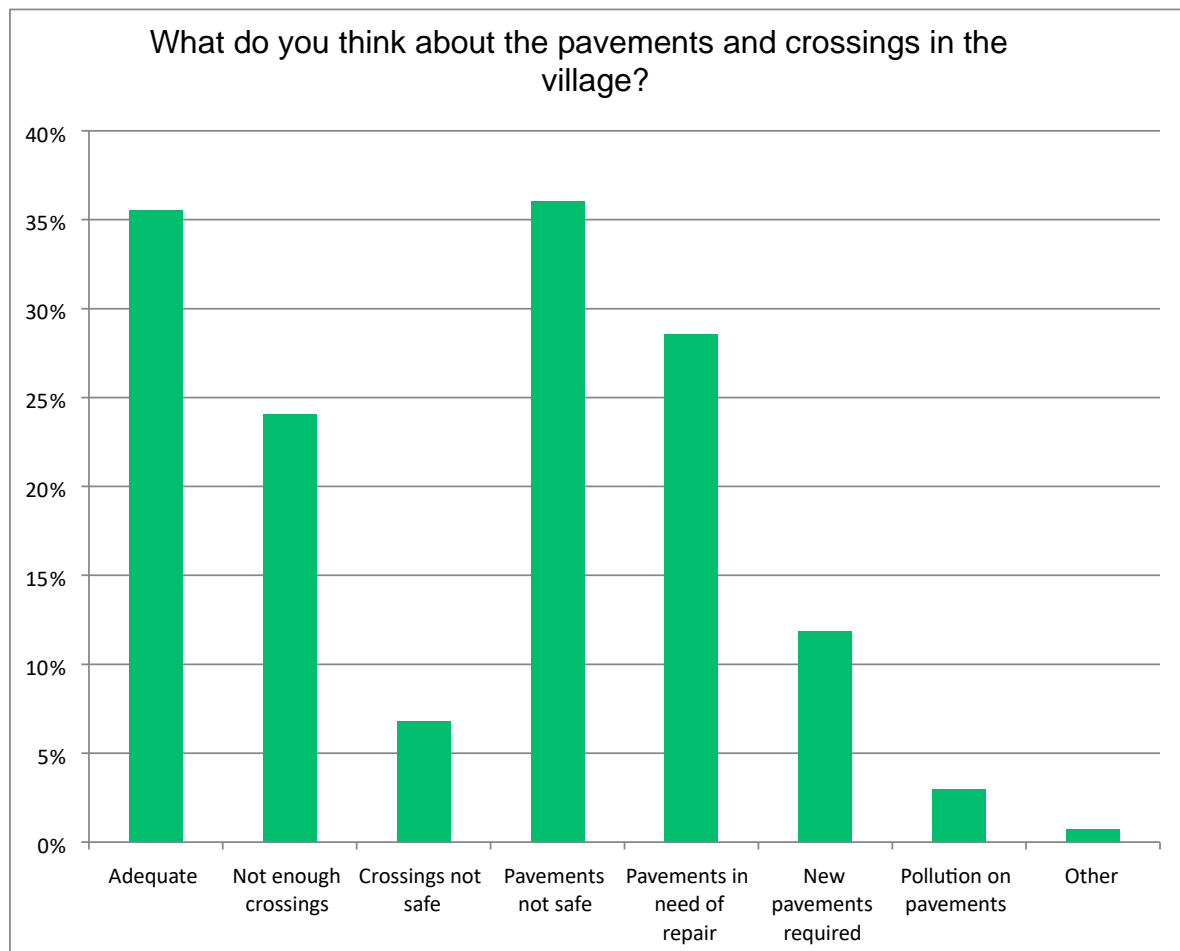
Encourage car sharing

More police presence

Development will provide S106 contributions to tackle traffic problems Be more patient

7. What do you think about the pavements and crossings in the village?

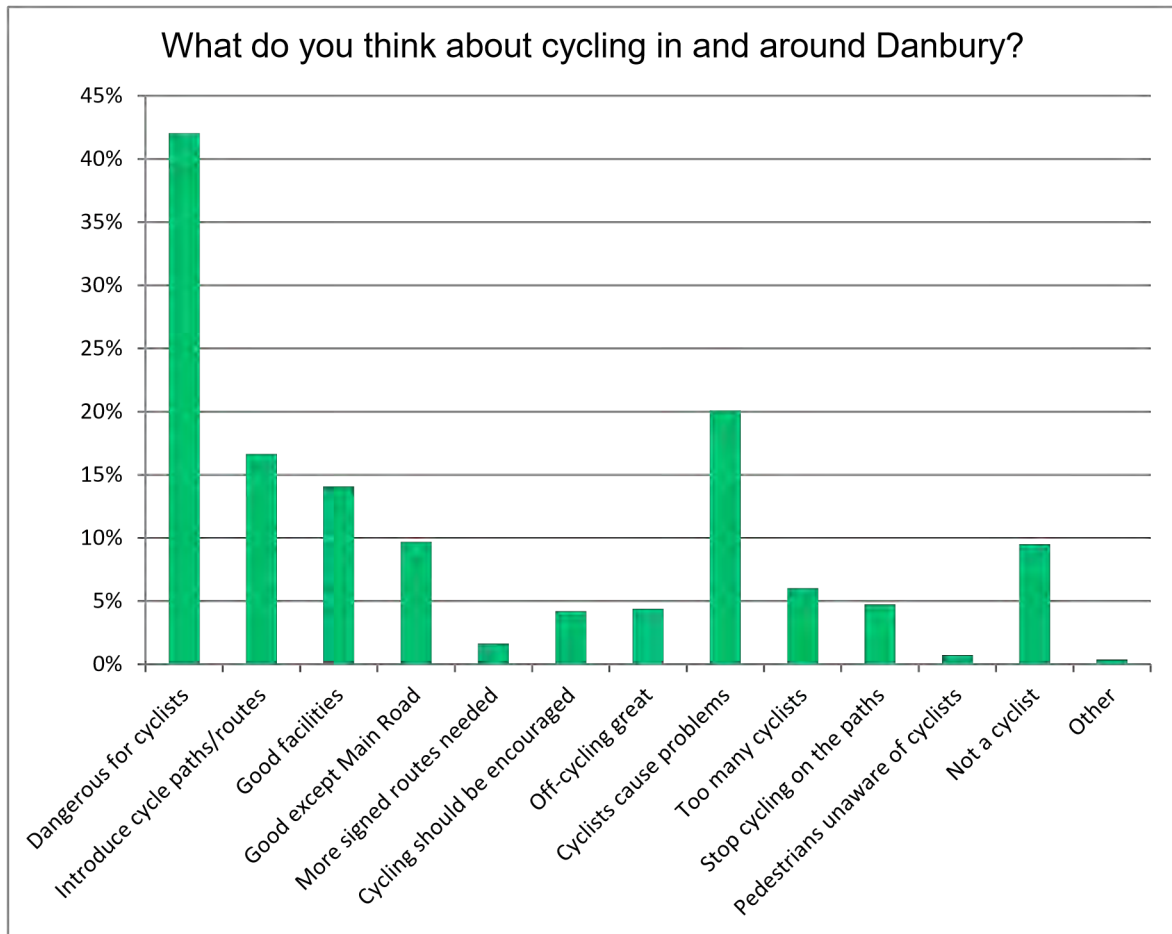
574 responses were received with 841 answers (multiple answers per individual possible) The chart below shows the distribution of the answers.



| Answer Choices | Answers |
|----------------------------------------------------------------------|---------|
| Adequate | 36% 204 |
| Not enough crossings | 24% 138 |
| Crossings not safe | 7% 39 |
| Pavements not safe | 36% 207 |
| Pavements in need of repair | 29% 164 |
| New pavements required | 12% 68 |
| Pollution on pavements | 3% 17 |
| Other | 1% 4 |
| Other comments parking on pavements x3 crossings worsen traffic flow | |

8. What do you think about cycling in and around Danbury?

547 responses were received with 734 answers (multiple answers per individual possible)
The chart below shows the distribution of the answers.



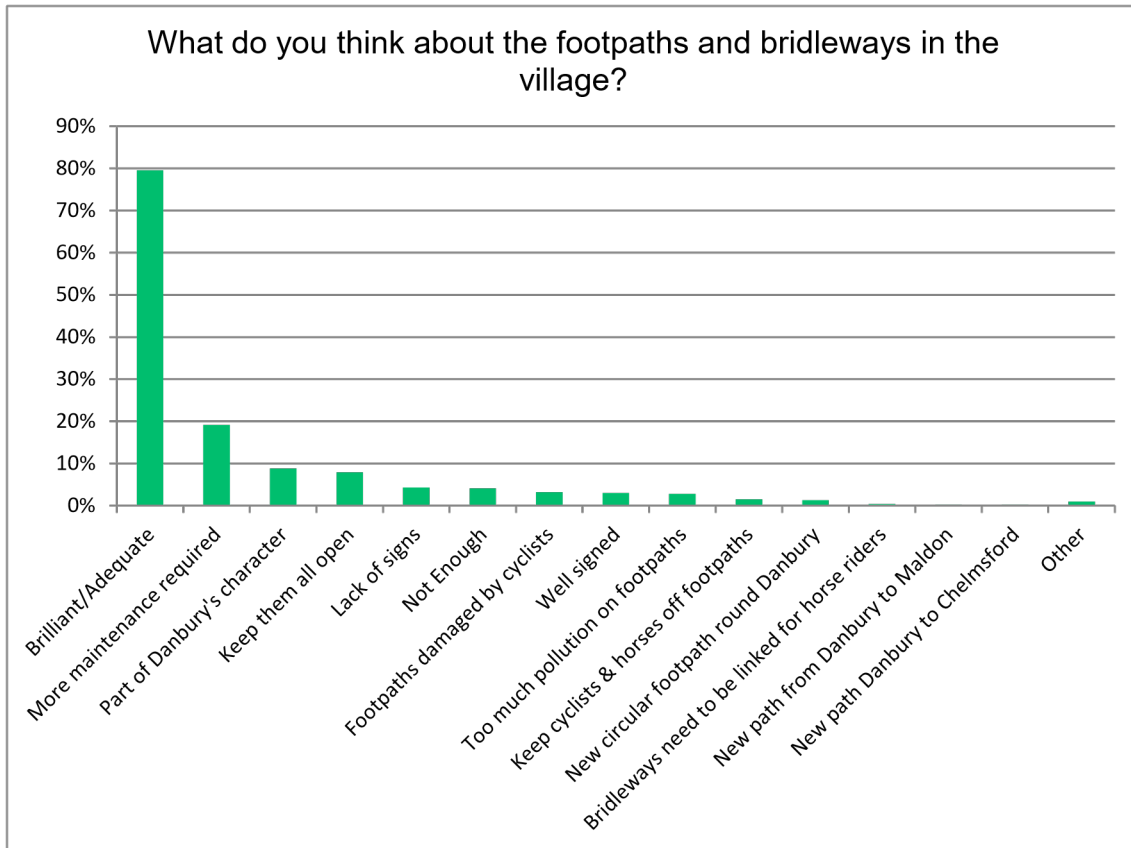
| Answer Choices | Answers | Percentage |
|---------------------------------|---------|------------|
| Dangerous for cyclists | 230 | 42% |
| Introduce cycle paths/routes | 91 | 17% |
| Good facilities | 77 | 14% |
| Good except Main Road | 53 | 10% |
| More signed routes needed | 9 | 2% |
| Cycling should be encouraged | 23 | 4% |
| Off-cycling great | 24 | 4% |
| Cyclists cause problems | 110 | 20% |
| Too many cyclists | 33 | 6% |
| Stop cycling on the paths | 26 | 5% |
| Pedestrians unaware of cyclists | 4 | 1% |
| Not a cyclist | 52 | 10% |
| Other | 2 | 0% |

Other comments

Motorists need to be more patient most cyclists
are good and keep in single file

9. What do you think about the footpaths and bridleways in the village?

533 responses were received with 732 answers (multiple answers per individual possible)
The chart below shows the distribution of the answers.



| Answer Choices | Answers | |
|-----------------------------------------------|---------|-----|
| Brilliant/Adequate | 80% | 424 |
| More maintenance required | 19% | 102 |
| Part of Danbury's character | 9% | 47 |
| Keep them all open | 8% | 42 |
| Lack of signs | 4% | 23 |
| Not Enough | 4% | 22 |
| Footpaths damaged by cyclists | 3% | 17 |
| Well signed | 3% | 16 |
| Too much pollution on footpaths | 3% | 15 |
| Keep cyclists & horses off footpaths | 2% | 8 |
| New circular footpath round Danbury | 1% | 7 |
| Bridleways need to be linked for horse riders | 0% | 2 |
| New path from Danbury to Maldon | 0% | 1 |
| New path Danbury to Chelmsford | 0% | 1 |
| Other | 1% | 5 |
| Other comments | | |
| Trees & shrubs are a walker's nightmare | | |
| Some have disappeared | | |
| Nowhere to park horsebox | | |

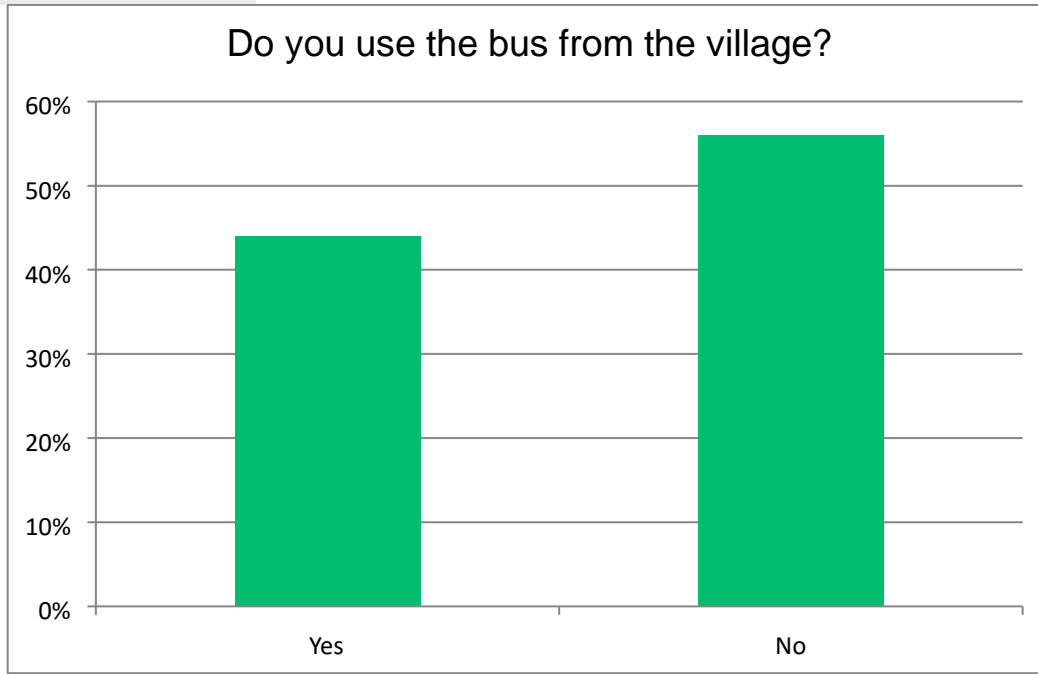
Footpaths too uneven for people with disabilities

10. Do you use the bus from the village?

598 responses were received.

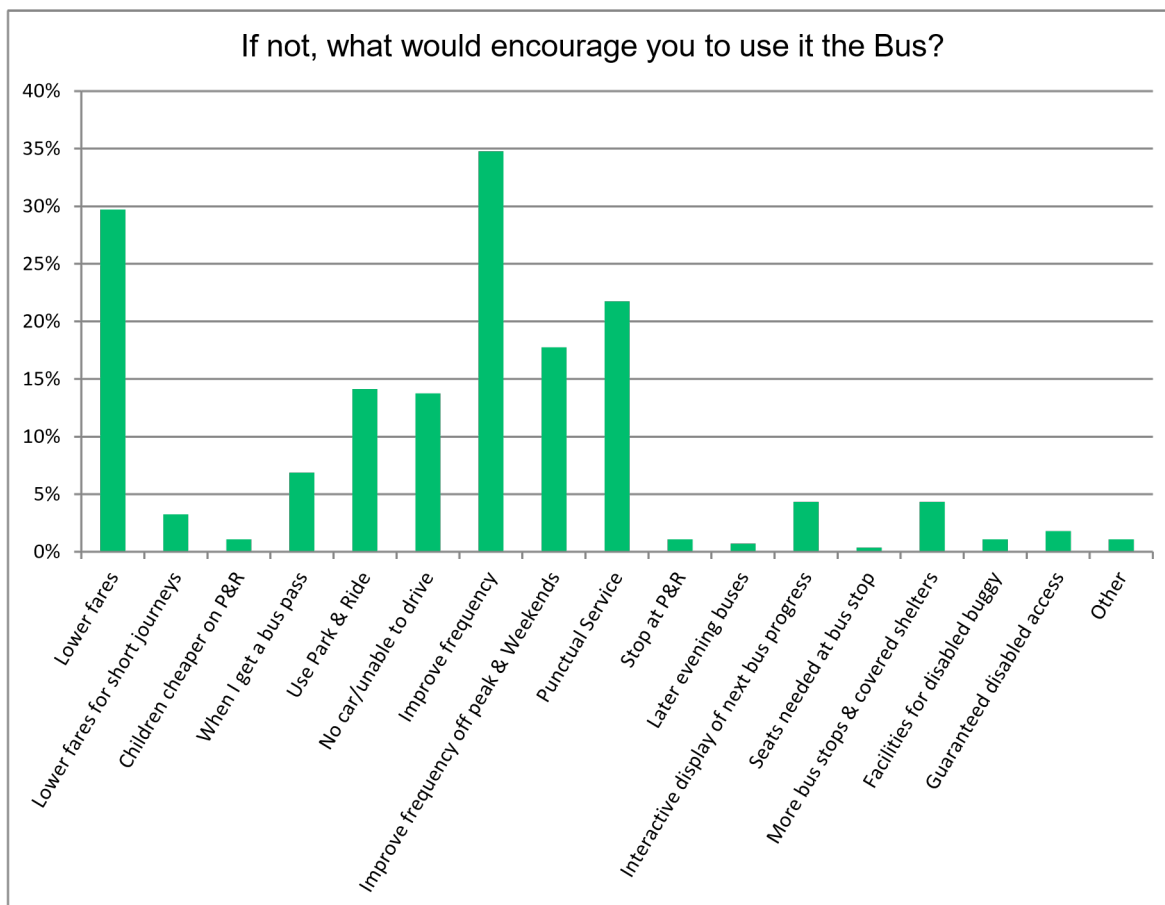
The chart below shows the distribution of the answers.

| Answer Choices | Answer | |
|----------------|--------|-----|
| Yes | 44% | 263 |
| No | 56% | 335 |



11. If not, what would encourage you to use the Bus?

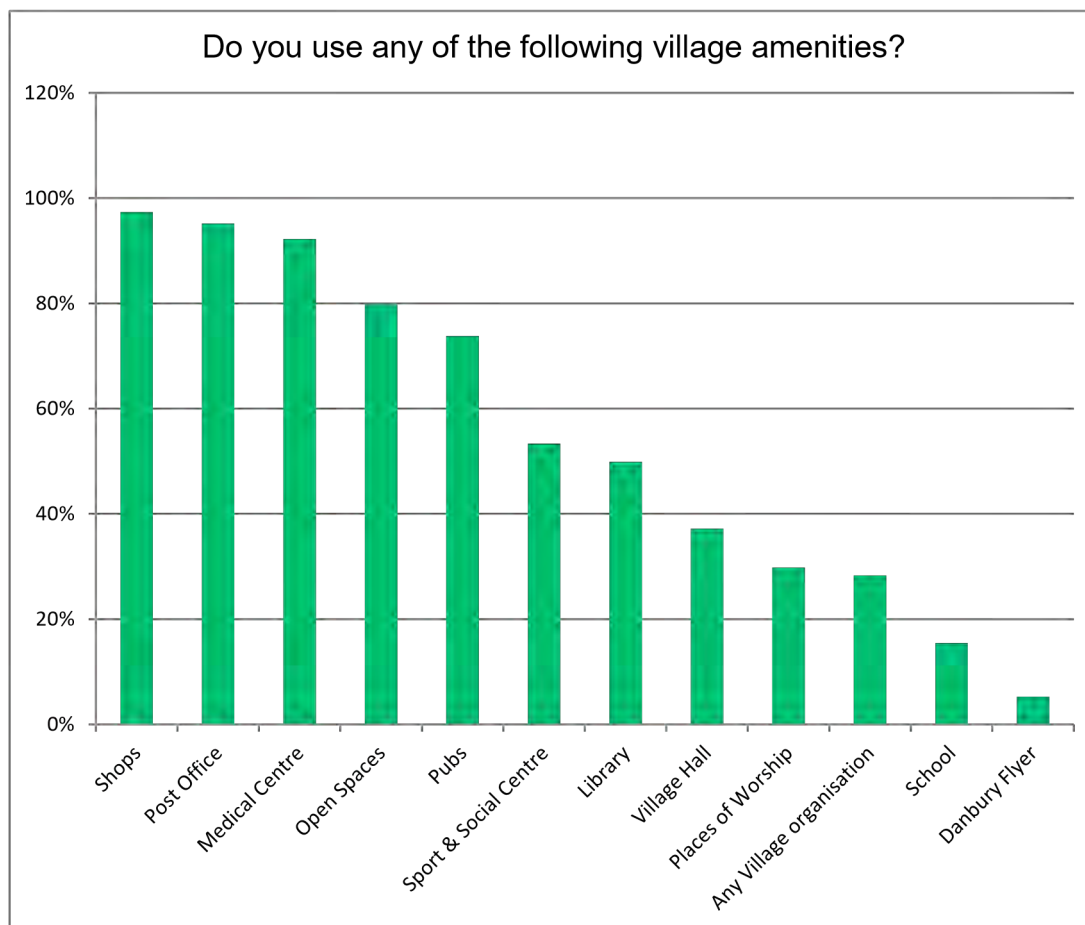
276 responses were received with 436 answers (multiple answers per individual possible) The chart below shows the distribution of the answers.



| Answer Choices | Answers | |
|------------------------------------------|---------|----|
| Lower fares | 30% | 82 |
| Lower fares for short journeys | 3% | 9 |
| Children cheaper on P&R | 1% | 3 |
| When I get a bus pass | 7% | 19 |
| Use Park & Ride | 14% | 39 |
| No car/unable to drive | 14% | 38 |
| Improve frequency | 35% | 96 |
| Improve frequency off peak & Weekends | 18% | 49 |
| Punctual Service | 22% | 60 |
| Stop at P&R | 1% | 3 |
| Later evening buses | 1% | 2 |
| Interactive display of next bus progress | 4% | 12 |
| Seats needed at bus stop | 0% | 1 |
| More bus stops & covered shelters | 4% | 12 |
| Facilities for disabled buggy | 1% | 3 |
| Guaranteed disabled access | 2% | 5 |
| Other | 1% | 3 |
| Other comments | | |
| More routes | | |
| EV charging point | | |
| Loss of park & ride | | |

12. Do you use any of the following village amenities?

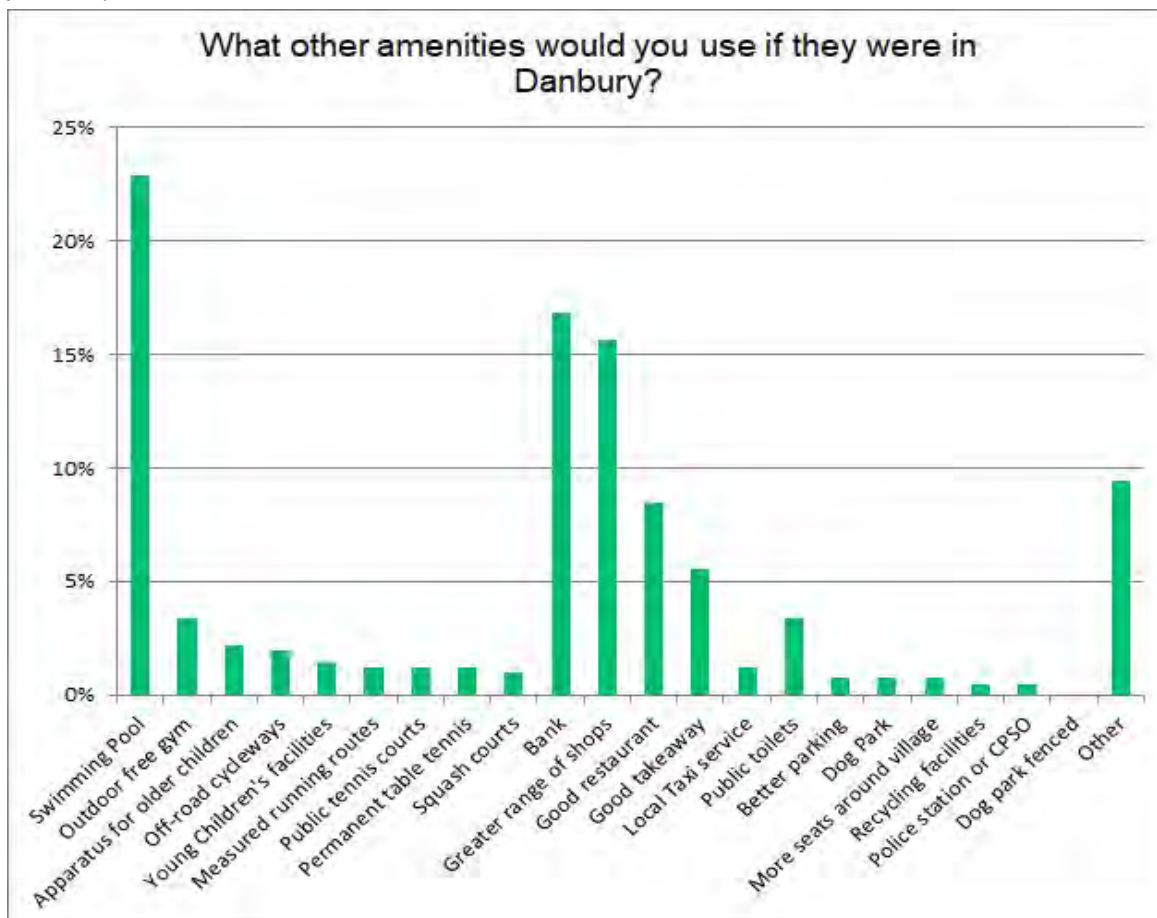
607 responses were received with 3,994 answers (multiple answers per individual possible) The chart below shows the distribution of the answers.



| Answer Choices | Answers | |
|--------------------------|---------|-----|
| Shops | 97% | 591 |
| Post Office | 95% | 578 |
| Medical Centre | 92% | 560 |
| Open Spaces | 80% | 485 |
| Pubs | 74% | 448 |
| Sport & Social Centre | 53% | 324 |
| Library | 50% | 303 |
| Village Hall | 37% | 226 |
| Places of Worship | 30% | 181 |
| Any Village organisation | 28% | 172 |
| School | 15% | 94 |
| Danbury Flyer | 5% | 32 |

13. What other amenities would you use if they were in Danbury?

324 positive responses were received with 416 suggestions (multiple answers per individual possible) The chart below shows the distribution of the answers.

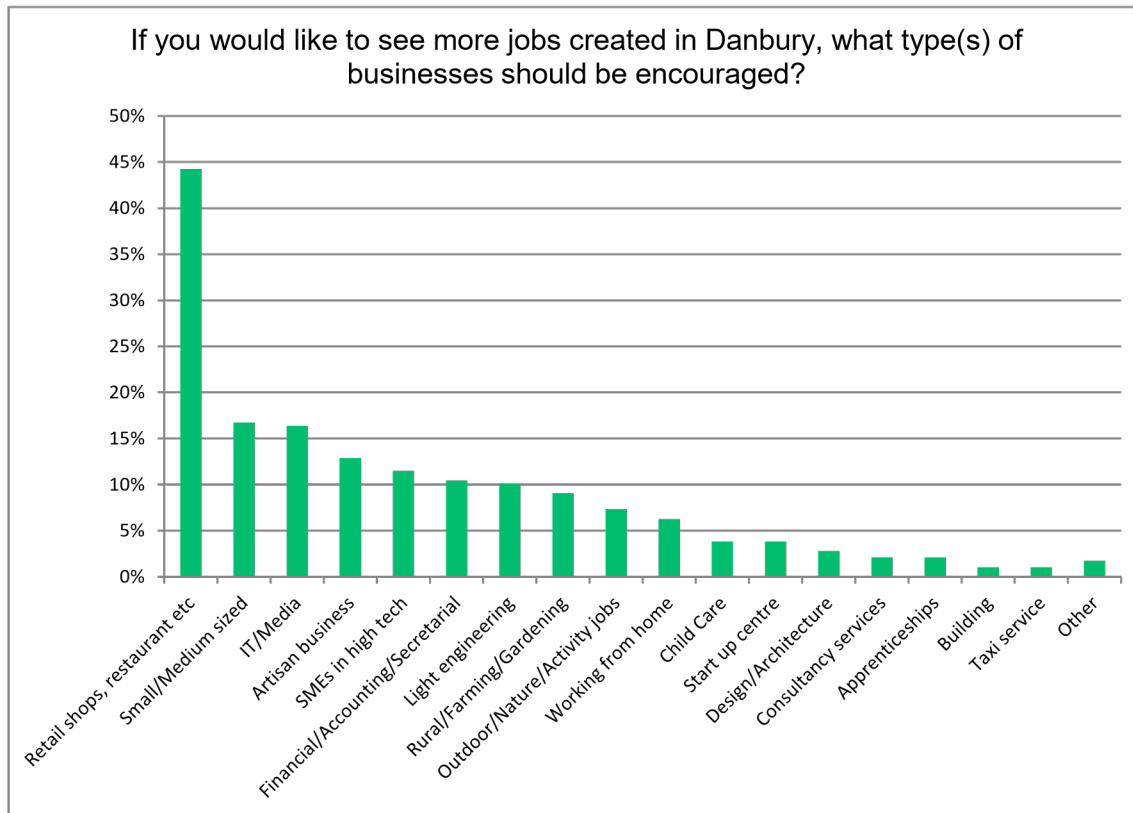


| Answer Choices | Answers | |
|----------------------------------------------------|---------|----|
| Swimming Pool | 23% | 95 |
| Outdoor free gym | 3% | 14 |
| Apparatus for older children | 2% | 9 |
| Off-road cycleways | 2% | 8 |
| Young Children's facilities | 1% | 6 |
| Measured running routes | 1% | 5 |
| Public tennis courts | 1% | 5 |
| Permanent table tennis | 1% | 5 |
| Squash courts | 1% | 4 |
| Bank | 1% | 70 |
| Greater range of shops | 17% | 65 |
| Good restaurant | 16% | 35 |
| Good takeaway | 8% | 23 |
| Local Taxi service | 1% | 5 |
| Public toilets | 6% | 14 |
| Better parking | 1% | 3 |
| Dog Park | 3% | 3 |
| More seats around village | 1% | 3 |
| Recycling facilities | 1% | 2 |
| Police station or CPSO | 1% | 2 |
| Dog park fenced | 9% | 1 |
| Other | | 39 |
| Other comments | | |
| facilities for telescopes or skywatching museum x2 | | |

train x2 hospital x2 EV charging
point cinema x2 NT Visitor Centre
better pubs history centre extend
library opening hours x3 car wash
x2 bowling alley farm shop
community co-working hub
tourist office village hall to show films
community events, old people's activities
managed campfires art studio, Sunday P&R
clubs for over 50s railway station small
cafes, coffee shops theatre x2 arts and
crafts Youth Club
Hospital
Cycling through the woods
Disabled Parking
Walking club
U3A group x2

14. If you would like to see more jobs created in Danbury, what type(s) of businesses should be encouraged?

290 responses were received with 472 answers (multiple answers per individual possible) The chart below shows the distribution of the answers

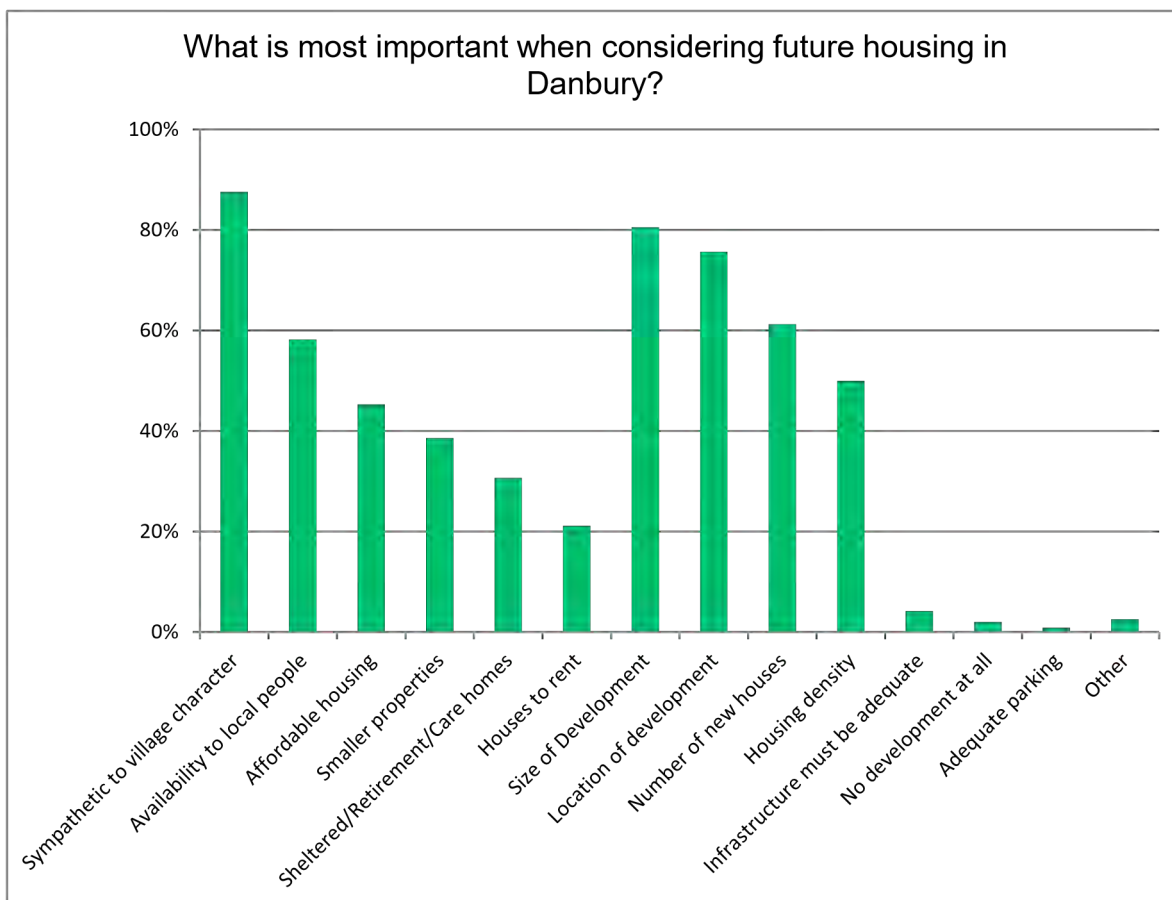


| Answer Choices | Answers | |
|----------------------------------|---------|-----|
| Retail shops, restaurant etc | 44% | 127 |
| Small/Medium sized | 17% | 48 |
| IT/Media | 16% | 47 |
| Artisan business | 13% | 37 |
| SMEs in high tech | 12% | 33 |
| Financial/Accounting/Secretarial | 10% | 30 |
| Light engineering | 10% | 29 |
| Rural/Farming/Gardening | 9% | 26 |
| Outdoor/Nature/Activity jobs | 7% | 21 |
| Working from home | 6% | 18 |
| Child Care | 4% | 11 |
| Start up centre | 4% | 11 |
| Design/Architecture | 3% | 8 |
| Consultancy services | 2% | 6 |
| Apprenticeships | 2% | 6 |
| Building | 1% | 3 |
| Taxi service | 1% | 3 |
| Other | 2% | 8 |

Other comments not requiring HGVs x2
 Employment for local people
 Cleaning business x3
 Police
 None

15. What is most important when considering future housing in Danbury?

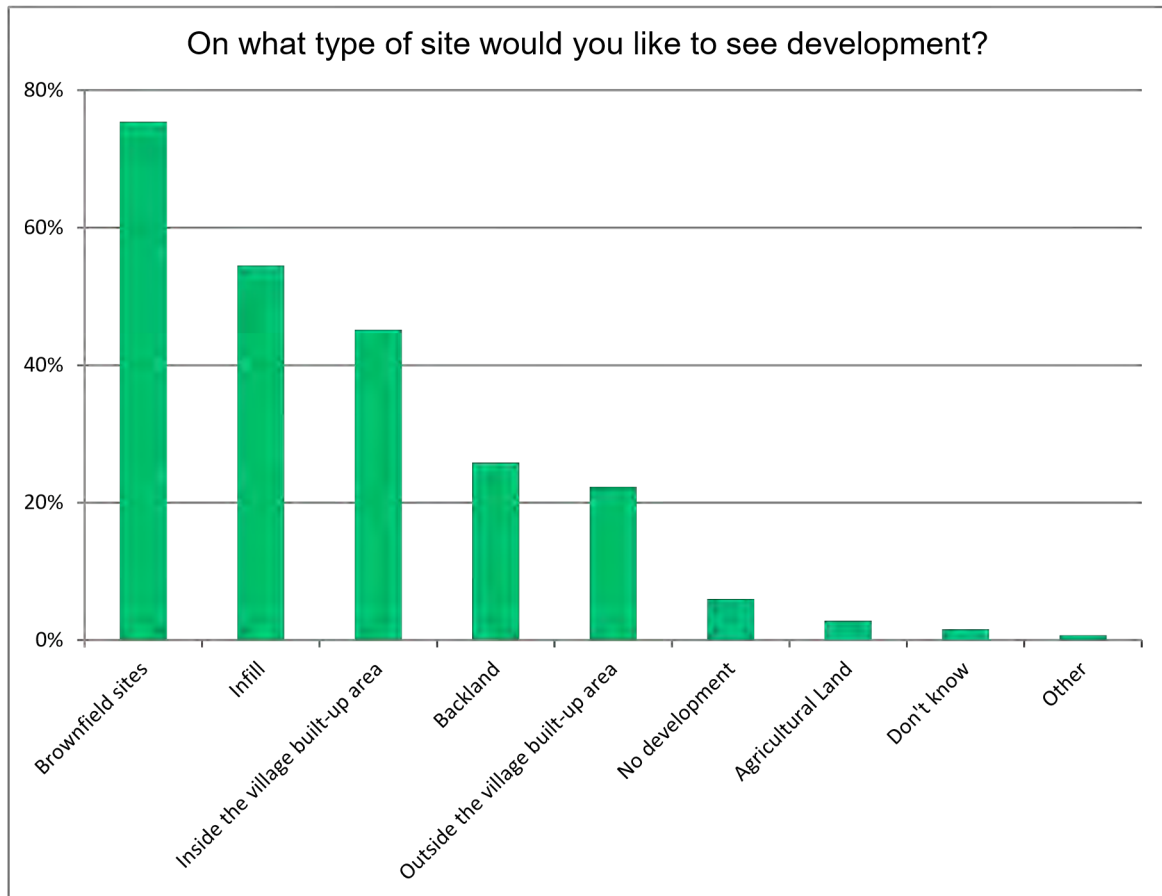
596 responses were received with 3,629 answers (multiple answers per individual possible) The chart below shows the distribution of the answers.



| Answer Choices | Answers |
|----------------------------------|---------|
| Sympathetic to village character | 88% 522 |
| Availability to local people | 58% 347 |
| Affordable housing | 45% 270 |
| Smaller properties | 39% 230 |
| Sheltered/Retirement/Care homes | 31% 183 |
| Houses to rent | 21% 126 |
| Size of Development | 81% 480 |
| Location of development | 76% 451 |
| Number of new houses | 61% 365 |
| Housing density | 50% 298 |
| Infrastructure must be adequate | 4% 25 |
| No development at all | 2% 12 |
| Adequate parking | 1% 5 |
| Other | 3% 15 |
| Other comments | |
| Steady limited expansion | |

16. On what type of site would you like to see development?

569 responses were received with 1,333 answers (multiple answers per individual possible)
The chart below shows the distribution of the answers.



| Answer Choices | Answers |
|-----------------------------------|---------|
| Brownfield sites | 75% 429 |
| Infill | 54% 310 |
| Inside the village built-up area | 45% 257 |
| Backland | 26% 147 |
| Outside the village built-up area | 22% 127 |
| No development | 6% 34 |
| Agricultural Land | 3% 16 |
| Don't know | 2% 9 |
| Other | 1% 4 |

Other comments

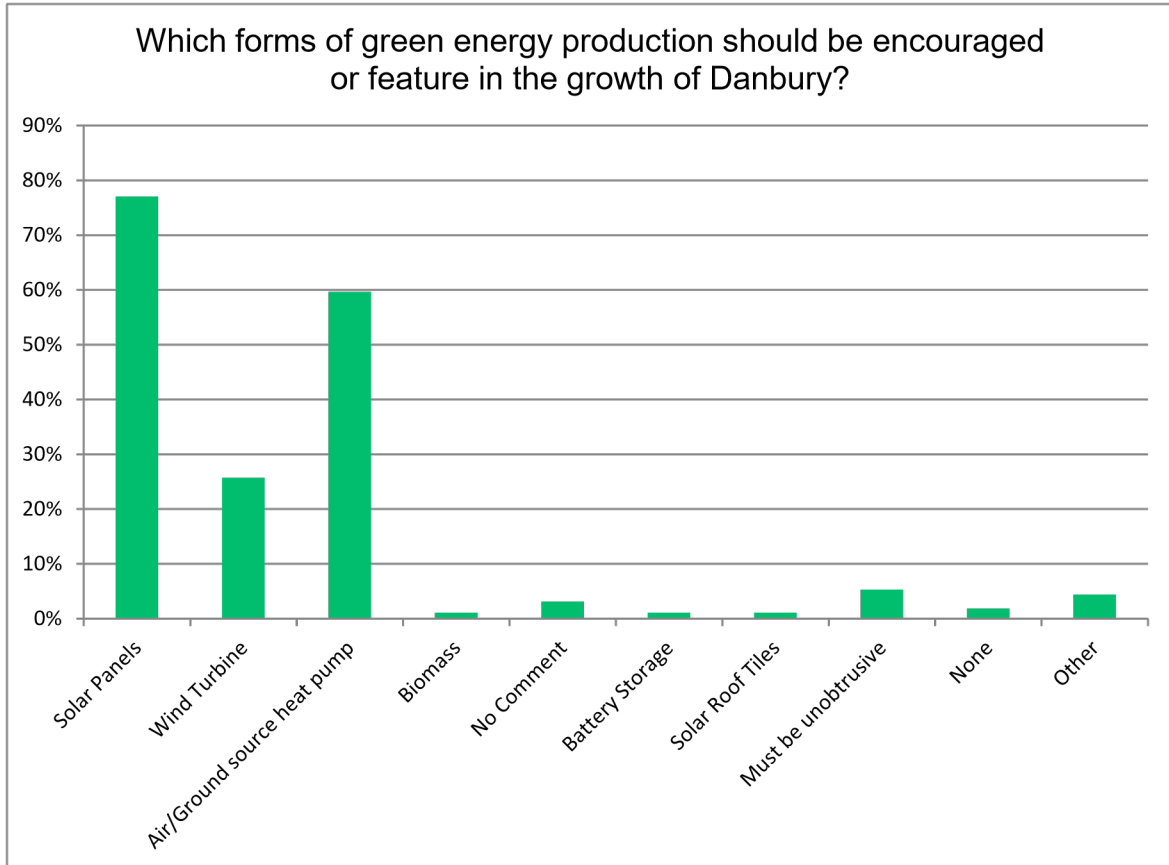
- Green areas within development ecologically sound, (energy conservation design principles)
- Pull down big empty houses
- We need housing

17: Please comment or suggest suitable locations for new houses in the village

The replies to this question will be considered within the work on site selection and published later

18. Which forms of green energy production should be encouraged or feature in the growth of Danbury?

545 responses were received with 983 answers (multiple answers per individual possible) The chart below shows the distribution of the answers.

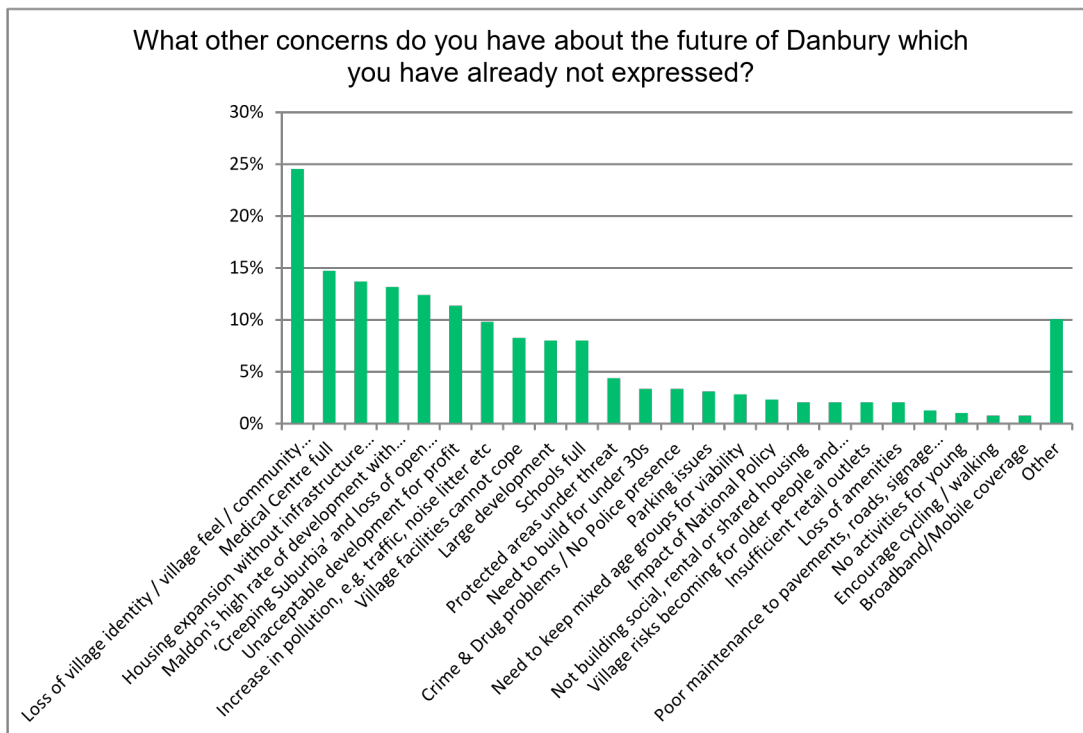


| Answer Choices | Answers | |
|-----------------------------|---------|-----|
| Solar Panels | 77% | 420 |
| Wind Turbine | 26% | 140 |
| Air/Ground source heat pump | 60% | 325 |
| Biomass | 1% | 6 |
| No Comment | 3% | 17 |
| Battery Storage | 1% | 6 |
| Solar Roof Tiles | 1% | 6 |
| Must be unobtrusive | 5% | 29 |
| None | 2% | 10 |
| Other | 4% | 24 |
| Other comments | | |

Further analysis of these comments will be undertaken

19. What other concerns do you have about the future of Danbury which you have already not expressed?

387 responses were received with 747 answers (multiple answers per individual possible) The chart below shows the distribution of the answers.



| Answer Choices | Answers |
|-------------------------------------------------------------|---------|
| Traffic congestion | 27% 106 |
| Loss of village identity / village feel / community spirit | 25% 95 |
| Medical Centre full | 15% 57 |
| Housing expansion without infrastructure upgrade | 14% 53 |
| Maldon's high rate of development with consequential impact | 13% 51 |
| 'Creeping Suburbia' and loss of open spaces/woods etc | 12% 48 |
| Unacceptable development for profit | 11% 44 |
| Increase in pollution, e.g. traffic, noise litter etc | 10% 38 |
| Village facilities cannot cope | 8% 32 |
| Large development | 8% 31 |
| Schools full | 8% 31 |
| Protected areas under threat | 8% 31 |
| Need to build for under 30s | 4% 17 |
| Crime & Drug problems / No Police presence | 3% 13 |
| Parking issues | 3% 13 |
| Need to keep mixed age groups for viability | 3% 12 |
| Impact of National Policy | 3% 11 |
| Not building social, rental or shared housing | 2% 9 |
| Village risks becoming for older people and stagnating | 2% 8 |
| Insufficient retail outlets | 2% 8 |
| Loss of amenities | 2% 8 |
| Poor maintenance to pavements, roads, signage etc | 2% 8 |
| No activities for young | 1% 5 |
| Encourage cycling / walking | 1% 4 |
| Broadband/Mobile coverage | 1% 3 |
| Other | 10% 39 |

Other comments

Further analysis of these comments will be undertaken

20: Thinking about the village, how would you like Danbury described in 2036 (the end of the Plan)?



21 What is your Postcode?

This personal information will not be published.

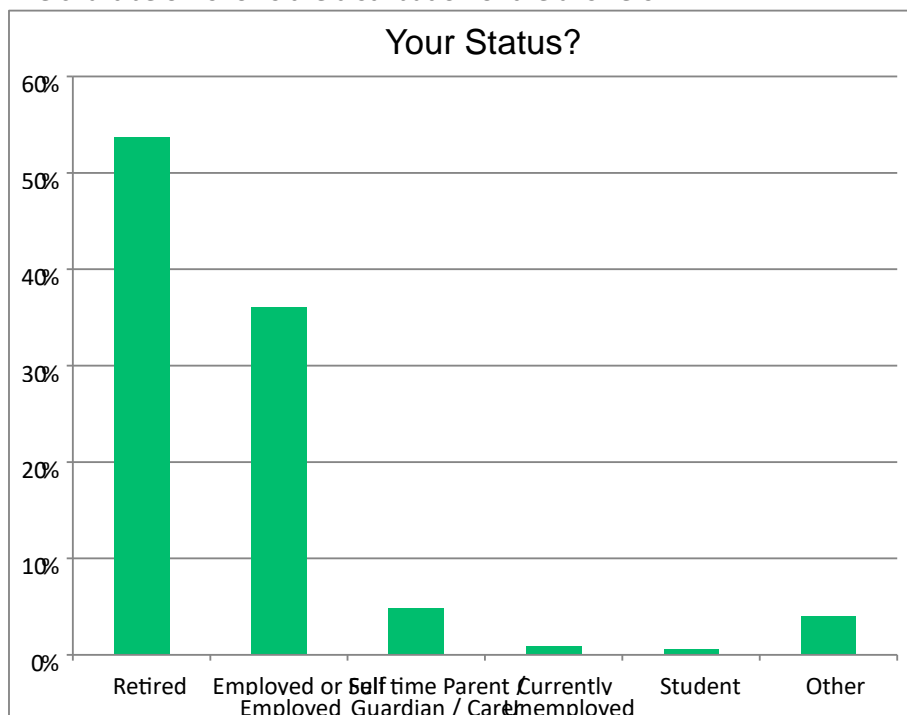
22 If you would like us to contact you by email please provide your email address

This personal information will not be published

23 Your status?

555 responses were received.

The chart below shows the distribution of the answers.



| Answer Choices | Answers | |
|-------------------------------------|---------|-----|
| Retired | 54% | 298 |
| Employed or Self Employed | 36% | 200 |
| Full time Parent / Guardian / Carer | 5% | 27 |
| Currently Unemployed | 1% | 5 |
| Student | 1% | 3 |
| Other | 4% | 21 |

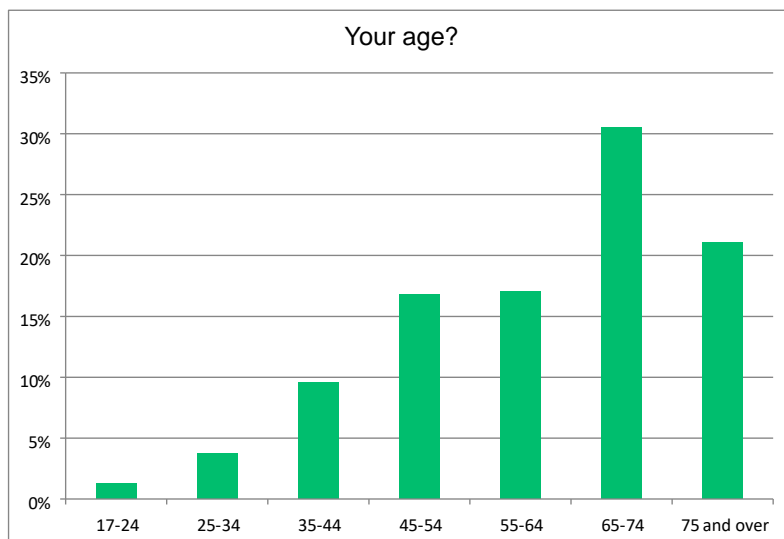
Other comments

Further analysis of these comments will be undertaken.

24. Your age

564 responses were received

The chart below shows the distribution of the answers

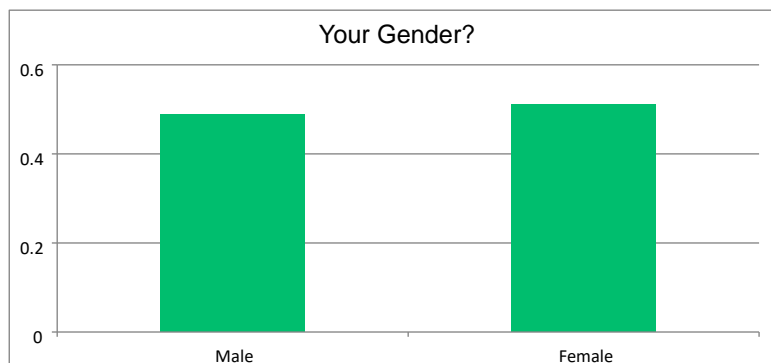


| Answer Choices | Answers | |
|----------------|---------|-----|
| 17-24 | 1% | 7 |
| 25-34 | 4% | 21 |
| 35-44 | 10% | 54 |
| 45-54 | 17% | 95 |
| 55-64 | 17% | 96 |
| 65-74 | 31% | 172 |
| 75 and over | 21% | 119 |

25. Your Gender

450 responses were received

The chart below shows the distribution of the answers



| Answer Choices | Responses | |
|----------------|-----------|-----|
| Male | 49% | 220 |
| Female | 51% | 230 |

Appendix 1c – Call for Sites
Notice to Landowners and Agents



Danbury Neighbourhood Plan
Our Parish, Our Future

Strategic Land Availability Assessment Call for Sites

As part of the preparation of the Neighbourhood Plan, the Neighbourhood Plan Steering Group is looking to explore possible areas of land for future development within the Danbury Neighbourhood Plan (DNP) area.

We invite you to submit details of any land which you would like to be considered for future development through the Neighbourhood Plan. All types of development and all land use proposals will be considered.

Landowners and Agents should refer to www.danburyneighbourhoodplan.com

to download the documents needed in the Submission.

Submission of a site does not mean that the site will be allocated for development in the Neighbourhood Plan.

This process will run from 31st July for 6 weeks and completed Submissions Forms must be received by 9am on the 11th September 2017.

31st July 2017

Call for Sites – Working with Developers and Site Strategy

Method of Approach

Introduction

The Steering Group (SG) meeting of 19th June formed a Developer and Sites Working Group (WG).

This group was tasked to prepare recommendations on the Approach to Working with Developers and the method and timescale for a 'Call for Sites'. The SG on 17th July authorised the WG to prepare the necessary documents to facilitate the Call for Sites to run for 6 weeks from 31st July 2017. This does not include the press item for the next editions of The Journal and the Contact magazine which will be agreed by the SG by email.

Chelmsford City Council (CCC)

Initial advice was sought from CCC Planning Department and we are recommending below a similar process as they have used.

CCC have provided details of Developers and Land Owners who have come forward with Danbury sites they are interested in developing.

CCC recommend DNP implement a 'Call for Sites' to ensure we have given everyone an equal opportunity.

Approach to Working with Developers

- DNP will announce a Call for Sites (see below) and the following outline approach has been designed to gain additional information so that each site can be assessed within the DNP in a similar way as undertaken by CCC.
- Land Owners and Developers will be channelled towards the DNP web site which will contain necessary information for them to complete their application and submit it electronically. This will include:
 - Introduction and description of the process
 - Map of the Danbury Neighbourhood Plan area
 - Strategic Land Availability Assessment to be completed by the applicant.
- CCC will advise all developers who have submitted sites in Danbury in connection with the Local Plan of DNP Call for Sites and ask them to provide DNP SG with their contact details
- Developers and Land Owners will be invited to present their project to the WG individually once the consultation period has ended. This will include all developers who submitted sites to CCC for their Local Plan and to DNP via the Call for Sites. With the invitation will be:
 - Agenda of the meeting
 - Rules of Engagement
- Each meeting will be no longer than 20 minutes and comprise:
 - Developer introduction confirming who is presenting, who they represent and the site they want to develop. The purpose of the meeting is to learn more about the development proposal, not to form a view or make a decision
 - Developer Presentation (Total Developer 10 minutes)

- Questions by WG to Developer from pre-prepared list (5-10 minutes)
- Closing statements
- 6 sessions will be conducted each day in The Old Pavilion. The Parish Council Conference Room can be used to as a 'waiting' area for the next Developer to present. Sessions will be scheduled every 30 minutes giving 10 minutes between each presentation to allow the WG to agree the notes taken of the last session
- Meetings will run for 2 weeks from 18th September 2017
- Minutes will be taken and the relevant section sent to each Developer. A degree of confidentiality may be needed; therefore, the minutes will not be made public
- Developers must be given an equal opportunity. The timetable must be strictly adhered to, so the process is the same for all.
- The meetings will be part of the Working Group specifically called to hear these presentations and all SG members will be invited to partake
- Meetings to be closed to the Public
- SG members who have an interest as a developer can attend their presentation (made by someone else) but must declare their interest and cannot take part in any subsequent discussion.

DNP Call for Sites

The 'Call for Sites' will run for 6 weeks from 31st July.

A Notice (based on CCC's Notice) will be inserted on 31st July or the next publication in the following:

- DNP web site
- Danbury Notice Boards
- Journal & Contact magazine
- Essex Chronicle

The Notice will be sent to Local Planning Agents, Architects and Estate Agents.

The Notice will request sites only new sites which have not previously been submitted to CCC in the formation of the Local Plan unless there is a material change to the CCC submission.

Submission to the 'Call for Sites' will not guarantee the site will be chosen a preferred site within the Danbury Neighbourhood Plan.

Developers on the CCC sites List will be contacted to advise them of the process.

2nd August 2017

Call for Sites - Report



Danbury Neighbourhood Plan

Our Parish, Our Future

Danbury Neighbourhood Plan Call for Sites Report April 2018 – updated November 2018

This report does not allocate sites for development or grant planning permission, but it provides important information to help prepare the Danbury Neighbourhood Plan.

The Danbury Neighbourhood Plan Steering Group conducted a Call for Sites between July 31st and September 11th 2017.

Chelmsford City Council has carried out a Strategic Land Availability Assessment (SLAA) to identify land that could be used for new developments as part of the new local plan. Danbury's call for sites asked whether there were any further sites in the Parish that could be considered for development.

An advertisement was placed on page 4 of the Essex Chronicle on the 3rd August 2017, in the August/September edition of the Danbury Contact Magazine, The Journal and on the Danbury Neighbourhood Plan Website. 90 Local developers/land agents and national house builders were informed via email on 3rd August. 7 Developers/landowners/agents (from here on referred to as promoters) who had previously contacted the Neighbourhood Plan Group were invited to submit their sites.

Sites were submitted via a form, available on the Danbury Neighbourhood Plan website, and the promoters were then invited to meet with the Developer Engagement Working Group. Members of the Steering Group were invited to attend the meetings to observe if they so wished. The promoters were allowed a maximum of 10 minutes to present their site which was followed by questions from Working Group members.

12 sites were submitted during the initial Call for Sites period. Submissions were accepted by a further 4 sites outside of the deadline to ensure that no potential sites were missed. In addition, there were 4 sites that although not submitted to the Neighbourhood Plan, had previously been submitted to a Chelmsford City Council Call for Sites. Submitted sites are identified on the map on page 4.

Each site was subjected to an assessment of its suitability, availability and achievability, in accordance with Chelmsford City Council's approved SLAA Methodology (March 2015). This was used to ensure that potential development sites have been assessed on an equal basis. The outputs of this assessment are attached at Appendix 1. The figures for housing capacity in the assessments are calculated on a standard basis depending on land area and do not necessarily reflect potential for development once constraints or other matters have been considered.

Sites have also been tested against Chelmsford City Council Emerging Local Plan policy 'Strategic Growth Site 9 – Danbury,' which can be found on pages 178-80 of the Pre-submission Local Plan Document here: <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/developing-the-new-local-plan/>

A re-submission for site D13 was received subsequent to the Initial Call for Sites Report. The new submission was assessed in accordance with Chelmsford City Council's approved SLAA Methodology (March 2015) and 'Strategic Growth Policy 9 – Danbury' and named D21. D21 supersedes D13.

A new site submission was received in October 2018 and assessed in accordance with Chelmsford City Council's approved SLAA Methodology (March 2015) and 'Strategic Growth Policy 9 – Danbury' and named D22.

In accordance with 'Strategic Growth Site 9 - Danbury,' sites should be located either within or adjacent to the Defined Settlement Boundary. Sites that do not meet this criterion and/or have been identified as having significant constraints will not be supported by Chelmsford City Council. This is because sufficient sites to accommodate 100 dwellings that fall within these criteria have come forward for consideration.

The following sites have been assessed as being suitable, available and achievable (in accordance with Chelmsford Council's approved SLAA Methodology (March 2015)) and are also in accordance with Strategic Growth Site 9 – Danbury in the Emerging Local Plan. These sites will be consulted on during the next resident survey. Before sites are selected to progress, they will be subject to further evaluation including environmental assessment and a sustainability appraisal. ***Inclusion on this list does not imply that the site will be allocated through the Neighbourhood Plan Process.***

| Danbury Neighbourhood Plan Map Ref: | Chelmsford Ref. | Location |
|----------------------------------------------------------------------------|------------------|-------------------------------------------------|
| D4 | CFS58 | Land off Runsell Lane |
| D5 | D5 | Sandpit Field, East of Little Fields |
| D7 | D7b | Land at Tyndales Farm West |
| D8 | D7a | Land at Tyndales Farm East |
| D9 | CFS116 CFS190 | Land at Millfields/Mill Lane |
| D10 | CFS159 | Field South of Jubilee Rise |
| D11 | CFS243 | Play Area, Jubilee Rise |
| D12 | D12 | Bay Meadow, Land adjacent to the Medical Centre |
| D14 | CFS188 | Danecroft, Woodhill Road |
| D15 | CFS274 | Well Lane Industrial Area |
| D20 | 18SLAA4 | Land North of Elm Green Lane |
| D21* | D21 | Land at Copt Hill/Mayes Lane |
| *This submission subsequently was originally submitted as site D13. | | |

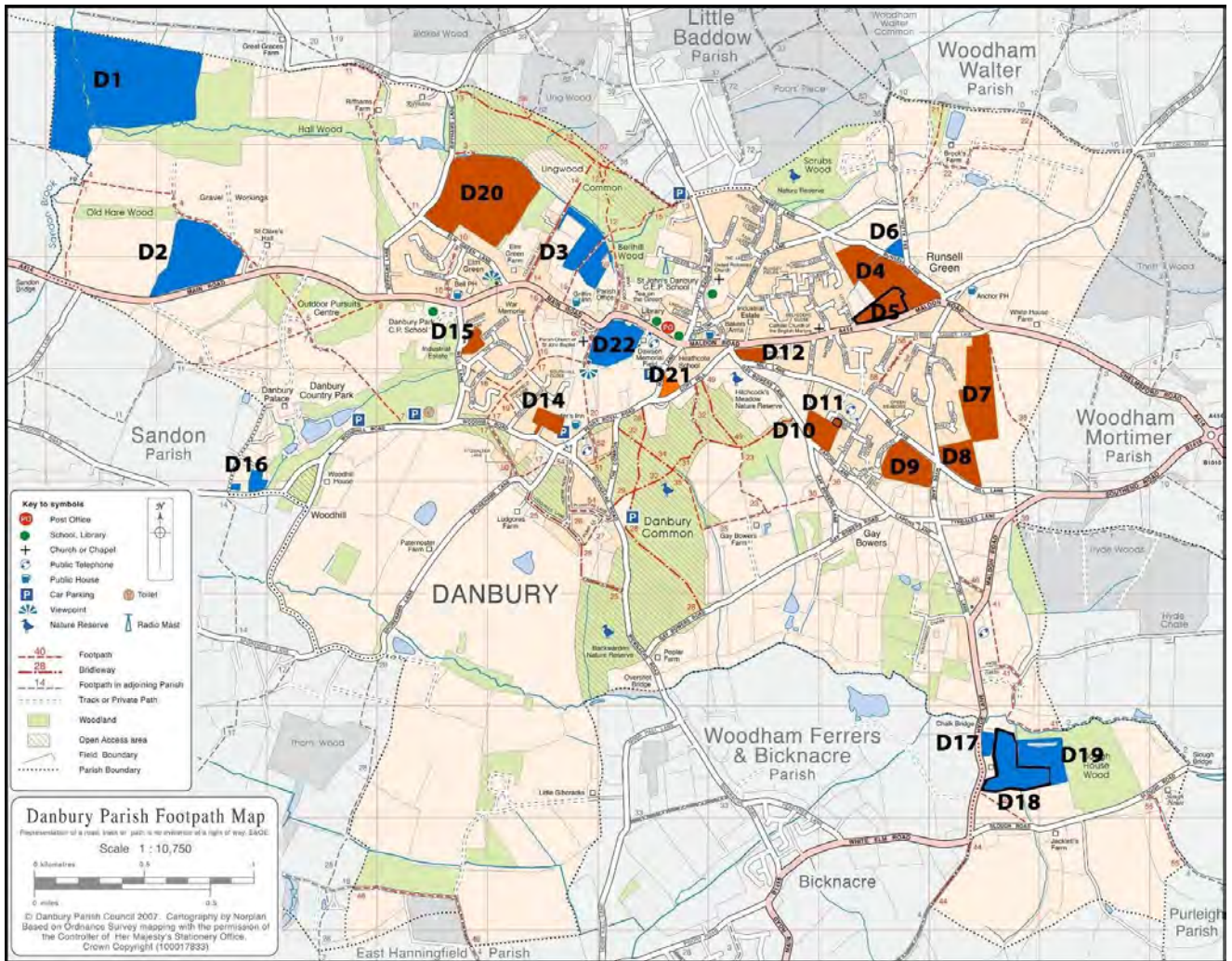
The following sites have been assessed as either not being in accordance with Strategic Growth Site 9 – Danbury, or not being suitable, available and achievable (in accordance with Chelmsford Council's approved SLAA Methodology (March 2015)). These sites are therefore discounted and will not be progressed beyond this stage of the Neighbourhood Plan Process. However, they will be listed in the next questionnaire as discounted sites and the reasons given.

| Danbury Neighbourhood Plan Map Ref: | Chelmsford Ref. | Address | Reason |
|--------------------------------------------|------------------------|------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| D1 | CFS83 | Hammonds Farm | Outside or not adjacent to the Defined Settlement Boundary |
| D2 | CFS39 | Land West of St Clere's Hall, Main Road | Outside or not adjacent to the Defined Settlement Boundary. |
| D3 | D3 | Land North of 80 Main Road | Outside or not adjacent to the Defined Settlement Boundary. Largely covered by a Tree Preservation Order |
| D6 | D6 | Land at Twitty Fee | Outside or not adjacent to the Defined Settlement Boundary |
| D13* | D13b | Land at Copt Hill/Mayes Lane | Outside or not adjacent to the Defined Settlement Boundary |
| D16 | D16 | Land on Woodhill Road adjacent to Danbury Park | Outside or not adjacent to the Defined Settlement Boundary |
| D17 | CFS18 | Land North of White Elm Cottage, Hyde Lane | Outside or not adjacent to the Defined Settlement Boundary |
| D18 | 15SLAA46 | Land at Old Chase Farm | Outside or not adjacent to the Defined Settlement Boundary |
| D19 | 17SLAA10 | Land at Old Chase Farm | Outside or not adjacent to the Defined Settlement Boundary |
| D22 | D22 | Land at Frettons | Outside or not adjacent to the Defined Settlement Boundary |

***This site was subsequently superseded by a new submission site ref: D21**

Map of Potential Sites for Development in Danbury

Not to scale and for illustrative purposes only.

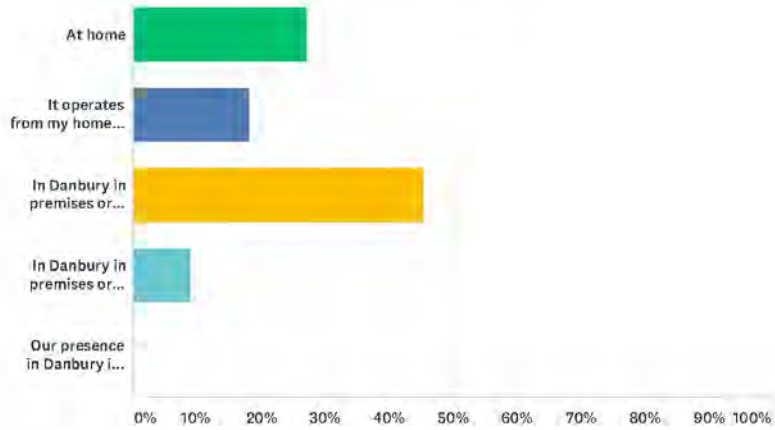


Appendix 1d – Business Questionnaire - Results

Business Questionnaire

Q4 In what type of premises is this business (mostly) based?

Answered: 11 / Skipped: 0

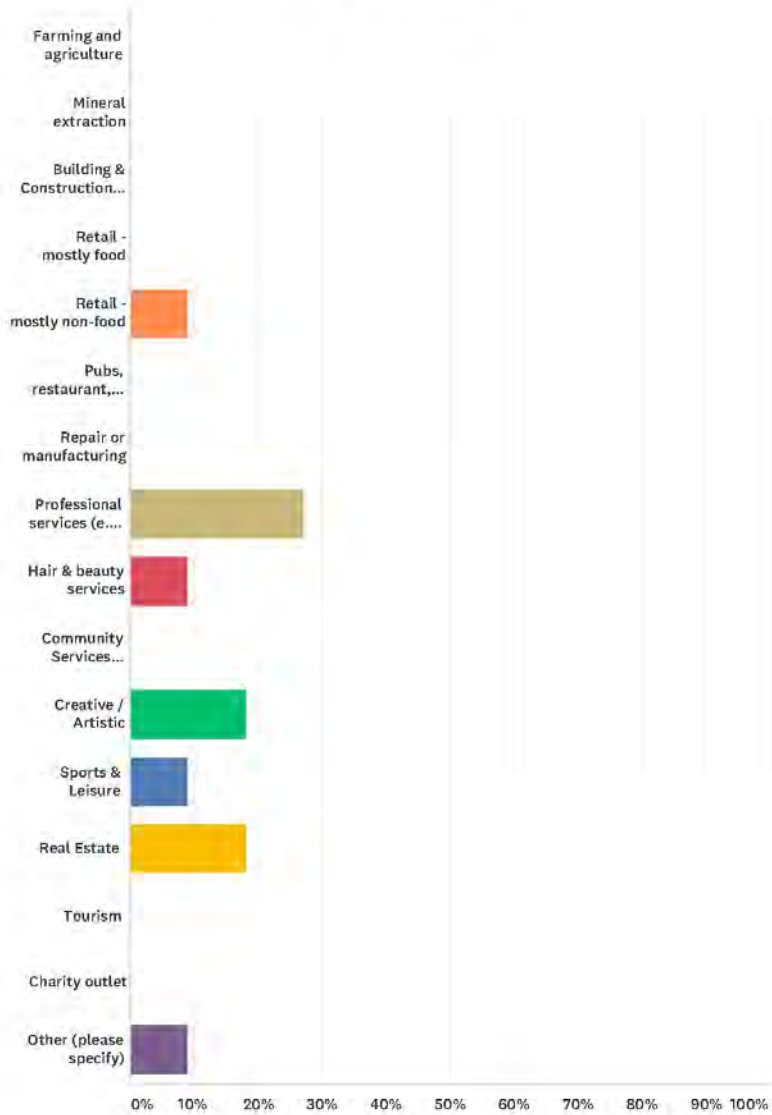


| ANSWER CHOICES | RESPONSES | |
|------------------------------------------------------------------------|-----------|-----------|
| At home | 27.27% | 3 |
| It operates from my home but carry out work at the customer's premises | 18.18% | 2 |
| In Danbury in premises or space leased by the business | 45.45% | 5 |
| In Danbury in premises or space owned by the business | 9.09% | 1 |
| Our presence in Danbury is mostly 'virtual' | 0.00% | 0 |
| TOTAL | | 11 |

Business Questionnaire

Q5 How would you classify this business?

Answered: 11 Skipped: 0



| ANSWER CHOICES | RESPONSES |
|-------------------------|-----------|
| Farming and agriculture | 0.00% 0 |

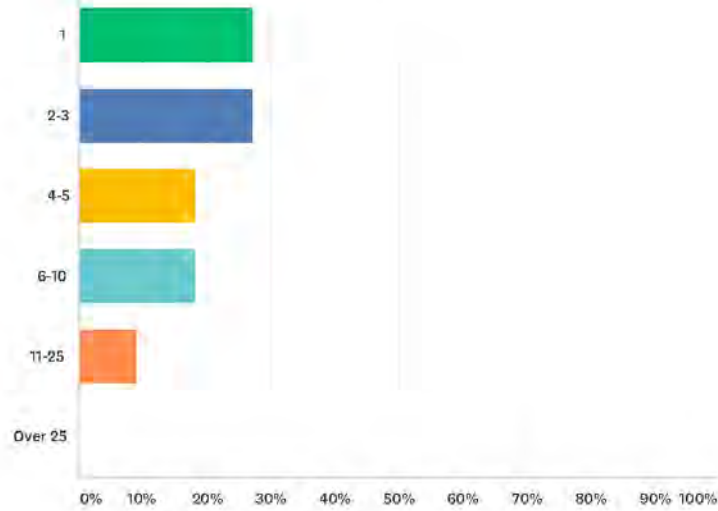
Business Questionnaire

| | | |
|----------------------------------------------------------------------|--------|-----------|
| Mineral extraction | 0.00% | 0 |
| Building & Construction services | 0.00% | 0 |
| Retail - mostly food | 0.00% | 0 |
| Retail - mostly non-food | 9.09% | 1 |
| Pubs, restaurant, cafes etc | 0.00% | 0 |
| Repair or manufacturing | 0.00% | 0 |
| Professional services (e.g. IT, business services, consultancy etc.) | 27.27% | 3 |
| Hair & beauty services | 9.09% | 1 |
| Community Services (Council services, Medical & Health services etc) | 0.00% | 0 |
| Creative / Artistic | 18.18% | 2 |
| Sports & Leisure | 9.09% | 1 |
| Real Estate | 18.18% | 2 |
| Tourism | 0.00% | 0 |
| Charity outlet | 0.00% | 0 |
| Other (please specify) | 9.09% | 1 |
| TOTAL | | 11 |

Business Questionnaire

Q6 How many people are employed in the business?(Please count both full-time and part-time employees)

Answered: 11 Skipped: 0

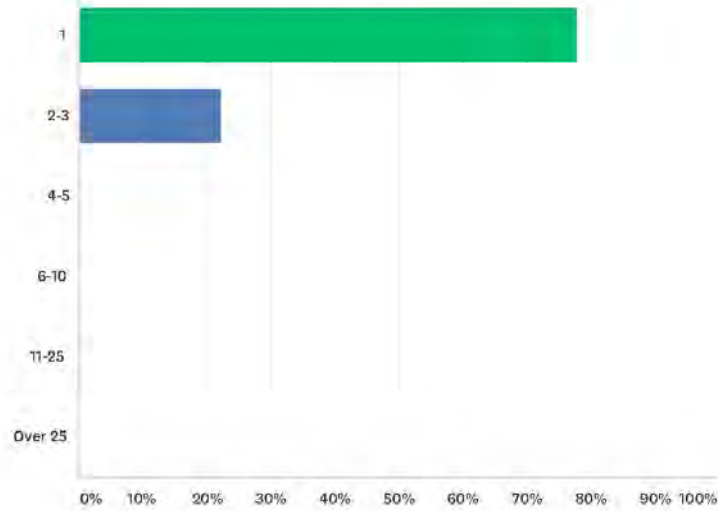


| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|----|
| 1 | 27.27% | 3 |
| 2-3 | 27.27% | 3 |
| 4-5 | 18.18% | 2 |
| 6-10 | 18.18% | 2 |
| 11-25 | 9.09% | 1 |
| Over 25 | 0.00% | 0 |
| TOTAL | | 11 |

Business Questionnaire

Q7 How many people who work for the business live in Danbury?(Please count both full-time and part-time employees)

Answered: 9 Skipped: 2

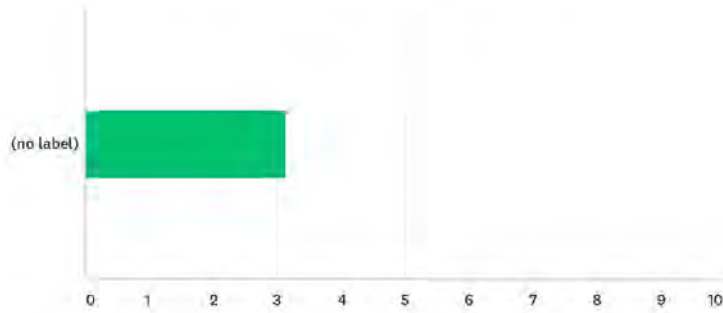


| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|---|
| 1 | 77.78% | 7 |
| 2-3 | 22.22% | 2 |
| 4-5 | 0.00% | 0 |
| 6-10 | 0.00% | 0 |
| 11-25 | 0.00% | 0 |
| Over 25 | 0.00% | 0 |
| TOTAL | | 9 |

Business Questionnaire

Q8 How easy do you find it to recruit staff

Answered: 11 Skipped: 0

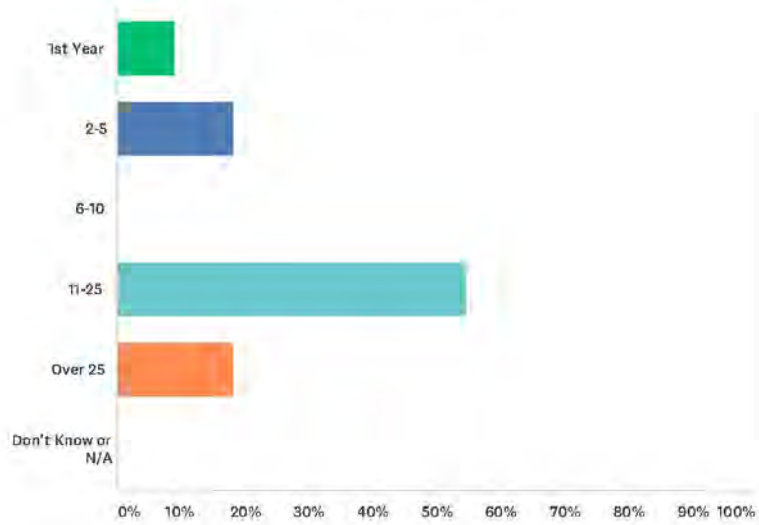


| | 1 (DIFFICULT) | 2 | 3 | 4 | 5 (NO PROBLEM AT ALL) | N/A | TOTAL | WEIGHTED AVERAGE |
|------------|---------------|-------|-------|--------|-----------------------|--------|-------|------------------|
| (no label) | 18.18% | 0.00% | 9.09% | 27.27% | 9.09% | 36.36% | | |
| | 2 | 0 | 1 | 3 | 1 | 4 | 11 | 3.14 |

Business Questionnaire

Q9 Approximately how many years has the business been in Danbury?

Answered: 11 Skipped: 0

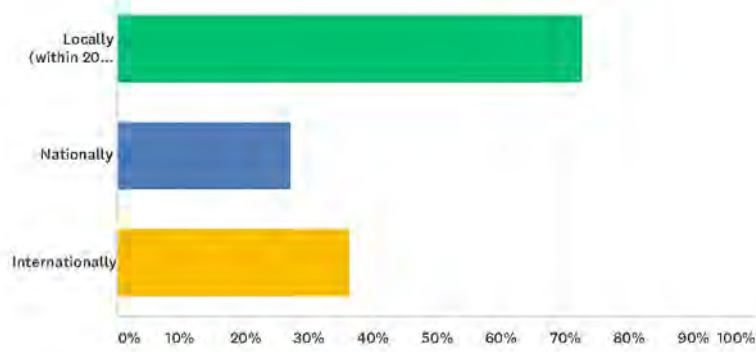


| ANSWER CHOICES | RESPONSES | |
|-------------------|-----------|-----------|
| 1st Year | 9.09% | 1 |
| 2-5 | 18.18% | 2 |
| 6-10 | 0.00% | 0 |
| 11-25 | 54.55% | 6 |
| Over 25 | 18.18% | 2 |
| Don't Know or N/A | 0.00% | 0 |
| TOTAL | | 11 |

Business Questionnaire

Q10 Where does your business trade?(You can select more than one answer)

Answered: 11 Skipped: 0

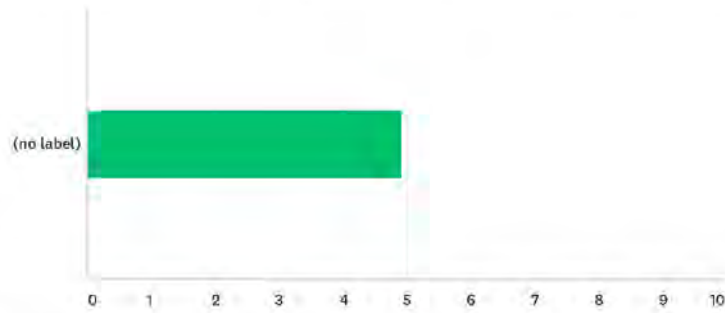


| ANSWER CHOICES | RESPONSES | |
|--------------------------------------|-----------|---|
| Locally (within 20 miles of Danbury) | 72.73% | 8 |
| Nationally | 27.27% | 3 |
| Internationally | 36.36% | 4 |
| Total Respondents: 11 | | |

Business Questionnaire

Q11 How important is the internet to your business's success?

Answered: 11 Skipped: 0



| | 1 (NOT IMPORTANT) | 2 | 3 | 4 | 5 (ESSENTIAL) | TOTAL | WEIGHTED AVERAGE |
|------------|-------------------|------------|------------|------------|---------------|-------|------------------|
| (no label) | 0.00% 0 | 0.00% 0 | 0.00% 0 | 9.09% 1 | 90.91% 10 | 11 | 4.91 |

Business Questionnaire

Q14 What would help your business to develop and thrive during the next 15 years? Please restrict your answer to approx. 25 words)

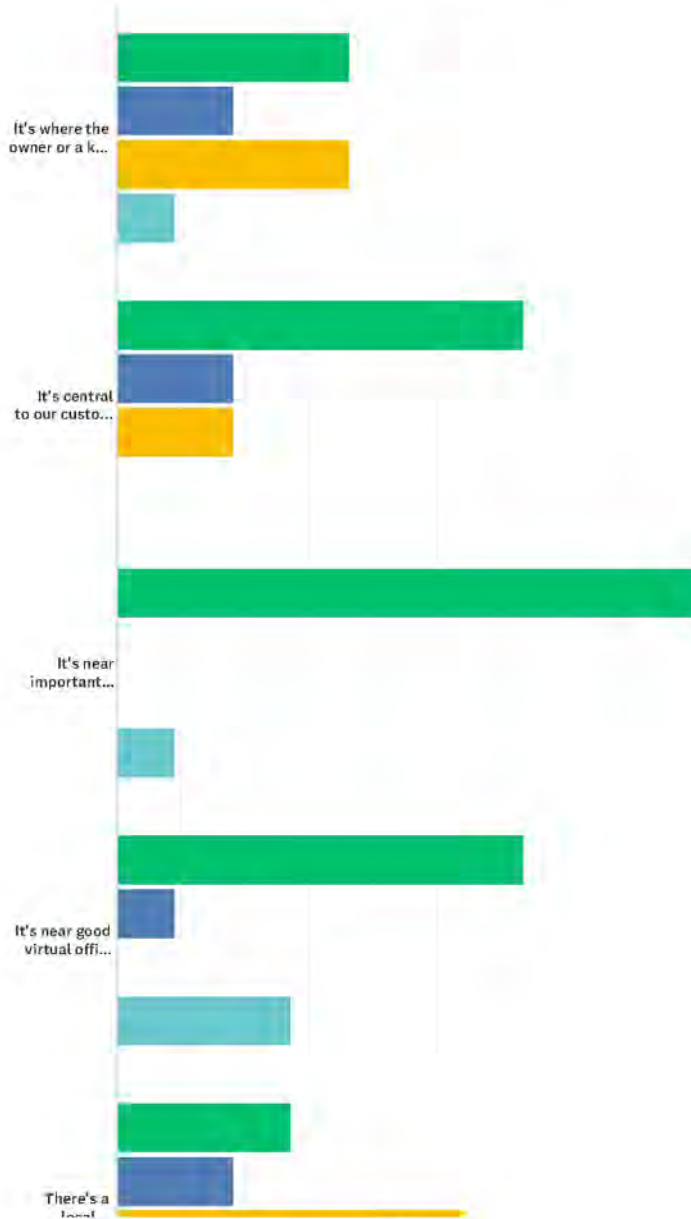
Answered: 8 Skipped: 3

| # | RESPONSES | DATE |
|---|--------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 1 | Mobile reception in all areas, better advertisement of our schools, conservation and NT areas | 11/8/2017 12:07 PM |
| 2 | Mobile reception in all areas, better advertisement of our schools, conservation and NT areas | 11/8/2017 12:06 PM |
| 3 | Keeping business rates to a minimum for small shops. Clarity regarding post- brexit legislation... | 9/8/2017 3:44 PM |
| 4 | Ability to advertise our events and activities by main road | 7/24/2017 1:14 PM |
| 5 | More awareness of all the home-based businesses in the village - maybe an easily accessible directory. | 7/19/2017 8:37 PM |
| 6 | An available small space to display my work. Ability to sell in person locally. More local opportunities to show /sell. Community support. | 7/9/2017 2:10 PM |
| 7 | An optimistic, thriving village and environs | 7/8/2017 7:34 AM |
| 8 | Make the proprietor 15 years younger | 7/6/2017 8:55 AM |

Business Questionnaire

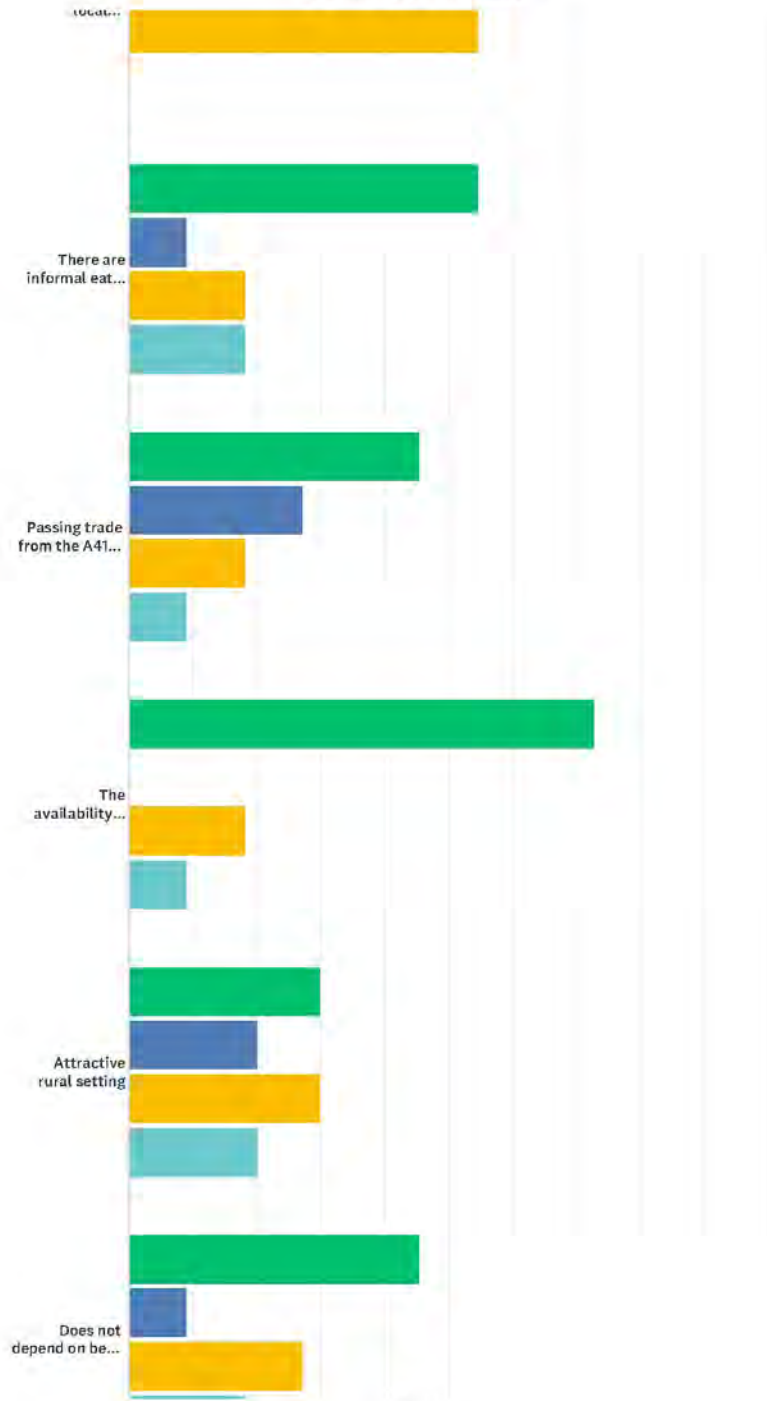
Q15 To what extent are the following important for the business being in Danbury?

Answered: 11 Skipped: 0

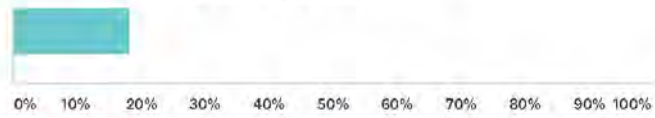


1 / 3

Business Questionnaire



Business Questionnaire



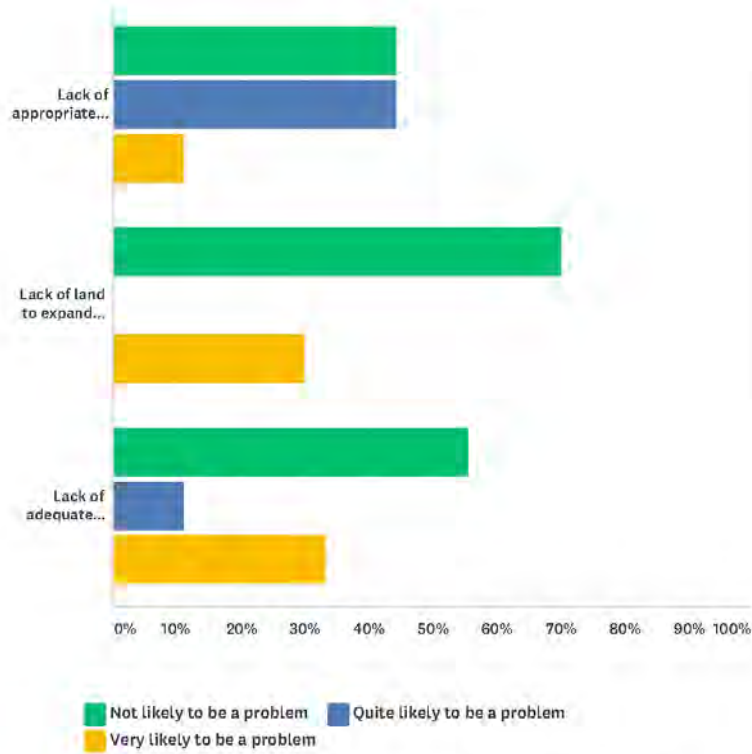
■ Not significant
 ■ Some significance
 ■ Very significant
 ■ N/A

| | NOT SIGNIFICANT | SOME SIGNIFICANCE | VERY SIGNIFICANT | N/A | TOTAL |
|--------------------------------------------------------------|-----------------|-------------------|------------------|-------------|-------|
| It's where the owner or a key employee lives! | 36.36% 4 | 18.18% 2 | 36.36% 4 | 9.09% 1 | 11 |
| It's central to our customer base | 63.64% 7 | 18.18% 2 | 18.18% 2 | 0.00% 0 | 11 |
| It's near important suppliers | 90.91% 10 | 0.00% 0 | 0.00% 0 | 9.09% 1 | 11 |
| It's near good virtual office or meeting facilities | 63.64% 7 | 9.09% 1 | 0.00% 0 | 27.27% 3 | 11 |
| There's a local post-office | 27.27% 3 | 18.18% 2 | 54.55% 6 | 0.00% 0 | 11 |
| There are informal eating places where one can talk business | 54.55% 6 | 9.09% 1 | 18.18% 2 | 18.18% 2 | 11 |
| Passing trade from the A414 or other local villages | 45.45% 5 | 27.27% 3 | 18.18% 2 | 9.09% 1 | 11 |
| The availability of skilled local workforce | 72.73% 8 | 0.00% 0 | 18.18% 2 | 9.09% 1 | 11 |
| Attractive rural setting | 30.00% 3 | 20.00% 2 | 30.00% 3 | 20.00% 2 | 10 |
| Does not depend on being in Danbury | 45.45% 5 | 9.09% 1 | 27.27% 3 | 18.18% 2 | 11 |

Business Questionnaire

Q16 To what extent might the following be an issue if the business wants to expand?(Please leave blank if no growth is likely)

Answered: 10 Skipped: 1

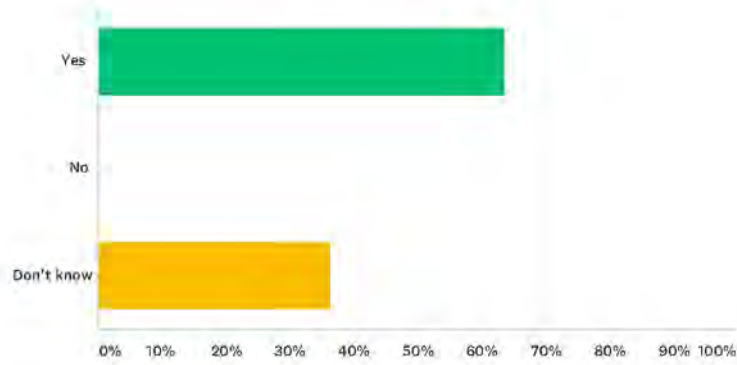


| | NOT LIKELY TO BE A PROBLEM | QUITE LIKELY TO BE A PROBLEM | VERY LIKELY TO BE A PROBLEM | TOTAL |
|---------------------------------------------------|----------------------------|------------------------------|-----------------------------|-------|
| Lack of appropriate premises in Danbury | 44.44% 4 | 44.44% 4 | 11.11% 1 | 9 |
| Lack of land to expand existing business premises | 70.00% 7 | 0.00% 0 | 30.00% 3 | 10 |
| Lack of adequate transport infrastructure | 55.56% 5 | 11.11% 1 | 33.33% 3 | 9 |

Business Questionnaire

Q18 Should the Danbury Neighbourhood Plan encourage working from home?

Answered: 11 Skipped: 0

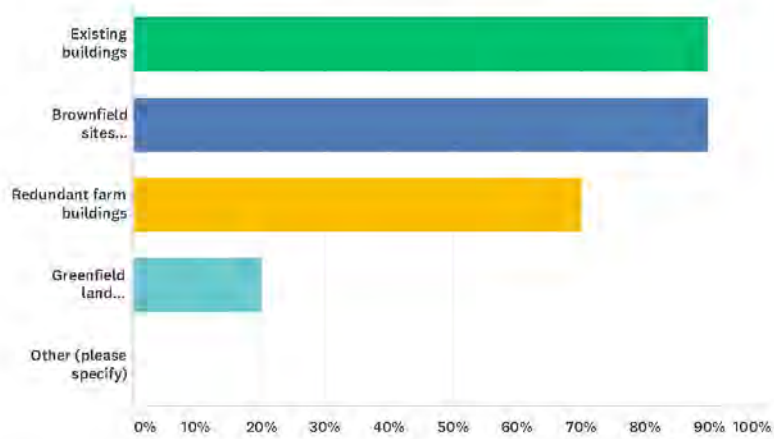


| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|----|
| Yes | 63.64% | 7 |
| No | 0.00% | 0 |
| Don't know | 36.36% | 4 |
| TOTAL | | 11 |

Business Questionnaire

Q19 What types of land should be allocated for employment purposes?
(You can select more than one answer)

Answered: 10 Skipped: 1

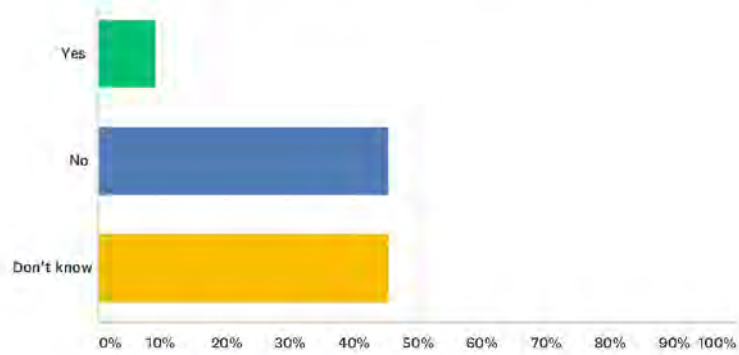


| ANSWER CHOICES | RESPONSES | |
|------------------------------------------|-----------|---|
| Existing buildings | 90.00% | 9 |
| Brownfield sites (previously developed) | 90.00% | 9 |
| Redundant farm buildings | 70.00% | 7 |
| Greenfield land (previously undeveloped) | 20.00% | 2 |
| Other (please specify) | 0.00% | 0 |
| Total Respondents: 10 | | |

Business Questionnaire

Q20 Are the rules preventing Change of Use a Benefit?

Answered: 11 Skipped: 0

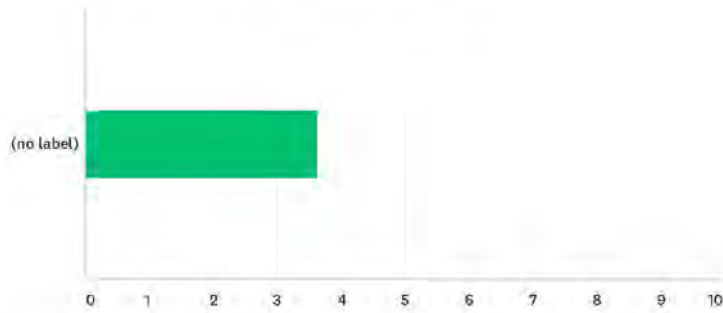


| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|----|
| Yes | 9.09% | 1 |
| No | 45.45% | 5 |
| Don't know | 45.45% | 5 |
| TOTAL | | 11 |

Business Questionnaire

Q21 How do you rate Danbury as a place to operate a business from?

Answered: 11 Skipped: 0



| | 1 (POOR) | 2 | 3 | 4 | 5 (EXCELLENT) | TOTAL | WEIGHTED AVERAGE |
|------------|----------|-------|--------|--------|---------------|-------|------------------|
| (no label) | 9.09% | 0.00% | 36.36% | 27.27% | 27.27% | 11 | 3.64 |
| | 1 | 0 | 4 | 3 | 3 | | |

Business Questionnaire

Q23 If so, please give details(Please restrict your answer to approx. 25 words)

Answered: 5 Skipped: 6

| # | RESPONSES | DATE |
|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 1 | Lack of forethought. Danbury is a busy thoroughfare and a lot more could be done for inviting businesses. There is no doubt offices and very light industrial would thrive | 11/8/2017 12:07 PM |
| 2 | Lack of forethought. Danbury is a busy thoroughfare and a lot more could be done for inviting businesses. There is no doubt offices and very light industrial would thrive | 11/8/2017 12:06 PM |
| 3 | No Bank. Limited Police presence. Traffic congestion on Main Road deterring potential customers. Speeding traffic on Griffin Hill presenting risk for customers making exit from premises . | 9/8/2017 3:44 PM |
| 4 | Inadequate parking | 7/24/2017 1:14 PM |
| 5 | NIMBYs. | 7/9/2017 2:10 PM |

Business Questionnaire

Q25 What ONE thing would most make Danbury more attractive to business start-ups or expansion?(Please restrict your answer to approx. 25 words)

Answered: 7 Skipped: 4

| # | RESPONSES | DATE |
|---|---------------------------------------------------------------------------------------------------------------|--------------------|
| 1 | Accessibility | 11/8/2017 12:07 PM |
| 2 | Accessibility | 11/8/2017 12:06 PM |
| 3 | Availability of reasonably priced industrial premises. | 8/24/2017 6:38 PM |
| 4 | A bank in the village. | 7/19/2017 8:37 PM |
| 5 | Community support. | 7/9/2017 2:10 PM |
| 6 | Good quality workspace | 7/8/2017 7:34 AM |
| 7 | depends on nature of the business: retail needs many people; transport needs bigger roads; ours needs nothing | 7/6/2017 8:55 AM |

Business Questionnaire

Q26 Are there additional business services that you would like to see available in Danbury? If so - what are they?(Please enter each service in a separate box below)

Answered: 5 Skipped: 6

| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|---|
| Service 1 | 100.00% | 5 |
| Service 2 | 40.00% | 2 |
| Service 3 | 40.00% | 2 |

| # | SERVICE 1 | DATE |
|---|---------------------------------------------------------------|-------------------|
| 1 | A Bank returning to Danbury | 9/8/2017 3:44 PM |
| 2 | Bank, or ability to pay-in cash and purchase foreign currency | 8/24/2017 6:38 PM |
| 3 | Banking | 7/24/2017 1:14 PM |
| 4 | Bank | 7/19/2017 8:37 PM |
| 5 | Craft collective | 7/9/2017 2:10 PM |
| # | SERVICE 2 | DATE |
| 1 | Butcher | 7/19/2017 8:37 PM |
| 2 | Makerspaces | 7/9/2017 2:10 PM |
| # | SERVICE 3 | DATE |
| 1 | Hardware shop | 7/19/2017 8:37 PM |
| 2 | Local markets open to everyone. NOT JUST THE CLIQUE. | 7/9/2017 2:10 PM |

Appendix 1e - Exhibition presenting the draft Vision & Objectives and Call for Sites

Text of newspaper article for publication in Essex Chronicle, Danbury Journal, Contact magazine and Danbury Times.

Danbury Neighbourhood Plan Exhibition

A big thank you to everyone who visited our exhibition on 16th and 17th March. Over 360 residents attended the two days despite the inclement weather on Saturday. We received very useful and helpful feedback on the draft Visions & Objectives.



Residents of all ages looking at the Exhibition

Growth in Danbury. Residents were able to see the sites that have been put forward to build 100 new homes allocated in the emerging Chelmsford Local Plan. A map was displayed with an explanation of the process to select the sites and assign houses to each site. This created a lot of interest and members of the Steering Group were busy explaining the procedure and answering questions.

You can read the Exhibition text at www.danburyneighbourhoodplan.com.

What is a Neighbourhood Plan? It is an opportunity for local people to have a say in what to protect and where to build in their parish over the long term. The process is enshrined in law. Whilst land development is probably the main topic that we in Danbury are concerned with it will also consider environmental issues, transport, leisure facilities and all aspects of village life.

Why does Danbury need a NP? In theory, planning was always supposed to give local communities a say in decisions that affect them. But in practice, communities have often found it hard to have a meaningful say. The government wants to put power back in the hands of local residents, employees and businesses, councils and civic leaders - those who know best the needs of their local areas. If Danbury doesn't have a plan it will have no say in any planning / housing decisions in the village.

Our Next Steps. We are preparing another Questionnaire which will be issued early May. This will ask residents to state their preferences on future housing in the Village, which include the location, design, size, type and density of housing. This feedback is essential - without it we cannot complete the Plan.

The Inspector at the last appeal stated that the location of new dwellings would be a matter for the local community to decide via a Neighbourhood Plan.

What better incentive for people to stay involved in the Neighbourhood Plan.

Exhibition detail



Danbury Neighbourhood Plan Our Parish, Our Future

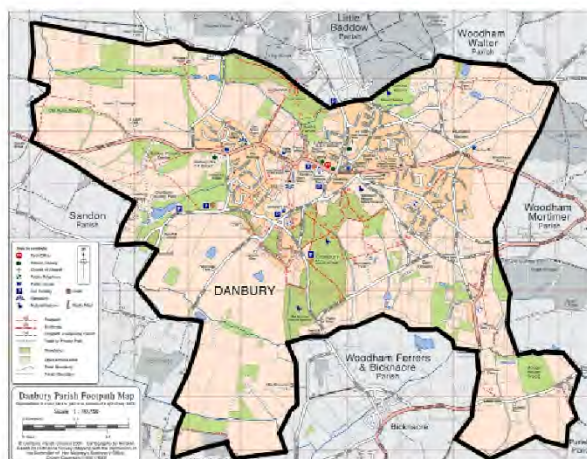
Welcome

Thank you for visiting today

The boards contain our draft Vision & Objectives for Danbury.

We are also displaying a map of Danbury showing the sites that have been put forward to build the 100 new homes allocated in the emerging Chelmsford Local Plan.

This your opportunity to help shape Danbury's future to 2036 by getting involved in our Neighbourhood Plan.



The purpose of the Exhibition is to:

- Increase the profile and awareness of the Neighbourhood Plan process
- Explain the work done since November 2017 following publication of the results of the Adult Questionnaire
- Gain feedback on the draft Visions & Objectives.

The Exhibition covers:

1. What is a Neighbourhood Plan and why is it needed for Danbury?
2. How the Neighbourhood Plan fits with the Chelmsford Local Plan
3. Your feedback so far about how you want Danbury to look in 2036
4. The draft Vision & Objectives
5. Growth in Danbury and the sites that have been put forward for development
6. The next stages.



Danbury Neighbourhood Plan

Our Parish, Our Future

What is a Neighbourhood Plan?

It is an opportunity for local people to have a say in what to protect and where to build in their parish over the long term. The process is enshrined in law. Whilst land development is probably the main topic that we in Danbury are concerned with, the Neighbourhood Plan will also consider environmental issues, transport, leisure facilities and all aspects of village life.

Although it is not intended to be overly restrictive, a Neighbourhood Plan is a very comprehensive document. It sets out the policies and projects that will define how the parish will change in the coming years. This vision will be very important for the community, Chelmsford City Council, developers and many other interested parties.

Why does Danbury need a Neighbourhood Plan?

In theory, planning was always supposed to give local communities a say in decisions that affect them. However, in practice, communities have often found it hard to have a meaningful say. The government wants to put power back in the hands of local residents, employees and businesses, councils and civic leaders - those who know best the needs of their local areas.

If the parish does not have a plan it will have less of a say in any planning / housing decisions in the village.

How the Plan fits in with the Chelmsford Local Plan

At present there is the Danbury Planning Framework (DPF) which is part of Chelmsford City Council's Local Planning Framework. The DPF is a supplementary document and has limited weight for planning authorities when considering planning applications.

The Neighbourhood Plan will give much greater security to the wishes of the village. It will set out policies on local development and use of land in the Parish. This will include the sites, conditions & restrictions and the number & types of houses which may be built. Once agreed, it will become part of the Chelmsford City Council Local Plan, a statutory plan against which all planning applications in Danbury will be judged.

How we have used your feedback

April 2017 - At the Annual Parish Meeting, you completed a short form giving us your thoughts on what you like about the village, what you dislike and what could be improved.

May 2017 - Drop-In sessions were held building upon this initial feedback

July 2017 - The Questionnaire issued for return by 11th August was analysed and used to prepare the draft Vision & Objectives.



Photographs by kind permission of Norman Bartlett and Stephen Holland.



Danbury Neighbourhood Plan

Our Parish, Our Future

Objectives

Transport & Movement

You told us that the heavy traffic in Danbury is a problem and that it detracts from the character of the village.



The majority of respondents are happy with the footpaths and bridleways within the village although residents pointed out the need for additional pavements and additional places to cross the busy roads. Many existing pavements are in need of repair.

Some residents highlighted that it is dangerous to cycle around the village and suggested cycle paths/routes be introduced.

We have learned that it is not possible to resolve the traffic issues via the Neighbourhood Plan. Danbury Parish Council will continue to press for a solution to the A414 problem.

Part of Cycle Route 1 goes from Danbury to Chelmsford and a small diversion could access the Sandon Park & Ride. However, this route is unlikely to be popular as it is not direct and includes 2.8 miles along a bridleway.

Our Objective is to promote clean, safe streets and spaces, seeking creative solutions to the traffic issues currently affecting Danbury, encouraging sustainable transport, addressing parking issues and improvements to foot-ways where possible.



Recreation & Leisure

You told us that you like the activities and facilities available in Danbury.

When asked what other facilities you would use if provided in Danbury suggestions included a swimming pool and an outdoor gym.

We have learned that Danbury is well provided in the provision of recreational facilities and these are well used by residents of Danbury and the outlying villages.

Our Objective is to improve Danbury's leisure and recreation facilities and increase provision where a shortfall exists.



Amenities

You told us that you like and use the amenities of Danbury. Most used are the shops, Post Office, Medical Centre, Open Spaces, Pubs and the Sports & Social Centre.

We have learned that on balance Danbury is well provided with a good range of amenities.

Our Objective is to support retail shops and restaurants within Danbury, and to ensure that important amenities are sufficient for residents' needs.





Danbury Neighbourhood Plan

Our Parish, Our Future

Our Vision for the Future

Our Vision for Danbury sets out the kind of place we want in 2036

Danbury in 2036 will be a thriving village with a strong community spirit, where people of all ages will be able to enjoy Danbury's unique character and identity, its countryside, woods and green spaces will be protected, as will its heritage, older buildings and distinguishing features.



Any development will be sympathetic to, and not detract from, the character of the village, will be sustainable and appropriate to its scale and nature and be integrated with the landscape and existing housing.

Opportunities will be taken to improve leisure, recreation and retail facilities for local residents. Danbury's geographical position within the area's road network is likely to continue to be a challenge and opportunities to improve this will be actively sought with other agencies over the Plan period.

Objectives

Environment

You told us that you like Danbury's countryside, open spaces, woodland, rural lanes, footpaths and bridleways and that they should be protected.

We have learned that some areas in Danbury already have protection under National and/or Local Planning Policy as Sites of Special Scientific Interest, Local Wildlife Sites, Village Greens & Commons, Registered Parks and Gardens, and Open Spaces. Footpaths and Bridleways also receive protection and 10 of Danbury's rural lanes have been designated as Protected Lanes.

Our Objective is to seek protection and enhancement of this significant element of Danbury's character, including its open spaces and rural lanes.



Design & Heritage

You told us that you wish to protect rural lanes, the pubs, protected areas and older buildings.

We have learned that under National and/or Local Planning Policy some of the following have protection. Danbury has 10 protected lanes, and all but one of the pubs are listed buildings. In addition, there are 51 other listed buildings which includes St John's Church (Grade 1 listed).

Our Objective is to conserve and enhance Danbury's heritage assets and positive features which contribute to the village. Any development impacting on these assets and features will not be supported.





Danbury Neighbourhood Plan

Our Parish, Our Future

Objectives

Housing & Development

You told us that location is a priority when considering development.

We have learned that over 20 sites have been put forward for consideration to meet the allocation of 100 new homes in Danbury by 2036.

There are few previously developed sites with the majority being greenfield.



Our Objective is to ensure there is a high-quality housing provision for all ages, which responds to Danbury's needs.

Any development will be sustainable and appropriate to the scale and nature of the village, with separation between existing settlements being maintained.

Green energy in new developments will be encouraged.



Business & Economy

We had a very small response to our Business Questionnaire.

Those that responded told us that the mobile phone signal, broadband reliability and traffic congestion negatively affected their business, whilst the local Post Office was very important.



You said the Neighbourhood Plan should encourage more employment and working from home. Existing buildings, previously developed land and redundant farm buildings should be allocated for employment purposes.

Overall, Danbury was seen to be a good place from which to operate a business.

We have learned that we must make greater efforts to engage further with our local businesses.

Our Objective is to support small-scale enterprises, particularly working from home. Commercial sites for green energy will also be supported where appropriate provided they would cause no harm to the character of the area.

Danbury's Pubs





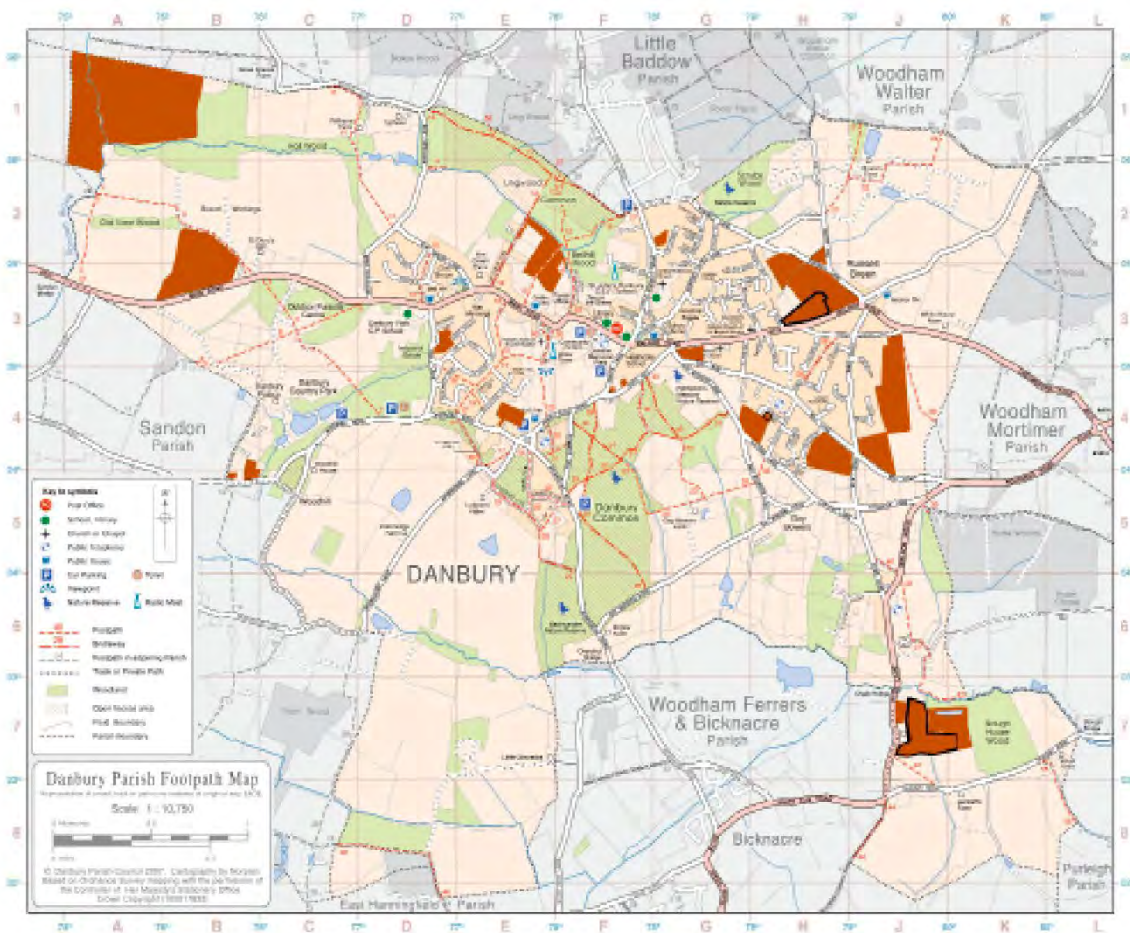
Danbury Neighbourhood Plan

Our Parish, Our Future

Growth in Danbury

Chelmsford's Local Plan has allocated 100 new homes to be accommodated within or adjoining the Key Service Settlement of Danbury. The site(s) to accommodate this allocation will be identified and consulted upon through the emerging Neighbourhood Plan.

The map below shows the sites (marked in orange) that have been put forward for development. This map is not to scale and is for illustrative purposes only.





Danbury Neighbourhood Plan

Our Parish, Our Future

How will sites be selected, and the allocation made?

We wish to follow the Principles contained in Chelmsford's Local Plan for locating development.

We will consult with you to identify your preferences on a variety of aspects which include the location, design, size, type and density of housing.

Further work will be undertaken with Chelmsford CC to assess the sustainability of each site.

The sites will then be ranked on conformity to Chelmsford's Principles, how they satisfy your preferences and the sustainability of the site including the proposed development.

We will meet with the landowners/ developers to ensure we have their most up to date proposals.

Once complete we will develop our preferred options which will be included in the Draft Plan and issued to residents for consultation.

The next Questionnaire will be issued after Easter and this will give you the opportunity to provide us with your views on a wide range of topics relating to housing.

Chelmsford's Principles for housing selection

- Maximise the use of suitable previously developed land for development
- Continue the renewal of Chelmsford City Centre and Urban Area *
- Locate development at well-connected sustainable locations
- Locate development to avoid or manage flood risk
- Protect the Green Belt *
- Protect the character of valued landscapes, heritage and biodiversity
- Respect the pattern and hierarchy of settlements *
- Ensure development is deliverable
- Ensure development is served by necessary infrastructure
- Use development to secure new infrastructure
- Plan for the longer-term

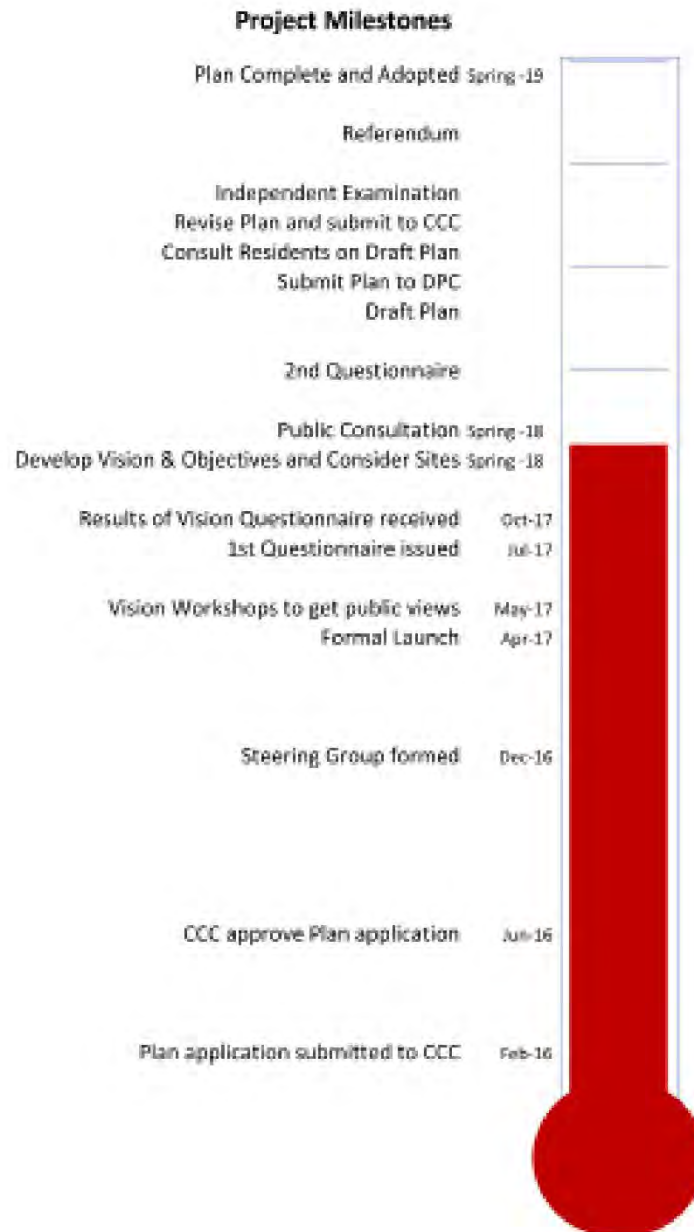
Those marked * do not relate to Danbury.



Danbury Neighbourhood Plan

Our Parish, Our Future

What happens next?





Danbury Neighbourhood Plan

Our Parish, Our Future

Are these the key views of the Village? If you can suggest another vista, please advise a member of the team.

From rear of St John's Church, South

From Dawson Field, South

From Water Tower, over East Hanningfield reservoir

Over Danbury Common

From Southview

From junction of Mill Lane & Gay Bowers Lane over Danbury Common

From Sporhams Lane

From Runsell Lane, over Blackwater

Lingwood Common from the seat

From A12 (West) towards village

Hopping Jacks Lane, South East

From War Memorial, over Chelmsford

Griffin Hill from beer garden

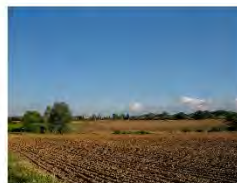
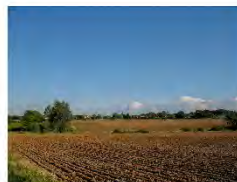
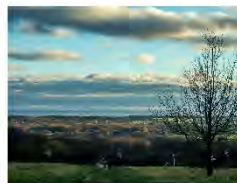
From Anchor north over Warren

From South East corner of Capons Lane

From Graces Lane, of Graces Walk

From Riffhams Lane, of Riffhams (house)

From A12 (East) towards village.





Danbury Neighbourhood Plan

Our Parish, Our Future

Please give your comments to a member of the team.

Thank you for visiting the Exhibition

Danbury's Businesses on the Main Road & Well Lane



Appendix 1f - 2nd Questionnaire to determine residents' views to shape
Danbury in 2036
Survey Report – December 2018

Danbury Neighbourhood Plan

For Danbury Neighbourhood Plan Steering Group

21st December 2018



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| <p>This research has been carried out in compliance with the International standard ISO 20252, (the International Standard for Market and Social research), The Market Research Society's Code of Conduct and UK Data Protection law</p> | |



1. Introduction

This report details the findings of the Danbury Neighbourhood Plan questionnaire no. 2, a survey of Danbury village residents in Essex. The 'Qualifying Body' for the purposes of producing the Neighbourhood Plan is Danbury Parish Council and this is being achieved through the Danbury Neighbourhood Plan Steering Group (SG).

The survey was conducted by the SG in late 2018 in order to support drafting of their neighbourhood plan.

2. Aims and objectives

Danbury is in the process of developing their new neighbourhood plan, which will determine how Danbury develops over the next few years. Research was needed to gather residents' views to ensure this plan meets local needs. The SG also needed to collect the views of local residents regarding potential locations for 100 new homes to be built in the area, as allocated by Chelmsford City Council. Consequently, the SG commissioned QA Research to undertake a survey of Danbury Village residents.

3. Methodology

Views were gathered using self-completion paper questionnaires, which were hand delivered by volunteers to households and businesses in Danbury. All residents of Danbury were invited to take part. The SG also designed the content and wording of the questionnaire, with QA advising. The survey, a copy of which is included in the appendix, contained 46 closed questions i.e. responses were presented as scales or ratings. Only one open, text question was included to reduce inputting time. Prior to the survey the SG ran consultations with residents on a number of areas such as local transport, and so questions in this survey sought to gather the level of agreement with conclusions from these consultations. These conclusions formed the basis of the 'objectives' and 'vision statement' in the questionnaire.

Alongside the paper survey, an online survey with the same content ran concurrently. This was done so as to give residents an alternative to the paper survey. A link to the online survey was included on the front page of the postal questionnaire. To avoid people completing the questionnaire more than once, each paper survey contained 4 household reference numbers; one of which had to be entered when responding online or by post. Paper questionnaires had four reference numbers to allow up to four members of each household to respond. The survey period ended on the 15th of September 2018 after 6 weeks.

Completed surveys were then sent by the SG to QA's offices for inputting and analysis.

Following inputting, online and paper responses were merged and analysed together to form one dataset of responses.

In total, **996** surveys were completed. Whilst only a proportion of all residents completed a survey, the standard error of the dataset is **+/-2.78**. Though not quite being statistically robust due to postal surveys being biased towards certain groups, these results can still give a highly accurate picture of the views of the wider population in Danbury.



4. Key findings

The following section details key findings from the survey data. Please note that percentages have been rounded to the nearest whole number, with any 0.5% figures rounded up. As a result some figures may add up to more than 100%.

Throughout this report mention is made of 'nets', such as 'net agree' or 'net unsuitable'. These refer to combined responses, for example where the text mentions 'net agree', the accompanying figure refers to the percentages of those that responded 'strongly agree' and 'agree' combined. These are used for ease of comparison.

At the beginning of most sections within the findings there is a textbox detailing the objective for that specific area of development. Text in these boxes is taken verbatim from the survey and represents what respondents saw when completing the survey.

4.1 Profile of respondents

The tables below show the demographic profile of survey respondents. They also show the figures from the 2011 Census for Danbury Parish, where these are available.

As Danbury is a Parish, Census data was only available for broader age bands than those included in the survey; consequently survey data was recalculated to fit into these age bands to allow for direct comparison. Full breakdown of age can be found in the appendix.

| Demographic of respondents | Survey sample | |
|--------------------------------------------|---------------|------------|
| | Count | Percentage |
| Danbury resident | 945 | 95% |
| Both a resident and Danbury business owner | 43 | 4% |
| Danbury business owner | 5 | 1% |
| None of these | 3 | <1% |
| Base | 996 | |

| Demographics of respondents | 2011 Census | | Survey sample | |
|-----------------------------|--------------|------------|---------------|------------|
| | Count | Percentage | Count | Percentage |
| Age | | | | |
| Under 18 | 1,093 | 21% | 40 | 4% |
| 18-24 | 277 | 5% | 24 | 2% |
| 25-44 | 1,013 | 20% | 141 | 14% |
| 45-64 | 1,553 | 31% | 322 | 32% |
| 65+ | 1,151 | 23% | 429 | 43% |
| Prefer not to say | - | - | 37 | 4% |
| Base | 5,087 | | 993 | |
| Gender | | | | |
| Male | 2,532 | 50% | 483 | 49% |
| Female | 2,555 | 50% | 476 | 48% |
| Prefer not to say | - | - | 31 | 3% |
| Base | 5,087 | | 990 | |



A high proportion of respondents to the survey were aged 65 or over and they are overrepresented in the sample. Similarly, under 18s are underrepresented here. Whilst this is typical of surveys conducted using self-completion postal questionnaires, the degree to which the sample is dominated by this age group should be kept in mind when interpreting the results.

4.2 Agreement with vision statement

Respondents were first asked to what extent they agreed with the vision statement.

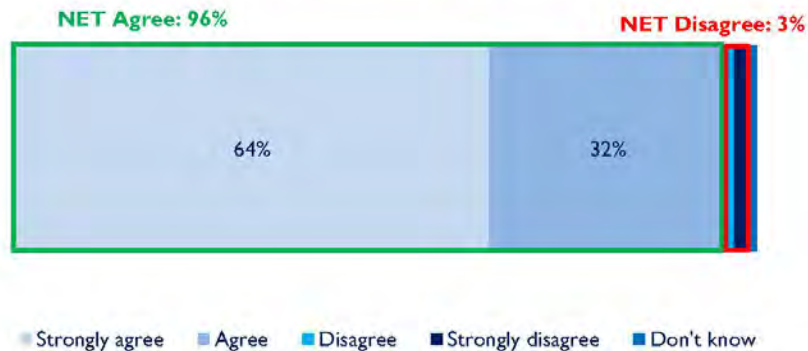
Vision Statement:

'Danbury in 2036 will be a thriving village, separate from Chelmsford, with a strong community spirit, where people of all ages will be able to enjoy Danbury's unique character and identity. Its countryside, woods and green spaces will be protected, as will its heritage, older buildings and distinguishing features.

Any development will be sympathetic to, and not detract from, the character of the village, will be sustainable and appropriate to its scale and nature and be integrated with the landscape and existing housing.

Opportunities will be taken to improve leisure, recreation and retail facilities for local residents. Danbury's geographical position within the area's road network is likely to continue to be a challenge and opportunities to improve this will be actively sought with other agencies over the plan period.'

Q1: Do you agree with this vision for the Danbury Neighbourhood Plan?



Source: Qa Research 2018 Base: 995 (all respondents). ≤2% shown but not labelled.

As can be seen, reaction to the proposed direction for the neighbourhood plan was overwhelmingly positive, with levels of 'strong agreement' making up well over half (64%) of responses.



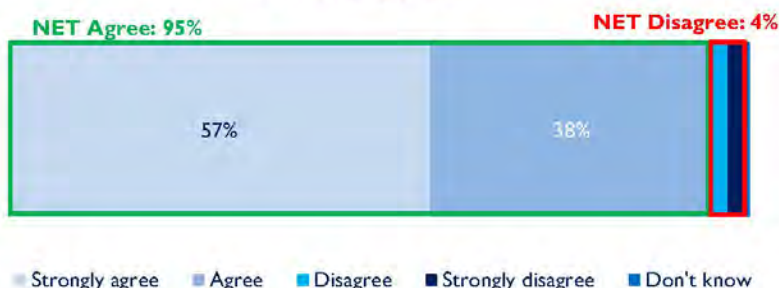
4.3 Housing development

The emerging Chelmsford Local Plan has allocated 100 homes to be accommodated within or adjoining Danbury's Defined Settlement Boundary and so the survey covered residents' views on housing development in Danbury. First they were asked the extent to which they agreed with the objective.

HOUSING AND DEVELOPMENT
Any future development should be sympathetic to the village character and respond to local needs. Properties for younger people and smaller properties for downsizers will be a priority. Suitable housing at less than the market value will be included. It should be of high quality and design and fit well into the context of the village in terms of mix, scale, character and tenure. Suitable previously developed land and infill sites will be preferred, which do not conflict with Chelmsford's criteria for site selection and for development. Danbury's residents are keen that the existing separation between settlements is maintained, and any development proposed should not encroach on green spaces between Danbury and its neighbours.

Objective
'To ensure there is a high-quality housing provision for all ages, which responds to Danbury's needs. Any development will be sustainable (meeting the needs of the present without compromising the ability of future generations to meet their own needs). It will also be appropriate to the scale and nature of the Parish, with the separation between existing settlements being maintained. Green energy in new developments will be encouraged.'

Q2: Do you agree with this objective for Danbury's Housing and Development?



Source: Qa Research 2018 Base: 987 (all respondents), ≤2% shown but not labelled.

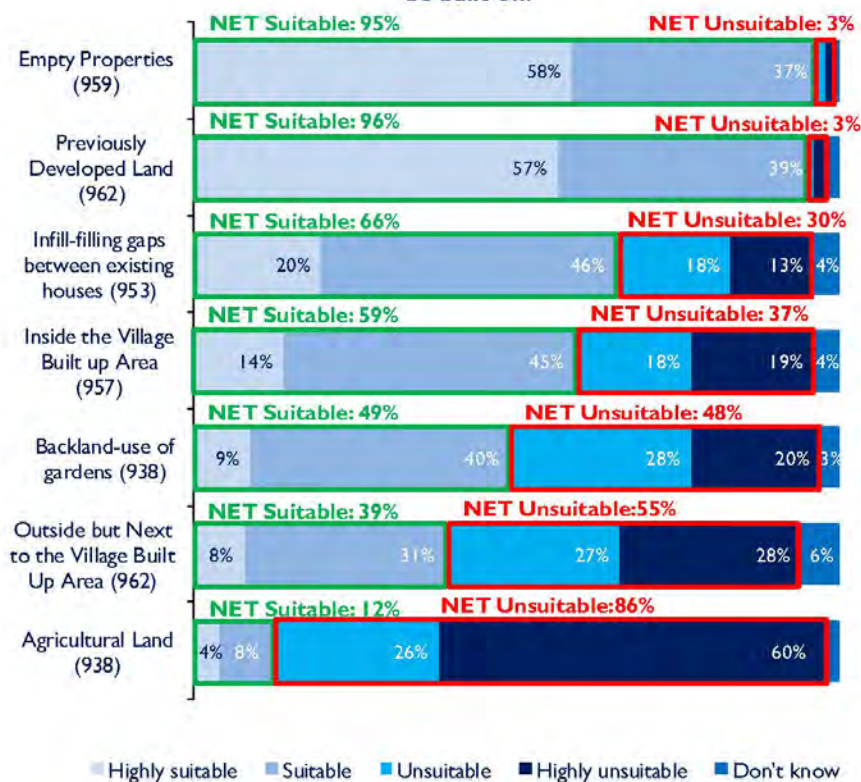
Respondents were nearly all in agreement (95% net agree), showing that the vision for housing development is evidently popular with residents.



4.3.1 Future housing provision

Residents were asked which type of land they would like to see new housing developed on.

Q3. How suitable are the following types of land for homes to be built on?



Source: Qa Research 2018 Base: In brackets (all respondents). <2% is shown on chart but not labelled

There appears to be a preference for developing and adapting previously existing developments, such as *empty properties* (95% said net suitable), *previously developed land* (96% net suitable) and to a lesser extent *filling in gaps between existing houses* (66% net suitable).

Building on previously untouched land was least popular. Over half of respondents (55%) deemed building near to but *outside the village built up area* as net unsuitable, and the considerable majority (86%) felt it was unsuitable to develop *agricultural land*; indeed over half (60%) felt developing on *agricultural land* was specifically *highly unsuitable*.



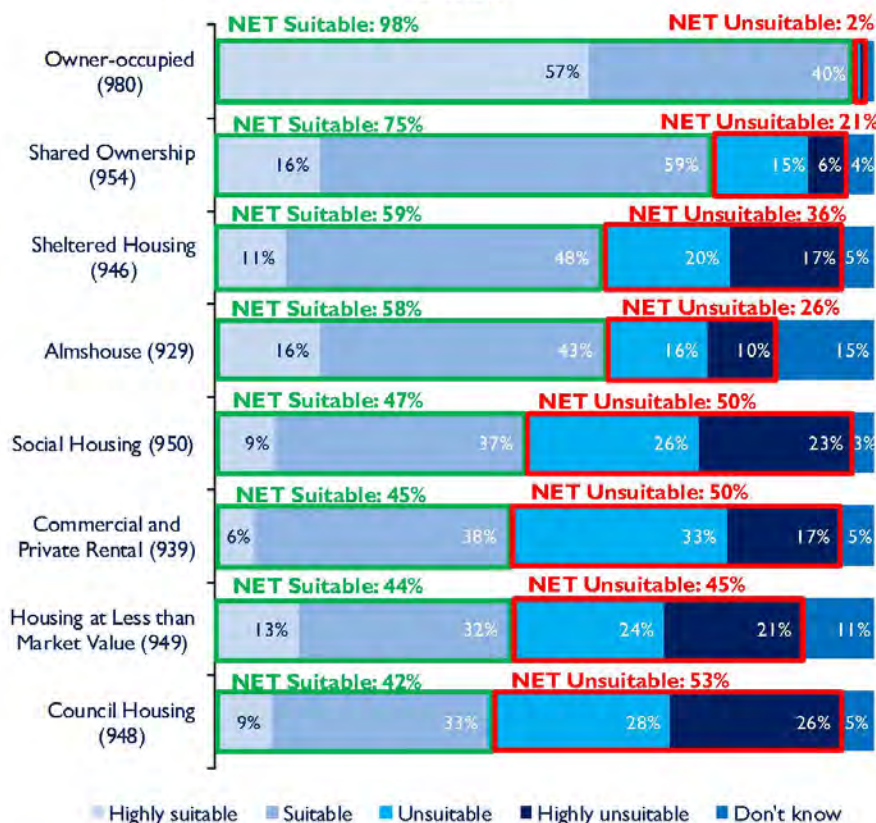
Respondents were then asked, 'How suitable are each of the following types of homes if they were to be built?' Answers are detailed in the table below.

| Housing | Net suitable | | Net unsuitable | | Don't know | |
|--------------------------------------------|--------------|-----|----------------|-----|------------|----|
| | Count | % | Count | % | Count | % |
| Semi-detached House (950) | 874 | 92% | 65 | 7% | 11 | 1% |
| Adapted for people with a disability (957) | 819 | 86% | 96 | 10% | 42 | 4% |
| Bungalow (954) | 817 | 86% | 128 | 13% | 9 | 1% |
| Detached House (948) | 799 | 84% | 139 | 15% | 10 | 1% |
| Retirement Housing (952) | 798 | 84% | 134 | 14% | 20 | 2% |
| Link Detached House (936) | 752 | 80% | 144 | 15% | 40 | 4% |
| Low Cost Starter Homes (950) | 726 | 76% | 197 | 21% | 27 | 3% |
| Terraced House (941) | 661 | 70% | 263 | 28% | 17 | 2% |
| Luxury Housing (918) | 419 | 46% | 470 | 51% | 29 | 3% |
| Flats/apartments - max 3 storeys (932) | 315 | 34% | 600 | 64% | 17 | 2% |
| Town House - 3 Storeys (931) | 206 | 22% | 711 | 76% | 14 | 2% |
| Base (in brackets) | | | | | | |

Most (92%) felt *semi-detached houses* were most suitable. Not far behind however were *houses adapted for people with a disability* and *bungalows* (both 86% net suitable). Residents seemed to be least in favour of taller developments. Over three quarters (76%) said *3 storey townhouses* were net unsuitable and 64% deemed *3 storey apartment buildings* the same.

Opinions were also gathered on the types of tenure residents wished new developments to have.

Q5. How suitable are the following forms of tenure for the new homes?



Source: Qa Research 2018

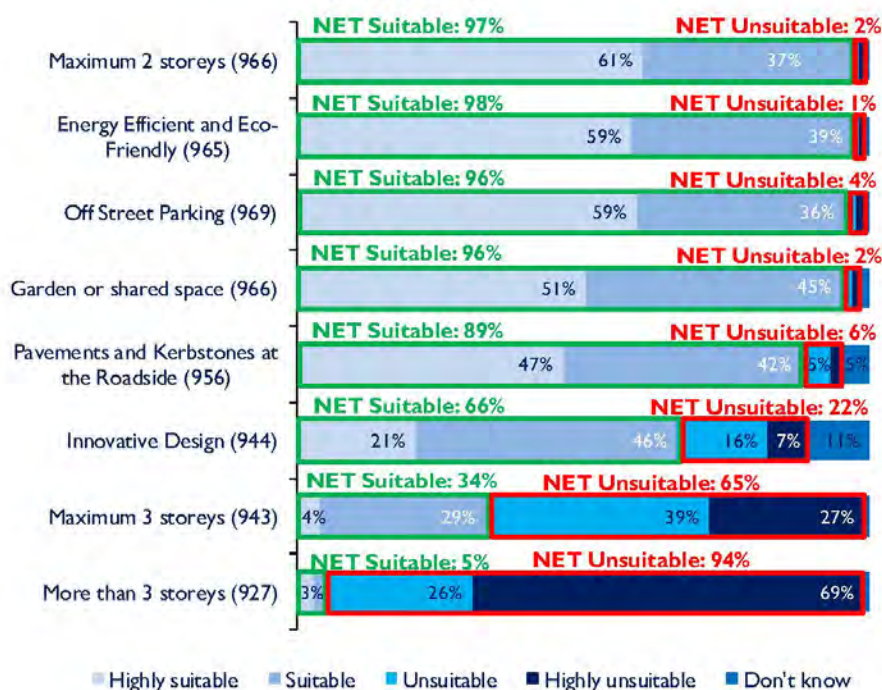
Base: In brackets (all respondents) <1% is shown on chart but not labelled.

There appears to be a preference for properties for sale rather than rental or supported housing. Nearly all (98%) of residents hoped new developments would contain *owner-occupied* properties. Over three quarters also felt *shared ownership* type housing would be suitable for Danbury. *Council housing* was felt to be least suitable with over half of the opinion this was unsuitable (53% net unsuitable). Half of respondents also felt *private rental* and *social housing* was unsuitable (both 50% net unsuitable), and the data appears to suggest then that around half of residents feel rental properties in general are *unsuitable* for Danbury.



Residents were then asked which design features they felt would work best for new housing in Danbury.

Q6. How suitable are each of the following design features for the new homes?



Source: Qa Research 2018

Base: In brackets (all respondents). <2% is shown on chart but not labelled

The majority (97% net suitable) stated a desire for developments with a *maximum of 2 storeys*. In contrast 94% (net unsuitable) felt housing of *more than 3 storeys* was inappropriate for Danbury, this is in line with responses to Q4 in which three storey properties were once again deemed least suitable. These two questions highlight a strong preference amongst residents for smaller developments in Danbury, anything over 3 storeys is likely to be highly unpopular.

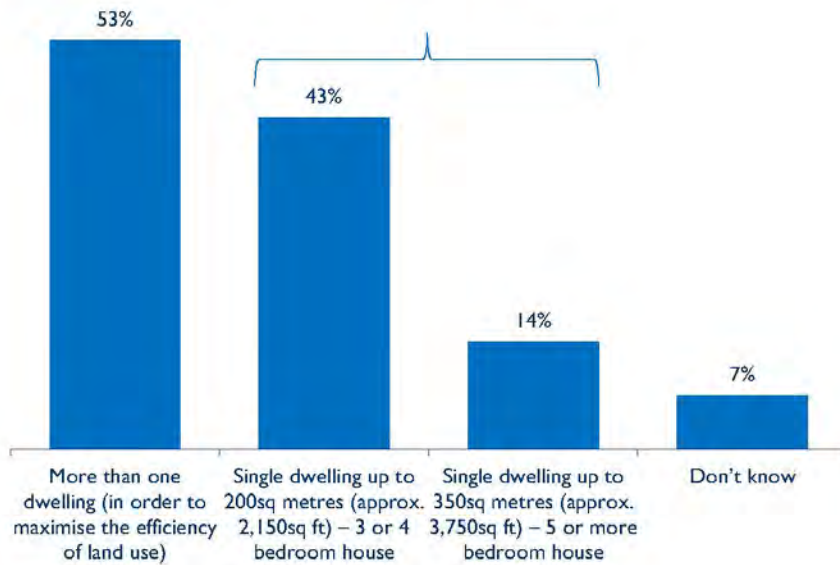
Other features deemed suitable by most residents were *eco-friendly properties (98% net suitable)*, having access to *green space (96% net suitable)* and houses with *off street parking (96% net suitable)*.

The survey also asked for the level of support for 'a policy that any new starter home built in the village should remain as a starter home and not enlarged' (Q10). 87% supported this idea (net support), with over half (57%) expressing 'strong support'. This would seem to suggest then that most residents would prefer starter housing to stay relatively unchanged once built.



Views however appear to be split on how best to redevelop small properties on large plots. For this question, respondents could choose multiple answers and so percentages shown on the chart add up to more than 100%.

Q11. If an existing small property on a large plot becomes available for redevelopment, what type of property(s) do you think would be appropriate to ensure that any development will be sympathetic to the immediate surroundings?



Source: Qa Research 2018 Base: 990 (all respondents)

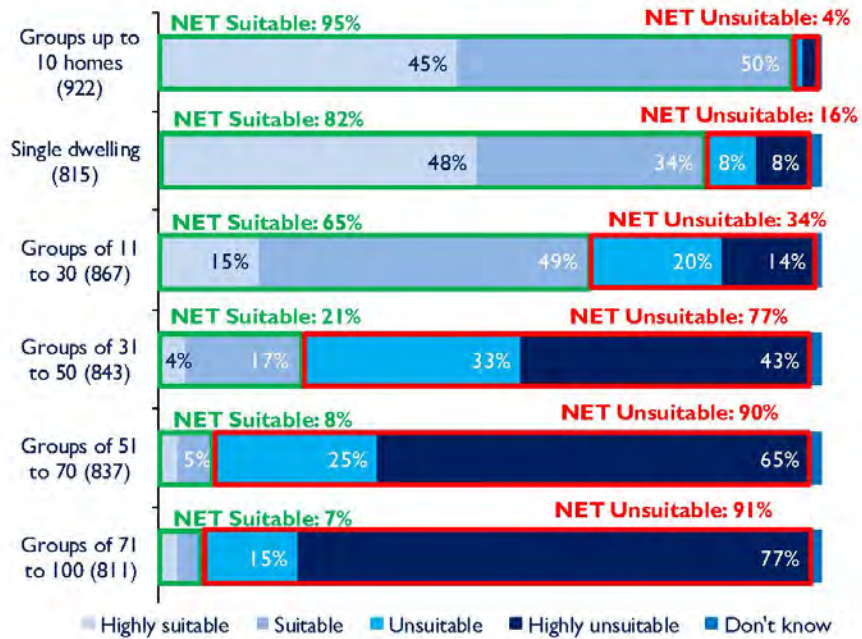
Just over half (53%) think this space should be maximised and used for multiple properties, however a similar proportion prefer the idea of using this land for single properties only (56% net single dwelling). 43% of respondents opted for smaller scale single dwellings (Single dwelling up to 200sq metres (approx. 2,150sq ft) – 3 or 4 bedroom house); and 14% choose larger single dwellings as appropriate (Single dwelling up to 350sq metres (approx. 3,750sq ft) -5 or more bedroom house).



4.3.2 Extent of Future Developments

Residents were also asked for their views on the scale of housing development required in Danbury.

Q 12. What size of development is suitable for the village (i.e. number of homes on a site)?



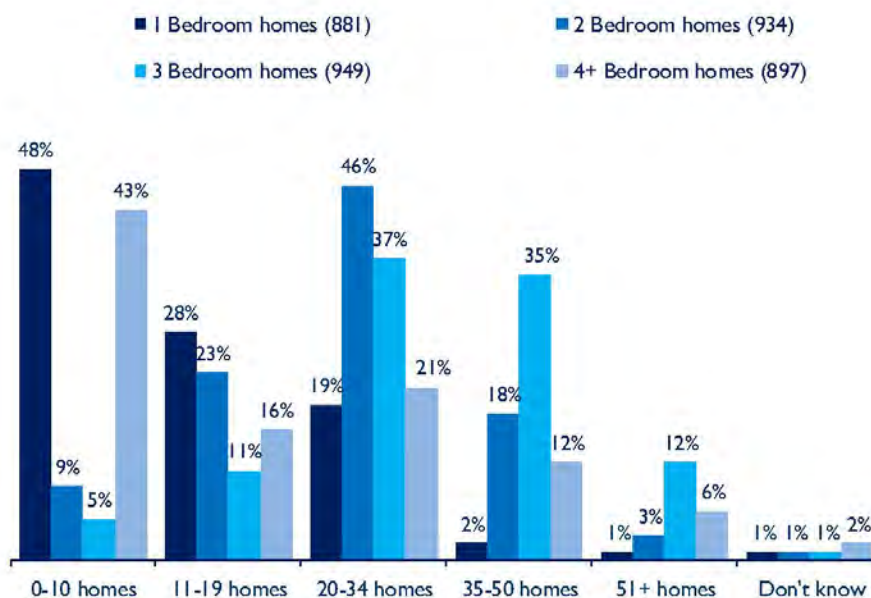
Source: Qa Research 2018 Base: In brackets (all respondents). <3% shown but not labelled.

Smaller developments appear to be most favoured by respondents as these received the highest proportions of net suitable ratings; *single dwellings* (82%) and *groups of up to 10 homes* (95%) were deemed the most suitable sizes for the village. For both *single dwellings* and *groups of up to 10 homes* just under half (48% and 45%) of net suitable ratings came from residents deeming these sizes *highly suitable* for the village, further indicating strong approval for these developments. The largest development included in the survey, *groups of 71 to 100 homes* met with the most disapproval, with an overall net unsuitable rating of 91%.



Respondents were then asked which types of housing the required 100 new homes should be. The chart below shows the percentage of respondents who felt that that number of homes should be built of that type; for example, looking at the dark blue bar on the far left we seen that 48% of respondents felt that 0-10 1 bedroom homes should be built.

Q7. Of the 100 homes, how many should be built of each type?



Source: Qa Research 2018 Base: In brackets (all respondents)

The data appears to suggest a preference for 2 and 3 bedroom homes, with respondents to the survey typically selecting a higher number of homes of these types; 46% - just under half - of those opting for 2 bedroom homes felt these should comprise around one quarter of the allocation (20-24 homes). Nearly two fifths (35%) of responses in favour of 3 bedroom home developments felt these should make up around a third to one half of the allocation (35-50 homes).

In contrast just under half felt there should be less (0-10) 1 bedroom only (48%) and 4+ bedroom homes (42%), indicating a desire for a smaller amount of these homes.

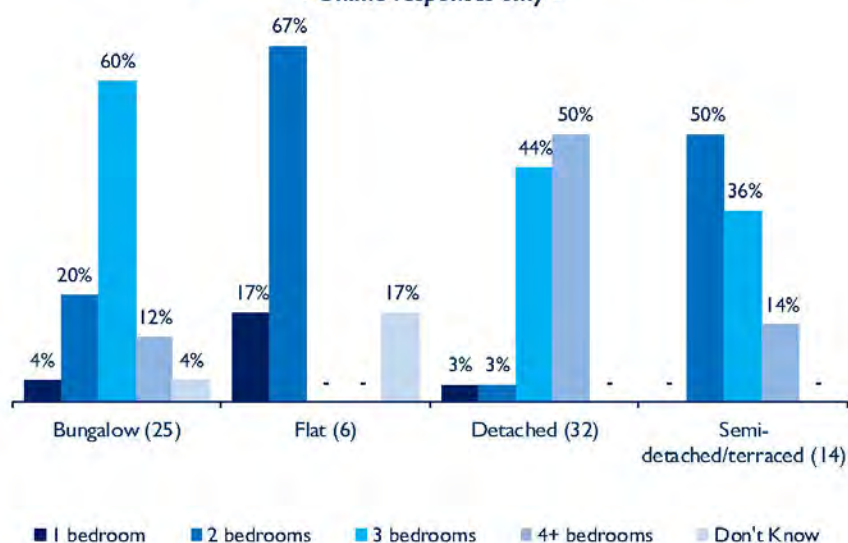
As this question was asked using size bands it is very difficult to accurately calculate the total allocation of each home type from the 100 homes. To make an approximation, and it must be stressed that it is a rough approximation, we can take the midpoint of each range and look and multiply this by the percentage of respondents who gave each band size for each home type.

| Home type | Approx. Allocation |
|------------|--------------------|
| 1 Bedroom | 15 |
| 2 Bedroom | 27 |
| 3 Bedroom | 36 |
| 4+ Bedroom | 22 |



Those that intended to move within Danbury in the near future were asked what kind of home they would require. Note that in the online version of the survey, only 10% indicated that they would move home in the next five years but in the paper version of the survey the proportion was much higher (around 22% - 46% depending on home type). Results for the online survey are therefore shown alone due to concerns that some respondents to the paper survey have an incorrectly answered this question. Whilst the base for the online survey is only those who definitively said they would move in five years, this was only a small number of individuals and therefore results should be treated with caution.

Q8. If you are intending to move within Danbury in the next 5 years, what type of home would you require?
- Online responses only -



Source: Qa Research 2018 Base: In brackets (Those who are intending to move within Danbury)

The results suggest that regardless of home type a minimum of two bedrooms was required and indeed two to three bedrooms were preferred. Those that felt they would require a detached house expressed a need for three bedrooms at a minimum however.

Of those who did intend to move within Danbury, regardless of bedroom size they typically required bungalows (73% of those intending to move), or detached properties (82%) as opposed to semi-detached (45%) and especially flats (16%)

People that were likely to move within Danbury over the next 5 years were asked if they would have any special requirements for their housing (Q9). Again looking at the online results only, the vast majority (79%) did not. Of the 21% that did, this split fairly evenly between Sheltered Housing (7%), Social Housing (5%), Specially Adapted (7%), and Starter Homes (9%). When looking at the data overall, these actually make up very small (<10%) proportions of resident – very few required social or specially adapted housing.



4.3.3 Potential locations for development

To find out more about residents' wishes for future housing development, a series of locations were listed, with residents asked to rate each one in terms of their suitability (question 13). A map of these locations can be found in the appendix.

| Location | Net suitable | | Net unsuitable | | Don't know | |
|---------------------------------------------------|--------------|-----|----------------|-----|------------|----|
| | Count | % | Count | % | Count | % |
| D15. Well Lane Industrial Site (958) | 723 | 75% | 202 | 21% | 33 | 3% |
| D14. Danecroft, Woodhill Road (926) | 585 | 63% | 267 | 29% | 74 | 8% |
| D10. Field South of Jubilee Rise (928) | 542 | 58% | 313 | 34% | 73 | 8% |
| D12. Bay Meadow, adjacent to Medical Centre (944) | 494 | 52% | 409 | 43% | 41 | 4% |
| D5. Sandpit Field, East of Little Fields (946) | 476 | 50% | 428 | 45% | 42 | 4% |
| D9. Land at Millfields & Mill Lane (937) | 472 | 50% | 397 | 42% | 68 | 7% |
| D21. Land at Copt Hill/Mayes Lane (937) | 445 | 47% | 428 | 46% | 64 | 7% |
| D8. Land at Tyndales, West (939) | 432 | 46% | 448 | 48% | 59 | 6% |
| D7. Land at Tyndales, East (941) | 415 | 44% | 464 | 49% | 62 | 7% |
| D20. Riffhams Lane (951) | 390 | 41% | 508 | 53% | 53 | 6% |
| D11. Play Area, Jubilee Rise (930) | 340 | 37% | 511 | 55% | 79 | 8% |
| D4. Land off Runsell Lane (950) | 306 | 32% | 601 | 63% | 43 | 5% |
| Base: All respondents (in brackets) | | | | | | |

Deemed most suitable was site *D15. Well Lane Industrial Site* with three quarters (75%) feeling this to be suitable for development. A further 63% - well over half - also felt the same of the nearby site *D14. Danecroft, Woodhill Road*.

Residents felt site *D4. Land off Runsell Lane* to be least suitable (63% net unsuitable).

Question 14 was included to gather reasons as to why a site was deemed unsuitable. Residents could choose from 6 options, these are summarised in the next table, which shows that the *impact on landscape character and impact on main roads or country lanes* were the most commonly raised issues for all sites regardless of suitability at the previous question. For site *D4. Land off Runsell Lane*, 85% of those providing a reason for considering it unsuitable, were concerned about the landscape impact. Nearly all (94%) of this same group felt the impact on roads made this site unsuitable.

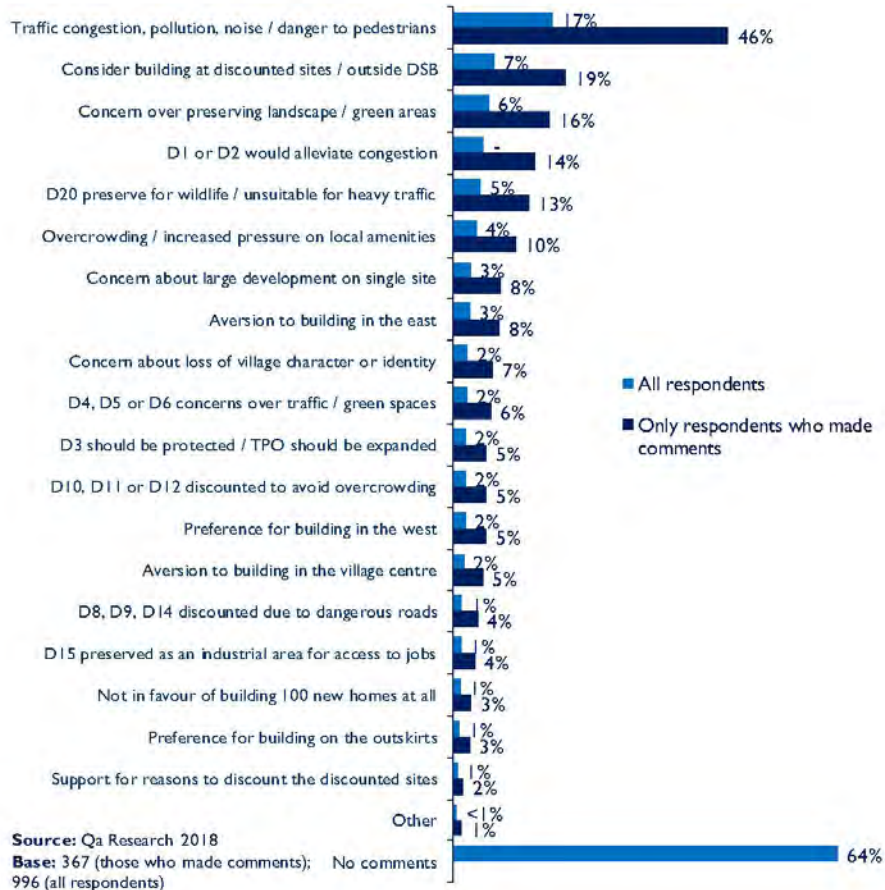


| Location | Impact on main road or country lanes | | Impact on landscape character | | Increased light or air pollution | | Damage to ecology | | Impact on heritage assets | | Impact on sites of scientific interest | | None | |
|----------------------------------------------------------------|--------------------------------------|-----|-------------------------------|-----|----------------------------------|-----|-------------------|-----|---------------------------|-----|----------------------------------------|-----|-------|-----|
| | Count | % | Count | % | Count | % | Count | % | Count | % | Count | % | Count | % |
| D15. Well Lane Industrial Site (179) | 143 | 80% | 85 | 47% | 80 | 45% | 50 | 28% | 24 | 13% | 18 | 10% | 15 | 8% |
| D14. Danecroft, Woodhill Road (242) | 215 | 89% | 183 | 76% | 126 | 52% | 123 | 51% | 56 | 23% | 55 | 23% | 1 | <1% |
| D10. Field South of Jubilee Rise (295) | 259 | 88% | 205 | 69% | 162 | 55% | 158 | 54% | 54 | 18% | 57 | 19% | 1 | <1% |
| D12. Bay Meadow (388) | 354 | 91% | 260 | 67% | 223 | 57% | 191 | 49% | 130 | 34% | 85 | 22% | 3 | 1% |
| D5. Sandpit Field, East of Little Fields (414) | 399 | 96% | 320 | 77% | 241 | 58% | 242 | 58% | 98 | 24% | 101 | 24% | - | - |
| D9. Land at Millfields & Mill Lane (373) | 347 | 93% | 273 | 73% | 202 | 54% | 205 | 55% | 62 | 17% | 57 | 15% | 2 | 1% |
| D21. Land at Copt Hill/Mayes Lane (394) | 351 | 89% | 277 | 70% | 183 | 46% | 188 | 48% | 92 | 23% | 73 | 19% | 1 | <1% |
| D8. Land at Tyndales, West (427) | 396 | 93% | 342 | 80% | 227 | 53% | 245 | 57% | 81 | 19% | 88 | 21% | - | - |
| D7. Land at Tyndales, East (444) | 408 | 92% | 366 | 82% | 249 | 56% | 256 | 58% | 85 | 19% | 90 | 20% | - | - |
| D20. Riffhams Lane (486) | 448 | 92% | 424 | 87% | 289 | 59% | 339 | 70% | 193 | 40% | 153 | 31% | 1 | <1% |
| D11. Play Area, Jubilee Rise (454) | 270 | 59% | 275 | 61% | 193 | 43% | 145 | 32% | 95 | 21% | 43 | 9% | 51 | 11% |
| D4. Land off Runsell Lane (577) | 545 | 94% | 489 | 85% | 321 | 56% | 351 | 61% | 175 | 30% | 172 | 30% | - | - |
| Base- in brackets (those who rated sites as unsuitable) | | | | | | | | | | | | | | |



A fully open question was also included, inviting any other comments on the suggested sites, as a way to ensure all opinions were gathered. Comments were analysed and coded into common themes, detailed in the chart below.

Q15. Any other comments relating to sites...



Two thirds (64%) of respondents had no further comments to make. Amongst those who did make comments, nearly half (46%) had concerns about the *traffic congestion, pollution (including noise pollution) and danger to pedestrians* involved with future housing development. The impact of more housing on traffic in Danbury is evidently a concern to respondents, given responses to questions 14 and 15.



Some comments mentioned *discounted sites*; these are sites that have been judged as unsuitable for future development (a map of which can be found in the appendix). Site locations and reasons for being discounted can be seen in the table below. A similar table was included in the questionnaire (included in the appendix).

| Site number | Location | Reason for being discounted |
|-------------|--------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| D1 | Hammonds Farm | Outside of or not adjoining the Defined Settlement Boundary. |
| D2 | Land at St Clere's Hall | Outside of or not adjoining the Defined Settlement Boundary. |
| D3 | Land to North of 80 Main Road | Outside of or not adjoining the Defined Settlement Boundary. Largely in a Tree Preservation Order (TPO) area |
| D6 | Land at Twitty Fee | Outside of or not adjoining the Defined Settlement Boundary. |
| D13/21 | Land at Copt Hill/Mayes lane. | Outside of or not adjoining the Defined Settlement Boundary. |
| D16 | Land at Woodhill Road | Outside of or not adjoining the Defined Settlement Boundary. |
| D17 | Land North of White Elm Cottage, Hyde Lane | Outside of or not adjoining the Defined Settlement Boundary. |
| D18 | Land at Old Chase Farm, Hyde Lane | Outside of or not adjoining the Defined Settlement Boundary. |
| D19 | Land at Old Chase Farm, Hyde Lane | Outside of or not adjoining the Defined Settlement Boundary. |

4.4 Design and Heritage

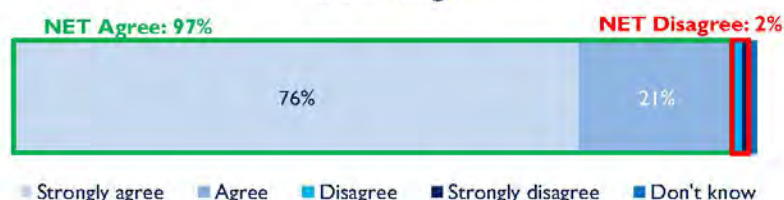
The next section of the questionnaire covered views of the design and heritage of Danbury

DESIGN AND HERITAGE
Danbury has many listed buildings and a Conservation Area. These heritage assets will be protected and enhanced where possible, and any development impacting on these assets will not be supported.

Objective
'Conserve and enhance Danbury's heritage assets and positive features which contribute to the village – development affecting these assets and features will not be supported.'

Residents were asked to what extent they agreed with the objective, shown in the chart below.

Q16: Do you agree with this objective for Danbury's Design and Heritage?



Source: Qa Research 2018 Base: 990 (all respondents). <1% shown but not labelled.

As can be seen, nearly all residents were in agreement with the objective (97%), with three quarters (76%) of residents' expressing strong agreement indicating conserving the heritage of the village is very important to them.



4.5 Environment

The survey also sought people's opinions on how best to protect Danbury's environment.

ENVIRONMENT

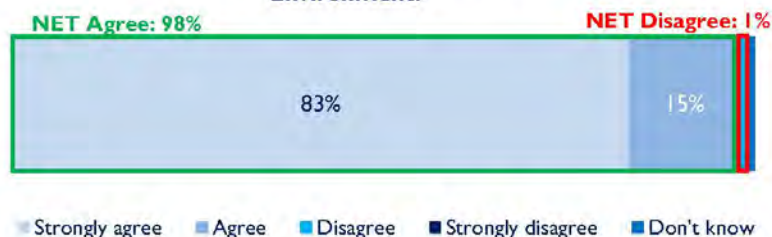
Danbury's residents place a very high priority on the importance of the countryside, wildlife areas, open spaces, conservation area(s) and protected lanes, together with the network of public rights of way and commons. Therefore, these will be protected and enhanced where possible, and ways sought to mitigate the potential recreational pressure on the Sites of Special Scientific Interest, Country Parks and Local Wildlife Sites. The Danbury Ridge Living Landscape will be supported, and opportunities taken to enhance the existing accessible open spaces and rectify any shortfalls in provision. The character of Danbury's Rural Lanes will be protected.

Objective

'To seek protection, conservation and enhancement of this significant element of Danbury's character, including its open spaces and rural lanes.'

4.5.1 Conservation

Q17: Do you agree with this objective for Danbury's Environment?



Source: Qa Research 2018 Base: 981 (all respondents). <1% shown but not labelled.

98% of respondents agreed with this environment objective to some extent; most (83%) strongly agreed. Conservation and protecting the environment are evidently a priority for people living in Danbury.

A follow up question asked, 'Q18. When new houses are built, do you agree appropriate trees and hedges should be planted to assist in reducing air pollution?' 99% agreed with this, indicating an almost unanimous degree of support.

Similar levels of agreement were seen in response to, 'Q19. Do you agree that garden hedges are to be encouraged to demarcate boundaries and encourage wildlife?' 98% expressed agreement, over 3/4 (77%) strongly agreed.

Respondents were also presented with a list of views in Danbury and asked which of these they would like to see protected. 97% mentioned a desire to preserve at least one view from the list; a full breakdown is shown in the table below.

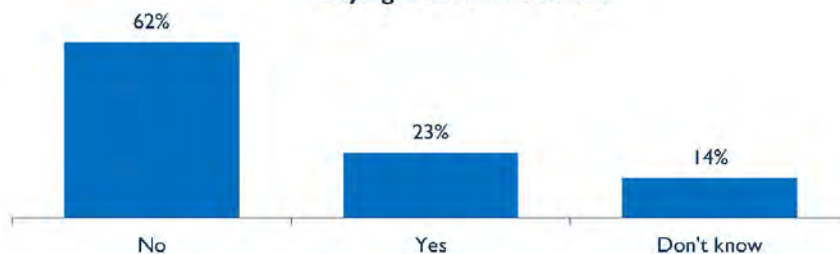
| Locations | Count | % |
|------------------------------------------------------------------------|-------|-----|
| St Johns Church, South of the Water Tower, over Hanningfield Reservoir | 757 | 80% |
| From the War Memorial towards Chelmsford | 724 | 77% |
| Lingwood Common from the seat | 670 | 71% |
| From Dawson's Field, South | 626 | 66% |
| From Runsell Lane over Blackwater | 620 | 66% |
| Griffin Hill from the beer garden | 613 | 65% |
| From Riffhams Lane, towards Riffhams (house) | 609 | 64% |
| From the Anchor over the Warren | 525 | 56% |
| From A414 (West) towards Danbury | 463 | 49% |
| The field east of Cherry Garden Lane towards Bradwell Power Station | 462 | 49% |
| From Southview | 424 | 45% |
| Fitzwalter Lane Footpath to Paternoster Farm | 421 | 45% |
| Don't know | 27 | 3% |
| None of these | 1 | <1% |
| Base: 945 (all respondents) | | |

Most (80%) wished to protect views from *St Johns Church*, over three quarters (77%) mentioned the war memorial towards Chelmsford. Least popular were views from *Southview* (45%) and *Fitzwalter lane footpath* (45%), however even these were selected by just under half of the respondents.

4.5.2 Village landscape

Questions were then asked regarding potential changes to Danbury's landscape.

Q21. Should new street lighting be installed in the rural and outlying areas of the Parish?

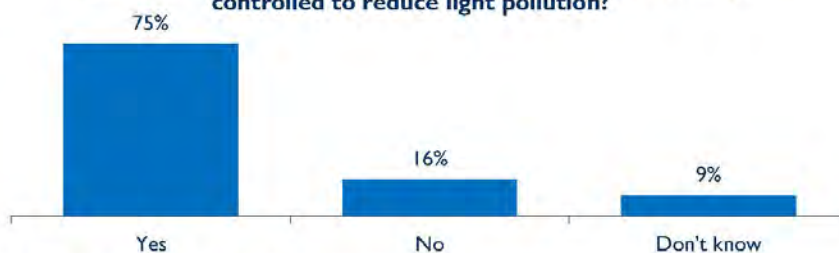


Source: Qa Research 2018 Base: 974 (all respondents)

The majority (62%) were against installing new streetlights, however just over one-in-ten didn't have an opinion on the matter.



Q22. Should new or replacement external property lighting be controlled to reduce light pollution?



Source: Qa Research 2018 Base: 974 (all respondents)

Perhaps unsurprisingly given answers to the previous question, when asked whether external property lighting should be controlled in an effort to reduce light pollution, three quarters (75%) said yes. Residents appear to be keen to reduce excessive outside lighting in Danbury where possible.

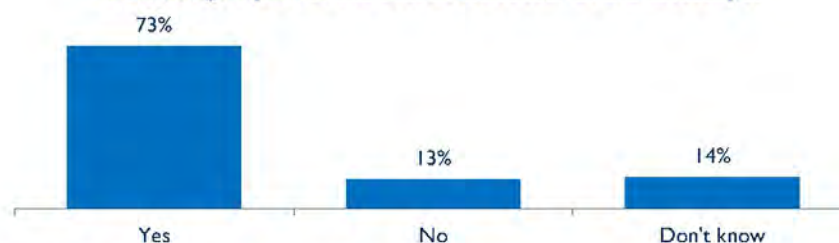
Questions followed regarding various proposed changes to the appearance of the village.

Nearly all (99%) said yes when asked if street furniture such as bus shelters should be sympathetic to the local area (Q23).

A comparable amount (96%) said utility services should be buried where possible (Q25). Where people didn't agree, most didn't have an opinion rather than actually disagreeing (4% *didn't know*, 1% said *no*).

Views on dealing with unmade roads were similar, though not quite so unanimous, as seen in the chart below.

Q24. Should unmade roads throughout the Parish be retained as an integral part of the overall character of the landscape?



Source: Qa Research 2018 Base: 979 (all respondents)

Three quarters (75%) felt they should be kept as they were as they were an *integral part of the character of Danbury*. However this time 14% didn't have an opinion and a similar amount (13%) disagreed with retaining them.

Overall responses to these questions suggest a strong preference for keeping the village landscape largely unchanged.



4.6 Transport

Respondents were asked for their thoughts on how to improve transport in Danbury.

TRANSPORT AND MOVEMENT

Danbury's geographical position, being midway between the City of Chelmsford and Maldon and the Dengie Peninsula, which is subject to significant growth, means that the A414 carries the bulk of the traffic between these growth areas, with a significant detrimental effect on the centre of the village.

Danbury's residents very much want to see improvements to this situation. Therefore collaboration with other agencies will be sought to find a solution, which could include better public transport and cycling provision to encourage a lesser dependence upon private cars, both within the village and outside.

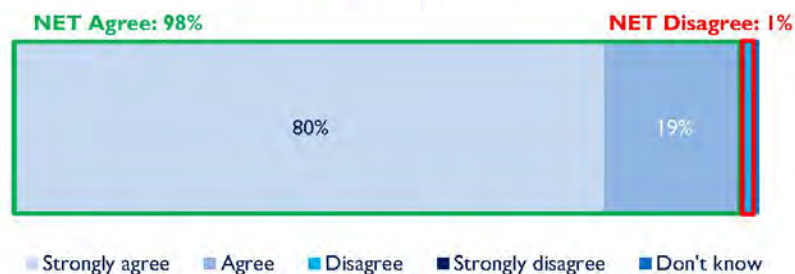
The Parish Council continues to press for a solution to the A414 problem, although it is accepted that this is beyond the scope of the Neighbourhood Plan.

Adequate parking and improvements to pavements are also a priority and opportunities to address these will be taken, and the issue of the impact that HGVs have on the village needs careful consideration.

Objective
'To promote clean, safe streets and spaces, seeking creative solutions to the traffic issues that currently affect Danbury; encouraging sustainable transport, addressing parking issues and improvements to pavements where possible.'

The chart below shows levels of agreement with the transport objective seen above.

Q26. Do you agree with this objective for Transport and Movement?



Source: Qa Research 2018 Base: 981 (all respondents) <1% shown but not labelled.

The vast majority (98%) agreed, confirming residents' support for addressing traffic and parking issues, as well as promoting clean, safe streets.



4.6.1 Pedestrians and cyclists

One area covered in the survey was how best to improve Danbury for pedestrians and cyclists.

Residents were asked for their opinions on proposed strategies for improving footpaths, detailed in the next few charts.

Q27. Would you use an enhanced footpath from Mayes Lane to Well Lane (footpath 17 from behind the Sports and Social Centre to St Clere's Way)?

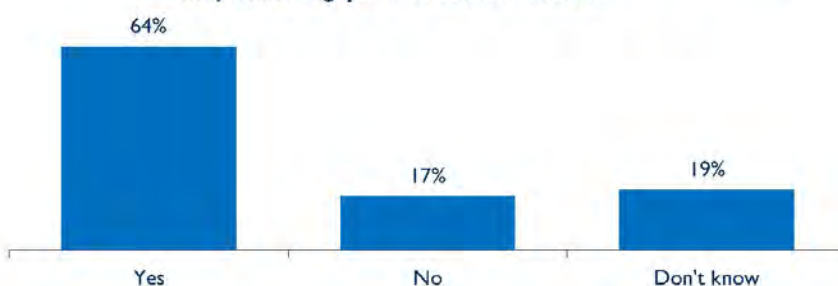


Source: Qa Research 2018 Base: 976 (all respondents)

As can be seen, there is moderate demand for an enhanced footpath from Mayes to Well Lane; with just over half (53%) saying they would make use of it. A sizeable minority however wouldn't use the path (30%), and (17%) were simply not sure either way.

A slightly higher proportion agreed additional pavements were needed.

Q28. Are additional pavements needed when walking along busy roads e.g. parts of Woodhill Road?



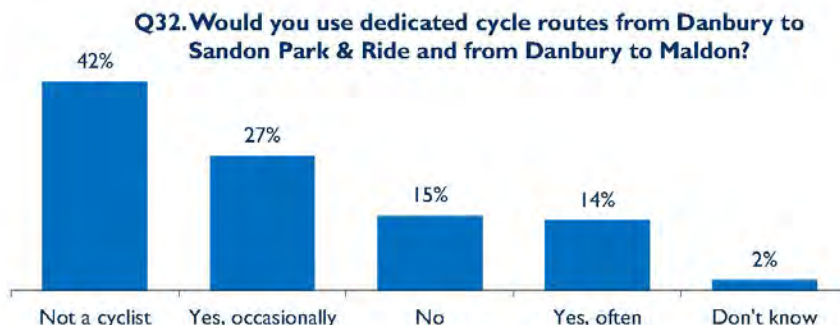
Source: Qa Research 2018 Base: 969 (all respondents)

This time, well over half (64%) said yes to this question.

One area that most agreed on was 'Q29. Should private and public hedges be kept clear of pavements for the safety of pedestrians?' – 95% said this should happen, nearly all respondents.



With regards to cyclists, one question concerned the introduction of a new cycle route. Responses to this idea can be seen in the chart below.



Source: Qa Research 2018 Base: 986 (all respondents)

Just under half (42%) were not cyclists and so would have no cause to use a dedicated cycle route. Around one quarter (27%) of respondents indicated that they would use a dedicated cycle route *occasionally*, although the proportion so said they would use it *often* was smaller (14%) – in total, however, 40% answered yes to this question. It should be stressed however that answers to this question are based on how much respondents estimate they would use such a route and in reality there are many variables that would affect this.

4.6.2 Parking in the village

Views on parking provision in Danbury were also gathered. Respondents were first asked whether the village needed extra parking, seen on the following chart.



Source: Qa Research 2018 Base: 974 (all respondents)

Views on this question were mixed. Whilst 54% said no additional parking was required, a large minority disagreed. Nearly two fifths (38%) felt there was a need.

When asked 'Q31. Would you support an increase in the size of the current car parks?' views were equally mixed. 48% were against this idea, however a similar proportion were in favour (40%). 12% said they didn't know either way.



Overall, attitudes to additional parking in Danbury appeared polarised with around half of respondents suggesting that there is no need for improvement here but a similar (albeit slightly smaller) proportion feeling there was need for improvement.

4.7 Recreation in Danbury

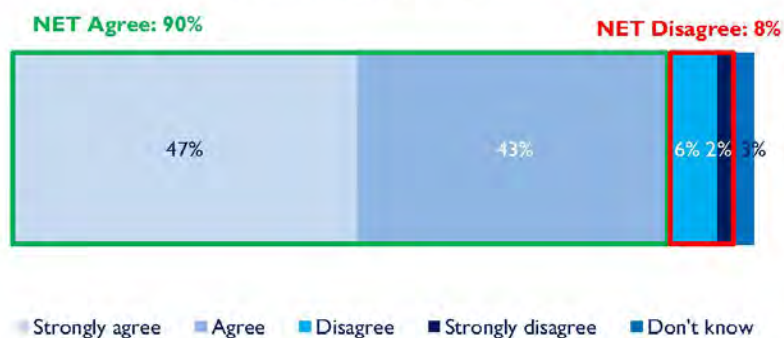
Respondents were given an opportunity to provide their thoughts on how to improve opportunities for recreation and leisure in the village.

RECREATION AND LEISURE
 Danbury's leisure facilities and community groups are well used and are a priority to its residents. When asked what other facilities residents would use if provided, suggestions included a swimming pool and an outdoor gym. Danbury has an undersupply of play space for older children, which could be addressed. The existing play areas could be improved where required.

Objective
 'To improve Danbury's recreation and leisure facilities and increase provision where a shortfall exists.'

Levels of agreement with the objective are shown in the chart below.

Q33. Do you agree with this objective for Danbury's Recreation and Leisure?

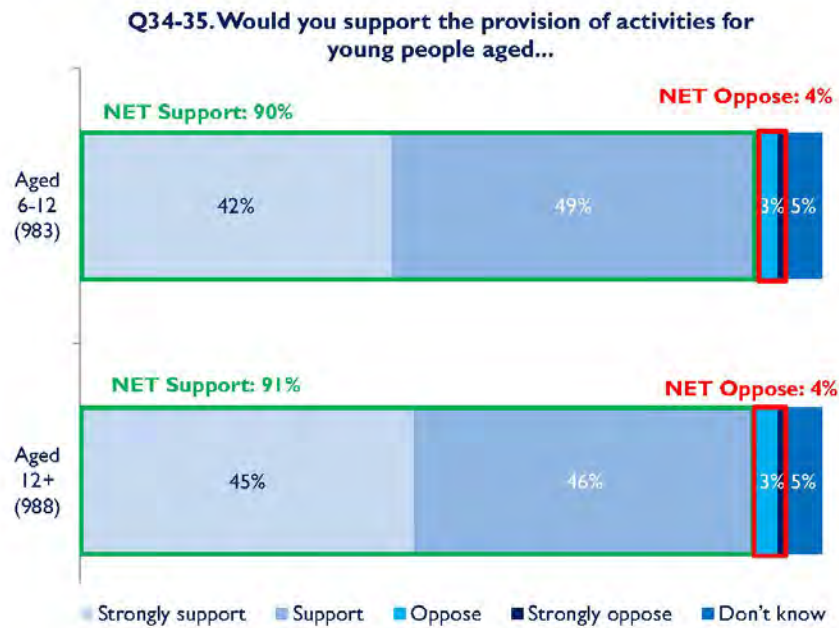


Source: Qa Research 2018 Base: 968 (all respondents)

Almost all (90%) agreed with this objective, indicating those living in Danbury generally feel there is potential to improve local leisure facilities and opportunities. Opinion was roughly evenly split between strong agreement (47%) and general agreement (43%)



4.7.1 Activities for young people



Source: Qa Research 2018 Base: in brackets (+/- <1% not shown but not labelled)

The considerable majority (90%) said they would, 'support the provision of activities for young people aged 6-12' (Q34- net support). This support was roughly evenly split between the 42% that strongly supported this idea and the 49% that generally supported it. As for the other respondents, slightly more simply 'didn't know' (5%) than outright opposed the idea (4% net oppose).

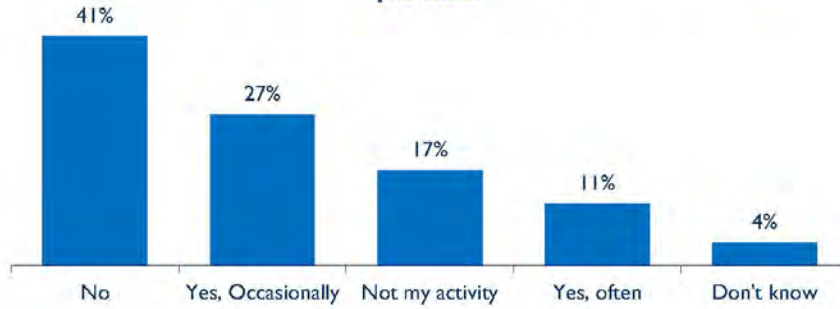
The same question was also asked of activities for young people aged 12+ (Q35). A very similar pattern of responses was seen. Net support was 91% with almost exactly equal proportions of strong support (45%) and general support (46%).



4.7.2 Improving leisure facilities

A series of questions were asked about opportunities for exercise and outdoor activities.

Q37. Would you use outdoor exercise equipment if it could be provided?

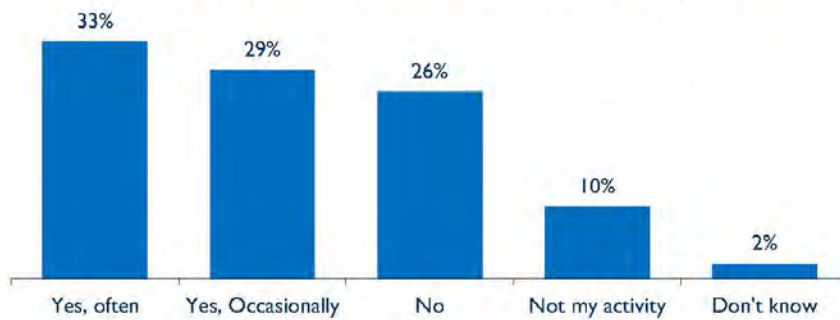


Source: Qa Research 2018 Base: 992 (all respondents)

There does seem to be a moderate demand for outdoor exercise equipment – whilst nearly half (41%) said they wouldn't use it, a very similar proportion would (38% net yes).

There is also a relatively high demand for a swimming pool.

Q38. Would you use a swimming pool if one could be provided?



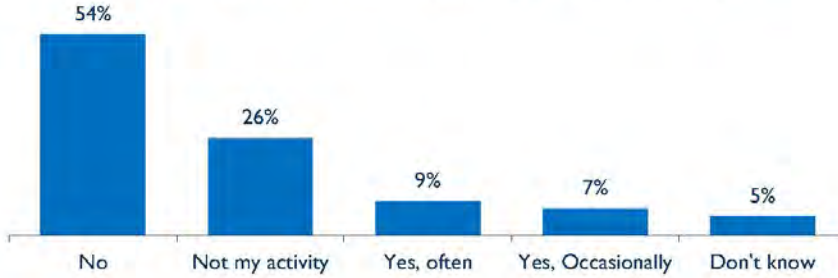
Source: Qa Research 2018 Base: 989 (all respondents)

Over half (62%) said they would use a pool, with one third (33%) saying they would use it often and a further 29% intending to use the pool occasionally.



Very few would make use of an allotment if more were made available.

Q39. Would you cultivate an allotment if more were available?

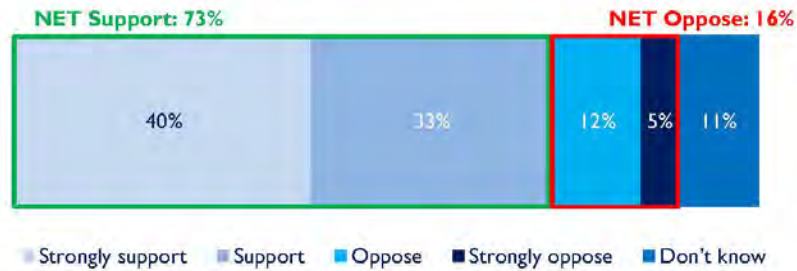


Source: Qa Research 2018 Base: 987 (all respondents)

Only 16% said they would actually cultivate one (net yes). Over half (54%) said no; around a quarter (26%) were simply not interested (not my activity).

The survey also looked into whether people in Danbury felt there was a specific need to reduce damage caused by mountain bikers in two specific areas: Danbury Common and Scrubs Wood.

Q36. Would you support the reduction of the damage to Danbury Common and Scrubs Wood from Mountain Bikers?



Source: Qa Research 2018 Base: 990 (all respondents)

Just under three quarters (73% net support) supported this, with the majority of support being the 40% that strongly supported the idea.



4.8 Danbury's Infrastructure

4.8.1 Developing amenities

A further area covered by the survey was thoughts on local amenities.

AMENITIES

Concern was raised over the capacity of the Medical Centre and schools to cater for its existing residents. Collaboration with other agencies will be sought to improve the situation.

Objective

'To ensure that important amenities are retained and sufficient for the future needs of residents.'

The overwhelming majority (98%) agreed with this objective for amenities (Q40). 81% strongly agreed. Ensuring that amenities meet local needs is evidently very important to Danbury residents.

Support for nominating *assets of community value* was also assessed.

Q41. Would you support selected essential facilities being nominated Assets of Community Value? Assets of Community Value are spaces and places that are important to local people.



Source: Qa Research 2018 Base: 988 (all respondents), +/- <1% shown on chart but not labelled

In line with the objective 92% agreed with 'Q41. Would you support selected essential facilities being nominated Assets of Community Value?' There was a near 50/50 split between strong support (49%) and general support (43%). This proposal was clearly popular with respondents.

4.8.2 Encouraging business growth

Views on strategies for improving facilities for small businesses were also sought.

Levels of agreement with the SG's objective for local business were gathered, shown in the chart below.

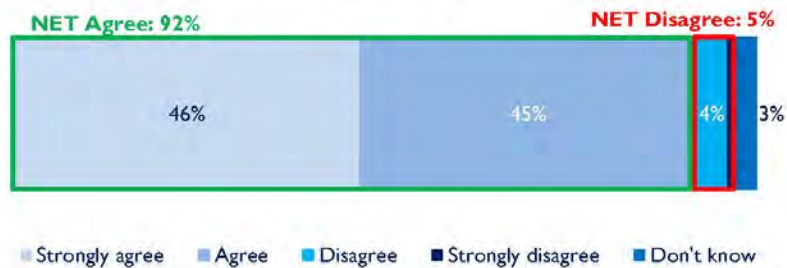
BUSINESS AND ECONOMY
The mobile phone signal, broadband reliability and traffic congestion negatively affect Danbury's Businesses, whilst the local Post Office is very important. Residents seek a better range of retail shops, restaurants and a bank.

Further small-scale enterprises will be encouraged, as will those that entail working at home. Large-scale or those likely to increase traffic in the village will not be supported.

Opportunities to increase green energy will be sought, provided they are in keeping with, and not detrimental to the character of the area.

Objective
'To encourage further small-scale enterprises particularly working from home; commercial sites for green energy will also be supported where locally appropriate and where they will cause no demonstrable harm to the character of the area.'

Q42. Do you agree with this objective for Danbury's Business and Economy?



Source: Qa Research 2018 Base: 987 (all respondents). <1% shown but not labelled.

Nearly all (92%) agreed to some level. There was a near 50/50 split between strong support (46%) and general support (45%). Encouraging small businesses in the local area is clearly important to Danbury residents.



To further this objective, the creation of a *business hub* has been proposed. Support for this idea was assessed by the survey, shown below.

Q43. Would you support the creation of a Business Hub (providing fast broadband, office and meeting facilities) to support local and home working businesses?



Source: Qa Research 2018 Base: 989 (all respondents)

Overall three quarters (75% net support) are in favour of this idea. As might be expected given responses to the objective for business, the idea of a business hub is seen as a good idea by residents.

5. Overall key findings

Agreement with vision statement

- 96% agreed overall with the Neighbourhood Plan's 'vision statement'

Housing development

- 95% agreed with the housing development objective.
- There was a clear preference for development of previously developed land (96% felt this was suitable for development) and in empty properties (95% felt suitable) – in contrast, there was considerable opposition to development on agricultural land (86% unsuitable)
- With the exception of luxury housing, flats and apartments, and three storey town houses, most respondents felt a variety of housing types were suitable for development
- Results suggest a desire that developments be energy efficient & environmentally friendly, have off street parking, access to garden space and of no more than two storeys
- The development of rental properties of any type, including social housing, was felt to be far less suitable for Danbury
- There was a preference that developments were clustered in smaller groups (preferably groups of up to 10, or up to 30) or single dwellings
- 2-3 bedroom properties were viewed as being most suitable for development
- Well Lane Industrial Site and Danecroft, Woodhill Road were the two sites seen as most suitable for development (by 75% and 63% respectively)
- Concerns around the impact of housing development typically centred around increases in traffic, congestion, and pollution (37% of all respondents referenced these as concerns)

Design and Heritage

- Preserving the character and heritage of Danbury is very important to residents with 97% agreeing with this objective.

Environment

- Protecting the environment is another priority for Danbury residents with 98% agreeing with this objective.
- Results show high levels of support for environmental initiatives such as planting trees to offset the pollution of new houses and using hedges to encourage wildlife.
- There was a desire to reduce external lighting as much as possible: over half (62%) were against installing new street lighting and three quarters (75%) wished to control external property lighting.
- Residents were keen to keep Danbury's landscape relatively unchanged: nearly all said street furniture should be sympathetic to its surroundings and that utilities should be buried where possible.
- Nearly three quarters (73%) said unmade roads were an integral part of the landscape and character of Danbury.



Transport in Danbury

- 98% agreed with the objective for transport.
- Around half would use an enhanced footpath from Mayes Lane to Well Lane indicating moderate demand.
- Well over half felt additional pavements were needed on busy roads such as Woodhill Road.
- 95% said hedges should be kept clear of pavements to improve safety for pedestrians.
- Results show some demand for a cycle route from Danbury to Sandon Park and Ride and to Maldon: two fifths (40%) of respondents said they would use such a cycle route, although the majority of these said they would only do so *occasionally* and
- There were mixed views on parking provision in Danbury: just over half said there was no need for additional parking in the centre, yet nearly 2/5 (38%) said there was.
- Equally, just under half (48%) would not support an increase in the size of car parks, however 40% would.

Recreation in Danbury

- Overall 90% agreed with this objective.
- Results show high levels of support for providing activities for young people: 90% supported activities for 6-12 year olds, 91% supported activities for those aged 12+.
- There was moderate demand for outdoor exercise equipment, whilst 41% would not use it, a similar proportion (38%) would.
- Demand for a swimming pool appears to be high; with well over half indicating they would make use of one.
- Little demand was found for allotments as only 16% said they would cultivate one.
- The majority (73%) supported the reduction of damage caused by mountain bikers to Danbury Common and Scrubs Wood.

Danbury's Infrastructure

- 98% agreed with the objective for amenities.
- Almost all (92%) supported the idea of nominating certain essential facilities as 'Assets of Community Value'.
- 92% agreed with the objective for Danbury's business and economy.
- In line with this, three quarters felt the creation of a business hub to support local business and home working was a good idea.



6. Appendix

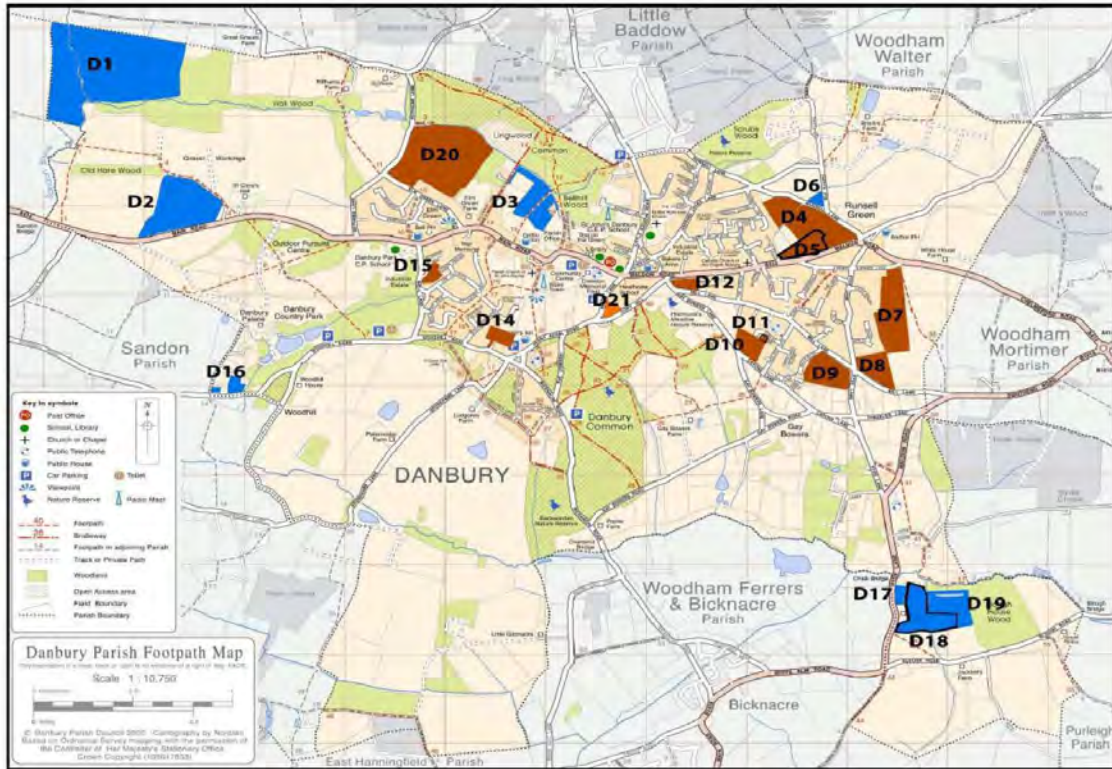
6.1 Full age breakdown

| Age | Survey sample | |
|-------------------|---------------|-----|
| Under 18 | 40 | 4% |
| 18-24 | 24 | 2% |
| 25-34 | 44 | 4% |
| 35-44 | 97 | 10% |
| 45-54 | 131 | 13% |
| 55-64 | 191 | 19% |
| 65+ | 429 | 43% |
| Prefer not to say | 37 | 4% |
| Base | 993 | |

6.2 Map of potential sites for development in Danbury

Discounted sites are highlighted in blue, potential sites for developments are highlighted in brown.

Map of Potential Sites for Development in Danbury (please note that this is not to scale and is for indicative purposes only.)



6.3 Questionnaire



Danbury Neighbourhood Plan Our Parish, Our Future

Dear Resident

Danbury Neighbourhood Plan – Questionnaire Number 2. Please complete by 15th September 2018

The next stage in preparing the Neighbourhood Plan is to obtain the views of Danbury residents on a variety of matters to enable us to draft the Policies which will be the bedrock of the Neighbourhood Plan. At the same time we will be looking for your thoughts on potential location(s) of the 100 new homes to be built in Danbury that have been allocated through the Chelmsford City Council emerging Local Plan.

The attached questionnaire can be completed by all Danbury Residents and Business Owners – there is no age limit!! This is your opportunity to have your say in shaping the future of Danbury for the next 18 years.

There are two ways to complete the questionnaire, using the paper version, or online by visiting www.danburyneighbourhoodplan.com. The questionnaire can be responded to by up to four members of the household using the reference numbers below (please note that each reference can only be used once and each household member should only make one response.) You will need to enter one of the numbers below either when responding online, or if responding on the paper copy, please insert a number into the reference box on Page 3.

| |
|--|
| |
| |
| |
| |

If you have any queries relating to the questionnaire, please contact Lesley Mitcheimore at Danbury Parish Council, the Old School House, Main Road, Danbury, CM3 4NC. Tel: 01245 225111.

If you would like more information about the Danbury Neighbourhood Plan please visit www.danburyneighbourhoodplan.com.

Thank you for taking the time to have a say in the future of Danbury.

Danbury Neighbourhood Plan Steering Group.

The Danbury Neighbourhood Plan Steering Group is an Advisory Committee of Danbury Parish Council. Your response will be anonymous and by taking part in this survey, you agree that your answers can be used for analysis purposes and summarised into a report to be published and used only for the purposes of producing the Danbury Neighbourhood Plan.

We are working with an external and independent research agency Qa Research who will collect, enter, analyse and summarise the information into a report in accordance with the Qa Research Privacy Policy <http://www.qaresearch.co.uk/about-us/privacy-policy/>. Paper copy responses will be sent securely to the Company. The information including paper responses will be returned to Danbury Parish Council where it may be further analysed and will be kept until the Neighbourhood Plan has been passed at examination and adopted, up to a maximum of five years, in accordance with their data protection Policy: <http://www.danbury-ss26x.gov.uk/images/documents/General Data Protection Policy May 2018.pdf>.



Danbury Neighbourhood Plan – Questionnaire Number 2.

Please insert your reference number below:

| | | | | | |
|--|--|--|--|--|--|
| | | | | | |
|--|--|--|--|--|--|

VISION STATEMENT

The vision for the future of Danbury up to 2036 has been written based on the feedback received during the Visions and Objectives Consultation during July and August 2017.

'Danbury in 2036 will be a thriving village, separate from Chelmsford, with a strong community spirit, where people of all ages will be able to enjoy Danbury's unique character and identity. Its countryside, woods and green spaces will be protected, as will its heritage, older buildings and distinguishing features.

Any development will be sympathetic to, and not detract from, the character of the village, will be sustainable and appropriate to its scale and nature and be integrated with the landscape and existing housing.

Opportunities will be taken to improve leisure, recreation and retail facilities for local residents. Danbury's geographical position within the area's road network is likely to continue to be a challenge and opportunities to improve this will be actively sought with other agencies over the plan period.'

Q1: Do you agree with this Vision for the Danbury Neighbourhood Plan?

Strongly Agree ¹ Agree ² Disagree ³ Strongly Disagree ⁴ Don't know ⁵

HOUSING AND DEVELOPMENT

Any future development should be sympathetic to the village character and respond to local needs. Properties for younger people and smaller properties for downsizers will be a priority. Suitable housing at less than the market value will be included. It should be of high quality and design and fit well into the context of the village in terms of mix, scale, character and tenure. Suitable previously developed land and infill sites will be preferred, which do not conflict with Chelmsford's criteria for site selection and for development. Danbury's residents are keen that the existing separation between settlements is maintained, and any development proposed should not encroach on green spaces between Danbury and its neighbours.

Objective

'To ensure there is a high-quality housing provision for all ages, which responds to Danbury's needs. Any development will be sustainable (meeting the needs of the present without compromising the ability of future generations to meet their own needs). It will also be appropriate to the scale and nature of the Parish, with the separation between existing settlements being maintained. Green energy in new developments will be encouraged.'

Q2: Do you agree with this objective for Danbury's Housing and Development?

Strongly Agree ¹ Agree ² Disagree ³ Strongly Disagree ⁴ Don't know ⁵



FUTURE DEVELOPMENT: The emerging Chelmsford Local Plan has allocated 100 homes to be accommodated within or adjoining Danbury's Defined Settlement Boundary. The next questions will help us identify the type, tenure, design, location and size of the development for the 100 homes.

| | | Highly Suitable | Suitable | Unsuitable | Highly Unsuitable | Don't Know |
|-------------------------------------------------------------------------------------|-----------------------------------------------------|-----------------|----------|------------|-------------------|------------|
| Q3. How suitable are the following types of land for homes to be built on? | Agricultural Land | 1 | 2 | 3 | 4 | 5 |
| | Backland (use of gardens) | 1 | 2 | 3 | 4 | 5 |
| | Previously Developed Land | 1 | 2 | 3 | 4 | 5 |
| | Empty Properties | 1 | 2 | 3 | 4 | 5 |
| | Infill (filling gaps between existing houses) | 1 | 2 | 3 | 4 | 5 |
| | Inside the Village Built up Area | 1 | 2 | 3 | 4 | 5 |
| | Outside but Next to the Village Built Up Area | 1 | 2 | 3 | 4 | 5 |
| Q4. How suitable are each of the following types of homes if they were to be built? | Detached House | 1 | 2 | 3 | 4 | 5 |
| | Link Detached House | 1 | 2 | 3 | 4 | 5 |
| | Semi-detached House | 1 | 2 | 3 | 4 | 5 |
| | Terraced House | 1 | 2 | 3 | 4 | 5 |
| | Town House (3 Storeys) | 1 | 2 | 3 | 4 | 5 |
| | Bungalow | 1 | 2 | 3 | 4 | 5 |
| | Flats/apartments – max 3 storeys | 1 | 2 | 3 | 4 | 5 |
| | Low Cost Starter Homes | 1 | 2 | 3 | 4 | 5 |
| | Luxury Housing | 1 | 2 | 3 | 4 | 5 |
| | Retirement Housing | 1 | 2 | 3 | 4 | 5 |
| | Specially adapted for people living with disability | 1 | 2 | 3 | 4 | 5 |
| Q5. How suitable are the following forms of tenure for the new homes? | Owner-occupied | 1 | 2 | 3 | 4 | 5 |
| | Commercial and Private Rental | 1 | 2 | 3 | 4 | 5 |
| | Part Buy, Part Rental (Shared Ownership) | 1 | 2 | 3 | 4 | 5 |
| | Almshouse | 1 | 2 | 3 | 4 | 5 |
| | Social Housing e.g. Housing Association | 1 | 2 | 3 | 4 | 5 |
| | Council Housing | 1 | 2 | 3 | 4 | 5 |
| | Sheltered Housing | 1 | 2 | 3 | 4 | 5 |
| | Housing at Less than the Market Cost/Rent | 1 | 2 | 3 | 4 | 5 |
| Q6. How suitable are each of the following design features for the new homes? | Maximum 2 storeys | 1 | 2 | 3 | 4 | 5 |
| | Maximum 3 storeys | 1 | 2 | 3 | 4 | 5 |
| | More than 3 storeys | 1 | 2 | 3 | 4 | 5 |
| | Have off Street Parking | 1 | 2 | 3 | 4 | 5 |
| | Have Pavements and Kerbstones at the Roadside | 1 | 2 | 3 | 4 | 5 |
| | Be Energy Efficient and Eco-Friendly | 1 | 2 | 3 | 4 | 5 |
| | Innovative Design | 1 | 2 | 3 | 4 | 5 |
| | Access to a garden or shared space | 1 | 2 | 3 | 4 | 5 |

| | | Number of Homes | | | | |
|--------------------------------------------------------------|--------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| | | 0-10 | 11-19 | 20-34 | 35-50 | 51+ |
| Q7. Of the 100 homes, how many should be built of each type? | 1 Bedrooms | <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| | 2 Bedrooms | <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| | 3 Bedrooms | <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| | 4 or More Bedrooms | <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> |

| | | Number of Bedrooms | | | | |
|-----------------------------------------------------------------------------------------------------------|------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| | | 1 | 2 | 3 | 4+ | Don't Know |
| Q8. If you are intending to move within Danbury in the next 5 years, what type of home would you require? | Detached | <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| | Semi-detached/terraced | <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| | Bungalow | <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| | Flat | <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> |

Q9. If you answered Q8, would this be any of the following?

Sheltered Housing ¹ Social Housing ² Specially Adapted ³ Starter Home ⁴ None of These ⁵

Q10. Would you support a policy that any new starter home built in the village should remain as a starter home and not enlarged?

Strongly Support ¹ Support ² Oppose ³ Strongly Oppose ⁴ Don't know ⁵

Q11. If an existing small property on a large plot becomes available for redevelopment, what type of property(s) do you think would be appropriate to ensure that any development will be sympathetic to the immediate surroundings?

| | |
|-----------------------------------------------------------------------------------|----------------------|
| Single dwelling up to 200sq metres (approx. 2,150sq ft) – 3 or 4 bedroom house | <input type="text"/> |
| Single dwelling up to 350sq metres (approx. 3,750sq ft) – 5 or more bedroom house | <input type="text"/> |
| More than one dwelling (in order to maximise the efficiency of land use) | <input type="text"/> |
| Don't know | <input type="text"/> |

| | | Highly Suitable | Suitable | Unsuitable | Highly Unsuitable | Don't know |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| | | 1 | 2 | 3 | 4 | 5 |
| Q12. What size of development is suitable for the village (i.e. number of homes on a site). Remember that the allocation for Danbury is 100 homes in total. | Single dwelling | <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| | Groups up to 10 homes | <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| | Groups of 11 to 30 | <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| | Groups of 31 to 50 | <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| | Groups of 51 to 70 | <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| Groups of 71 to 100 | <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> | |



A total of 20 sites have been put forward to build these 100 homes. The following 12 sites, shaded in brown on the map on page 12 meet Chelmsford's initial principles for development, although they will be subject to further environmental and sustainability evaluation to progress further through the plan process. A larger map is available at this link <http://www.danburyneighbourhoodplan.com/> or the Parish Council Office.

Q13. The 100 homes may be accommodated either across a number of sites or on one site. Bearing this in mind, what is your opinion of the suitability of each site listed below to accommodate some homes? You may wish to consider your response to question 12 when answering this question.

| Site No. | Location | Highly Suitable | Suitable | Unsuitable | Highly Unsuitable | Don't Know |
|----------|---------------------------------------------|-----------------|----------|------------|-------------------|------------|
| D4 | Land off Runsell Lane | 1 | 2 | 3 | 4 | 5 |
| D5 | Sandpit Field, East of Little Fields | 1 | 2 | 3 | 4 | 5 |
| D7 | Land at Tyndales, East | 1 | 2 | 3 | 4 | 5 |
| D8 | Land at Tyndales, West | 1 | 2 | 3 | 4 | 5 |
| D9 | Land at Millfields & Mill Lane | 1 | 2 | 3 | 4 | 5 |
| D10 | Field South of Jubilee Rise | 1 | 2 | 3 | 4 | 5 |
| D11 | Play Area, Jubilee Rise | 1 | 2 | 3 | 4 | 5 |
| D12 | Bay Meadow, land adjacent to Medical Centre | 1 | 2 | 3 | 4 | 5 |
| D14 | Danecroft, Woodhill Road | 1 | 2 | 3 | 4 | 5 |
| D15 | Well Lane Industrial Site | 1 | 2 | 3 | 4 | 5 |
| D20 | Riffhams Lane | 1 | 2 | 3 | 4 | 5 |
| D21 | Land at Copt Hill/Mayes Lane | 1 | 2 | 3 | 4 | 5 |

Q14. If you consider any of the sites in Question 13 to be unsuitable, please indicate your reasons below. Please tick all that apply.

| Site No. | Reason | | | | | |
|----------|-------------------------------|--------------------------------------|---------------------------|----------------------------------------|-------------------|----------------------------------|
| | Impact on landscape character | Impact on main road or country lanes | Impact on heritage assets | Impact on Sites of Scientific Interest | Damage to ecology | Increased light or air pollution |
| D4 | 1 | 2 | 3 | 4 | 5 | 6 |
| D5 | 1 | 2 | 3 | 4 | 5 | 6 |
| D7 | 1 | 2 | 3 | 4 | 5 | 6 |
| D8 | 1 | 2 | 3 | 4 | 5 | 6 |
| D9 | 1 | 2 | 3 | 4 | 5 | 6 |
| D10 | 1 | 2 | 3 | 4 | 5 | 6 |
| D11 | 1 | 2 | 3 | 4 | 5 | 6 |
| D12 | 1 | 2 | 3 | 4 | 5 | 6 |
| D14 | 1 | 2 | 3 | 4 | 5 | 6 |
| D15 | 1 | 2 | 3 | 4 | 5 | 6 |
| D20 | 1 | 2 | 3 | 4 | 5 | 6 |
| D21 | 12 | | 3 | 4 | | 6 |

Discounted Sites

As the sites listed above have sufficient capacity to accommodate the 100 homes to be built in Danbury, the following sites, (shaded blue on the map) that do not meet Chelmsford's policy for Danbury have been discounted for the reasons stated.

| Site No. | Location | Reason |
|----------|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| D1 | Hammonds Farm | Outside of or not adjoining the Defined Settlement Boundary. |
| D2 | Land at St Clere's Hall | Outside of or not adjoining the Defined Settlement Boundary. |
| D3 | Land to North of 80 Main Road | Outside of or not adjoining the Defined Settlement Boundary. Largely in a Tree Preservation Order area |
| D6 | Land at Twitty Fee | Outside of or not adjoining the Defined Settlement Boundary. |
| D13* | Land at Copt Hill/Mayes lane | Outside of or not adjoining the Defined Settlement Boundary. <i>*This submission has been superseded by a new submission ref: D21</i> |
| D16 | Land at Woodhill Road | Outside of or not adjoining the Defined Settlement Boundary. |
| D17 | Land North of White Elm Cottage, Hyde Lane | Outside of or not adjoining the Defined Settlement Boundary. |
| D18 | Land at Old Chase Farm, Hyde Lane | Outside of or not adjoining the Defined Settlement Boundary. |
| D19 | Land at Old Chase Farm, Hyde Lane | Outside of or not adjoining the Defined Settlement Boundary. |

Q15. If you have any other comments relating to sites, please add them here in no more than 25 words, stating the site reference number where applicable.

DESIGN AND HERITAGE

Danbury has many listed buildings and a Conservation Area. These heritage assets will be protected and enhanced where possible, and any development impacting on these assets will not be supported.

Objective

'Conserve and enhance Danbury's heritage assets and positive features which contribute to the village – development affecting these assets and features will not be supported.'

Q16. Do you agree with this objective for Danbury's Design and Heritage?

Strongly Agree ¹ Agree ² Disagree ³ Strongly Disagree ⁴ Don't know ⁵



ENVIRONMENT

Danbury's residents place a very high priority on the importance of the countryside, wildlife areas, open spaces, conservation area(s) and protected lanes, together with the network of public rights of way and commons. Therefore, these will be protected and enhanced where possible, and ways sought to mitigate the potential recreational pressure on the Sites of Special Scientific Interest, Country Parks and Local Wildlife Sites. The Danbury Ridge Living Landscape will be supported, and opportunities taken to enhance the existing accessible open spaces and rectify any shortfalls in provision. The character of Danbury's Rural Lanes will be protected.

Objective

'To seek protection, conservation and enhancement of this significant element of Danbury's character, including its open spaces and rural lanes.'

| | Strongly Agree | Agree | Disagree | Strongly Disagree | Don't Know |
|----------------------------------------------------------------------------------------------------------------------------------|----------------|-------|----------|-------------------|------------|
| Q17. Do you agree with this objective for Danbury's Environment? | 1 | 2 | 3 | 4 | 5 |
| Q18. When new houses are built, do you agree appropriate trees and hedges should be planted to assist in reducing air pollution? | 1 | 2 | 3 | 4 | 5 |
| Q19. Do you agree that garden hedges are to be encouraged to demarcate boundaries and encourage wildlife? | 1 | 2 | 3 | 4 | 5 |

Q20. Please select any of the following views you would like protected. A map showing the locations can be viewed at www.danburyneighbourhoodplan.com

| | | | |
|-----------------------------------------------------------------------------------------------|---|-------------------------------------------------------------------------------------------------------|----|
| From rear of St Johns Church, South From the Water Tower, Looking over Hanningfield Reservoir | 1 | From A414 (West) towards Danbury | 7 |
| From Dawson's Field, South | 2 | Looking eastwards from the field to the east end of Cherry Garden Lane towards Bradwell Power Station | 8 |
| From Southview | 3 | From the War Memorial towards Chelmsford | 9 |
| Fitzwalter Lane Footpath to Paternoster Farm | 4 | Griffin Hill from the beer garden | 10 |
| Lingwood Common from the seat | 5 | From the Anchor over the Warren | 11 |
| From Runsell Lane over Blackwater | 6 | From Riffhams Lane, towards Riffhams (house) | 12 |

| | Yes | No | Don't know |
|---------------------------------------------------------------------------------------------------------------------------|-----|----|------------|
| Q21. Should new street lighting be installed in the rural and outlying areas of the Parish? | 1 | 2 | 3 |
| Q22. Should new or replacement external property lighting be controlled to reduce light pollution? | 1 | 2 | 3 |
| Q23. Should street furniture including bus shelters be sympathetic to the area in which it is installed? | 1 | 2 | 3 |
| Q24. Should unmade roads throughout the Parish be retained as an integral part of the overall character of the landscape? | 1 | 2 | 3 |
| Q25. Should utility services be buried whenever the opportunity arises? | 1 | 2 | 3 |

TRANSPORT AND MOVEMENT

Danbury's geographical position, being midway between the City of Chelmsford and Maldon and the Dengie Peninsula, which is subject to significant growth, means that the A414 carries the bulk of the traffic between these growth areas, with a significant detrimental effect on the centre of the village.

Danbury's residents very much want to see improvements to this situation. Therefore collaboration with other agencies will be sought to find a solution, which could include better public transport and cycling provision to encourage a lesser dependence upon private cars, both within the village and outside.

The Parish Council continues to press for a solution to the A414 problem, although it is accepted that this is beyond the scope of the Neighbourhood Plan.

Adequate parking and improvements to pavements are also a priority and opportunities to address these will be taken, and the issue of the impact that HGVs have on the village needs careful consideration.

Objective

'To promote clean, safe streets and spaces, seeking creative solutions to the traffic issues that currently affect Danbury; encouraging sustainable transport, addressing parking issues and improvements to pavements where possible.'

Q26. Do you agree with this objective for Transport and Movement?

Strongly Agree ¹ Agree ² Disagree ³ Strongly Disagree ⁴ Don't know ⁵

| | | Yes | No | Don't know |
|------|-------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|
| Q27. | Would you use an enhanced footpath from Mayes Lane to Well Lane (footpath 17 from behind the Sports and Social Centre to St Clare's Way)? | <input type="checkbox"/> ¹ | <input type="checkbox"/> ² | <input type="checkbox"/> ³ |
| Q28. | Are additional pavements needed when walking along busy roads e.g. parts of Woodhill Road? | <input type="checkbox"/> ¹ | <input type="checkbox"/> ² | <input type="checkbox"/> ³ |
| Q29. | Should private and public hedges be kept clear of pavements for the safety of pedestrians? | <input type="checkbox"/> ¹ | <input type="checkbox"/> ² | <input type="checkbox"/> ³ |
| Q30. | Is additional parking required in the centre of the village? | <input type="checkbox"/> ¹ | <input type="checkbox"/> ² | <input type="checkbox"/> ³ |
| Q31. | Would you support an increase in the size of the current car parks? | <input type="checkbox"/> ¹ | <input type="checkbox"/> ² | <input type="checkbox"/> ³ |

Q32. Would you use dedicated cycle routes from Danbury to Sandon Park & Ride and from Danbury to Maldon?

Yes Often ¹ Yes Occasionally ² No ³ Not a Cyclist ⁴ Don't Know ⁵



RECREATION AND LEISURE

Danbury's leisure facilities and community groups are well used and are a priority to its residents. When asked what other facilities residents would use if provided, suggestions included a swimming pool and an outdoor gym. Danbury has an undersupply of play space for older children, which could be addressed. The existing play areas could be improved where required.

Objective

'To improve Danbury's recreation and leisure facilities and increase provision where a shortfall exists.'

Q33. Do you agree with this objective for Danbury's Recreation and Leisure?

Strongly Agree ¹ Agree ² Disagree ³ Strongly Disagree ⁴ Don't know ⁵

| | Strongly Support | Support | Oppose | Strongly Oppose | Don't Know |
|------------------------------------------------------------------------------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|
| Q34. Would you support the provision of activities for young people aged 6-12? | <input type="checkbox"/> ¹ | <input type="checkbox"/> ² | <input type="checkbox"/> ³ | <input type="checkbox"/> ⁴ | <input type="checkbox"/> ⁵ |
| Q35. Would you support the provision of activities for young people aged 12+? | <input type="checkbox"/> ¹ | <input type="checkbox"/> ² | <input type="checkbox"/> ³ | <input type="checkbox"/> ⁴ | <input type="checkbox"/> ⁵ |
| Q36. Would you support the reduction of the damage to Danbury Common and Scrubs Wood from Mountain Bikers? | <input type="checkbox"/> ¹ | <input type="checkbox"/> ² | <input type="checkbox"/> ³ | <input type="checkbox"/> ⁴ | <input type="checkbox"/> ⁵ |
| | Yes often | Yes Occasionally | No | Not my Activity | Don't Know |
| Q37. Would you use outdoor exercise equipment if it could be provided? | <input type="checkbox"/> ¹ | <input type="checkbox"/> ² | <input type="checkbox"/> ³ | <input type="checkbox"/> ⁴ | <input type="checkbox"/> ⁵ |
| Q38. Would you use a swimming pool if one could be provided? | <input type="checkbox"/> ¹ | <input type="checkbox"/> ² | <input type="checkbox"/> ³ | <input type="checkbox"/> ⁴ | <input type="checkbox"/> ⁵ |
| Q39. Would you cultivate an allotment if more were available? | <input type="checkbox"/> ¹ | <input type="checkbox"/> ² | <input type="checkbox"/> ³ | <input type="checkbox"/> ⁴ | <input type="checkbox"/> ⁵ |

AMENITIES

Concern was raised over the capacity of the Medical Centre and schools to cater for its existing residents. Collaboration with other agencies will be sought to improve the situation.

Objective

'To ensure that important amenities are retained and sufficient for the future needs of residents.'

Q40: Do you agree with this objective for Danbury's Amenities?

Strongly Agree ¹ Agree ² Disagree ³ Strongly Disagree ⁴ Don't know ⁵



Q41. Would you support selected essential facilities being nominated Assets of Community Value? Assets of Community Value are spaces and places that are important to local people. (If they came up for sale, the community would have an opportunity to bid on them.)

Strongly Support ¹ Support ² Oppose ³ Strongly Oppose ⁴ Don't know ⁵

BUSINESS AND ECONOMY

The mobile phone signal, broadband reliability and traffic congestion negatively affect Danbury's Businesses, whilst the local Post Office is very important. Residents seek a better range of retail shops, restaurants and a bank.

Further small-scale enterprises will be encouraged, as will those that entail working at home. Large-scale or those likely to increase traffic in the village will not be supported.

Opportunities to increase green energy will be sought, provided they are in keeping with, and not detrimental to the character of the area.

Objective

'To encourage further small-scale enterprises particularly working from home; commercial sites for green energy will also be supported where locally appropriate and where they will cause no demonstrable harm to the character of the area.'

Q42. Do you agree with this objective for Danbury's Business and Economy?

Strongly Agree ¹ Agree ² Disagree ³ Strongly Disagree ⁴ Don't know ⁵

Q43. Would you support the creation of a Business Hub (providing fast broadband, office and meeting facilities) to support local and home working businesses?

Strongly Support ¹ Support ² Oppose ³ Strongly Oppose ⁴ Don't know ⁵

About You

We are asking the following questions to enable us to assess the distribution of views expressed.

Q44. Please state your age group.

¹ Under 18 ⁴ 35-44 ⁷ 65+
² 18-24 ⁵ 45-54 ⁸ Prefer not to say
³ 25-34 ⁶ 55-64

Q45. Please state your gender

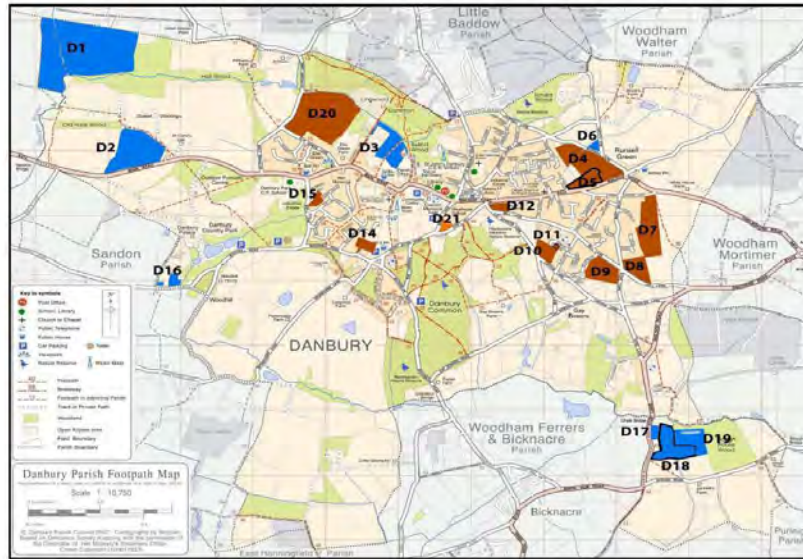
Male ¹ Female ² Prefer not to say ³

Q46. Are you:

Danbury Resident ¹ Danbury Business Owner ² Both a Resident and Danbury Business Owner ³ None of these ⁴



Map of Potential Sites for Development in Danbury (please note that this is not to scale and is for indicative purposes only.)





Danbury Neighbourhood Plan Our Parish, Our Future

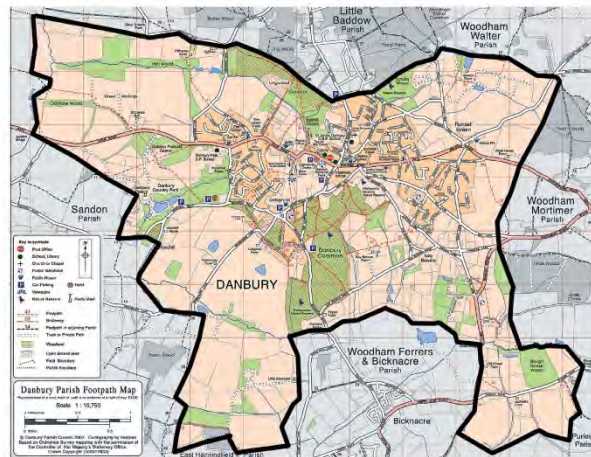
Welcome

Thank you for visiting today

The boards contain our draft Vision & Objectives for Danbury.

We are also displaying a map of Danbury showing the sites that have been put forward to build the 100 new homes allocated in the emerging Chelmsford Local Plan.

This your opportunity to help shape Danbury's future to 2036 by getting involved in our Neighbourhood Plan.



The purpose of the Exhibition is to:

- Increase the profile and awareness of the Neighbourhood Plan process
- Publish the results of Questionnaire No. 2
- Gain feedback on the results of this Questionnaire.

The Exhibition covers:

1. What is a Neighbourhood Plan and why is it needed for Danbury?
2. How the Neighbourhood Plan fits with the Chelmsford Local Plan
3. Your feedback so far about how you want Danbury to look in 2036
4. Results of Questionnaire No.2
5. The next stages.



Danbury Neighbourhood Plan

Our Parish, Our Future

What is a Neighbourhood Plan?

It is an opportunity for local people to have a say in what to protect and where to build in their parish over the long term. The process is enshrined in law. Whilst land development is probably the main topic that we in Danbury are concerned with, the Neighbourhood Plan will also consider environmental issues, transport, leisure facilities and all aspects of village life.

Although it is not intended to be overly restrictive, a Neighbourhood Plan is a very comprehensive document. It sets out the policies and projects that will define how the parish will change in the coming years. This vision will be very important for the community, Chelmsford City Council, developers and many other interested parties.

Why does Danbury need a Neighbourhood Plan?

In theory, planning was always supposed to give local communities a say in decisions that affect them. However, in practice, communities have often found it hard to have a meaningful say. The government wants to put power back in the hands of local residents, employees and businesses, councils and civic leaders - those who know best the needs of their local areas.

If the parish does not have a plan it will have less of a say in any planning / housing decisions in the village.

How the Plan fits in with the Chelmsford Local Plan

At present there is only the Danbury Planning Framework (DPF) which is part of Chelmsford City Council's Local Planning Framework. The DPF is a supplementary document which is taken into consideration when considering planning applications and will be replaced by the Neighbourhood Plan.

The Neighbourhood Plan will give much greater security to the wishes of the village. It will set out policies on local development and use of land in the Parish. This will include the sites, conditions & restrictions and the number & types of houses which may be built. Once agreed, it will become part of the Chelmsford City Council Local Plan, a statutory plan against which all planning applications in Danbury will be judged.

How we have used your feedback

April 2017 - At the Annual Parish Meeting, you completed a short form giving us your thoughts on what you like about the village, what you dislike and what could be improved.

May 2017 - Drop-In sessions were held building upon this initial feedback

March 2018 – Drop-in sessions were held showing the draft Vision & Objectives and the Sites submitted through Call for Sites

July 2018 – Questionnaire No. 2 was issued for return by 15th September 2018



Photograph by kind permission of Stephen Holland.

Results of Questionnaire No. 2:

The Questionnaire was designed to gather residents' views to ensure our Plan meets local needs on the following:

- Vision & Objectives
- Potential locations for 100 new homes as allocated by Chelmsford City Council
- Type, design, tenure and size of developments for these homes.

In total, 996 surveys were completed, and we are advised that these results can give a highly accurate picture of the views of the wider population of Danbury. The age profile of respondents is shown below compared to the 2011 Census.

Some of the tables below show a direct comparison of positive and negative responses (e.g. 'Don't know' replies are not reported). The % is calculated on the total number of replies received for that question and may not add up to 100%.

| Number of replies | Survey | | Census 2011 | |
|-------------------|--------|-----|-------------|-----|
| | Count | % | Count | % |
| Under 18 | 40 | 4% | 1,093 | 21% |
| 18 to 24 | 24 | 2% | 277 | 5% |
| 25 to 44 | 141 | 14% | 1,013 | 20% |
| 45 to 64 | 322 | 32% | 1,553 | 31% |
| 65+ | 429 | 43% | 1,151 | 23% |
| Not disclosed | 37 | 4% | | |

Vision Statement

'Danbury in 2036 will be a thriving village, separate from Chelmsford, with a strong community spirit, where people of all ages will be able to enjoy Danbury's unique character and identity. Its countryside, woods and green spaces will be protected, as will its heritage, older buildings and distinguishing features.'

Any development will be sympathetic to, and not detract from, the character of the village, will be sustainable and appropriate to its scale and nature and be integrated with the landscape and existing housing.

Opportunities will be taken to improve leisure, recreation and retail facilities for local residents. Danbury's geographical position within the area's road network is likely to continue to be a challenge and opportunities to improve this will be actively sought with other agencies over the plan period.'

Reaction to the proposed direction for the Neighbourhood Plan was overwhelmingly positive, with levels of 'strong agreement' making up well over half (64%) of responses.

| | | |
|-------------------|------------|------------|
| Number of replies | 995 | |
| Agreed | 955 | 96% |
| Disagreed | 30 | 3% |

Design & Heritage Objective

'Conserve and enhance Danbury's heritage assets and positive features which contribute to the village – development affecting these assets and features will not be supported.'

Nearly all residents were in agreement with the objective (97%), with 76% of residents' expressing strong agreement indicating conserving the heritage of the village is very important to them.

| | | |
|-------------------|------------|------------|
| Number of replies | 990 | |
| Agreed | 964 | 97% |
| Disagreed | 17 | 2% |

Environment Objective

'To seek protection, conservation and enhancement of this significant element of Danbury's character, including its open spaces and rural lanes.'

98% of respondents agreed with this environment objective of which 83% strongly agreed. Conservation and protecting the environment are a priority for people living in Danbury.

| | | |
|-------------------|-----|-----|
| Number of replies | 981 | |
| Agreed | 964 | 98% |
| Disagreed | 7 | 1% |

In addition:

- Results show high levels of support ~ 98% for environmental initiatives such as planting trees to reduce air pollution and using hedges to encourage wildlife.
- There was a desire to reduce external lighting as much as possible: 62% were against installing new street lighting and 75% wished to control external property lighting.
- Residents were keen to keep Danbury's landscape relatively unchanged: nearly all said street furniture should be sympathetic to its surroundings and that utilities should be buried where possible.
- Nearly three quarters (73%) said unmade roads were an integral part of the landscape and character of Danbury.

Transport Objective

'To promote clean, safe streets and spaces, seeking creative solutions to the traffic issues that currently affect Danbury; encouraging sustainable transport, addressing parking issues and improvements to pavements where possible.'

98% agreed with the objective for transport.

In addition:

- 53% would use an enhanced footpath from Mayes Lane to Well Lane indicating moderate demand.
- 64% felt additional pavements were needed on busy roads such as Woodhill Road.
- 95% said hedges should be kept clear of pavements to improve safety for pedestrians.
- There were mixed views on parking provision in Danbury: 54% said there was no need for additional parking in the centre, yet 38% said there was.
- Equally, 48% would not support an increase in the size of car parks, however 40% would
- Results for a cycle route from Danbury to Sandon Park and Ride and to Maldon are inconclusive as 42% of respondents were not cyclists. Only 27% said they would use such a route often – see below



Exhibition 7th & 8th December 2018 - Results of Questionnaire No 2

Page 4 of 12

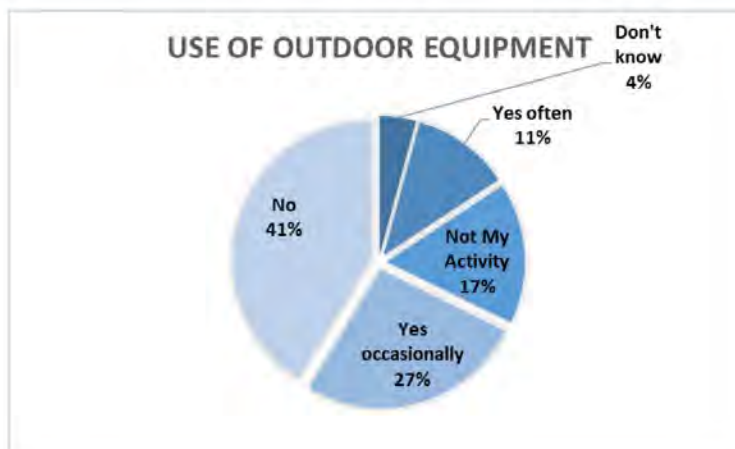
Recreation & Leisure Objective

'To improve Danbury's recreation and leisure facilities and increase provision where a shortfall exists.'

Overall 90% agreed with this objective.

In addition:

- Results show high levels of support for providing activities for young people: 90% supported activities for 6-12 year olds, 91% supported activities for those aged 12+.
- Little demand was found for allotments as only 16% said they would cultivate one.
- The majority (73%) supported the reduction of damage caused by mountain bikers to Danbury Common and Scrubs Wood.
- Demand for a swimming pool appears to be high with 62% indicating they would make use of one but only 33% often.
- Results for the use of outdoor equipment are mixed - see below.



Amenities Objective

'To ensure that important amenities are retained and sufficient for the future needs of residents.'

98% agreed with the objective for amenities.

Almost all (92%) supported the idea of nominating certain essential facilities as 'Assets of Community Value' so that if they came up for sale, the village would have an opportunity to bid on them.

Business & Economy Objective

'To encourage further small-scale enterprises particularly working from home; commercial sites for green energy will also be supported where locally appropriate and where they will cause no demonstrable harm to the character of the area.'

92% agreed with the objective for Danbury's business and economy.

The creation of a business hub to support local business and home working was supported by 75% of respondents.

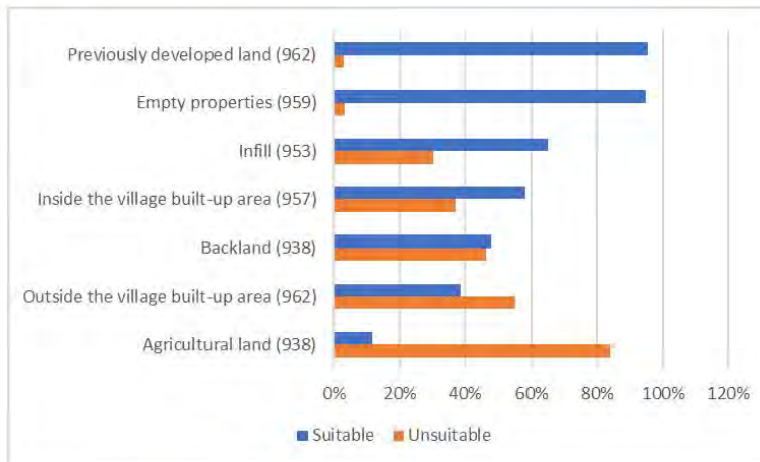
Housing Objective

'To ensure there is a high-quality housing provision for all ages, which responds to Danbury's needs. Any development will be sustainable (meeting the needs of the present without compromising the ability of future generations to meet their own needs). It will also be appropriate to the scale and nature of the Parish, with the separation between existing settlements being maintained. Green energy in new developments will be encouraged.'

95% agreed with the housing development objective

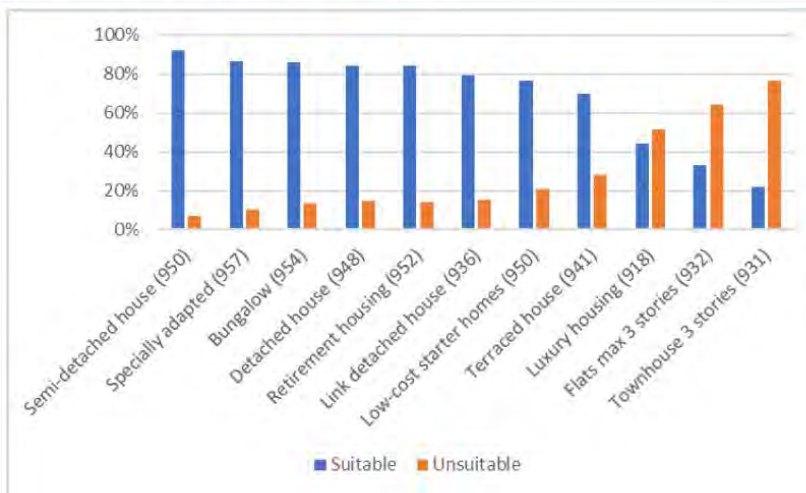
Type of Land

There was a clear preference for development of previously developed land (96% felt this was suitable for development) and in empty properties (95% felt suitable) – in contrast, there was considerable opposition to development on agricultural land (86% unsuitable).



Type of Housing

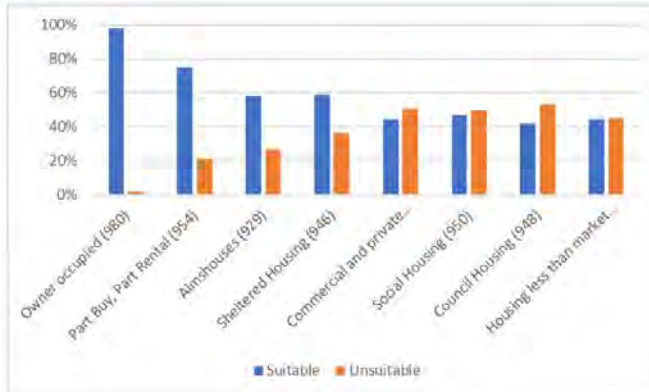
With the exception of luxury housing, flats and apartments, and three storey town houses, most respondents felt a variety of housing types were suitable for development.



There was strong support, 87%, for a Policy that any new Starter home built in the village should remain as a Starter home and not enlarged.

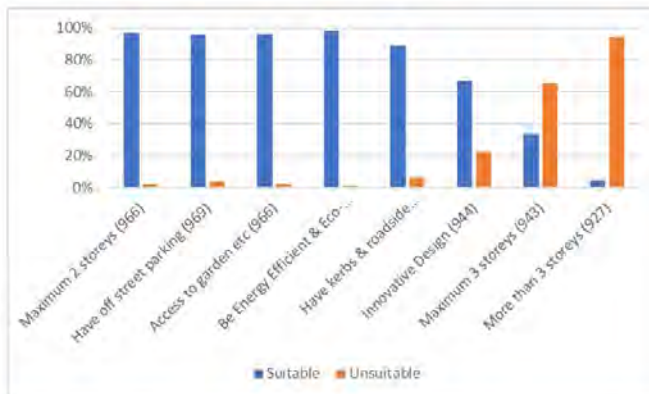
Tenure

The development of rental properties of any type, including social housing, was felt to be far less suitable for Danbury.



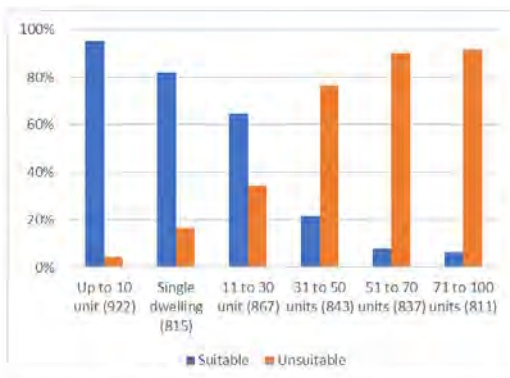
Design

Results suggest a desire that developments be energy efficient & environmentally friendly, have off street parking, access to garden space and of no more than two storeys.



Size of development for the 100 homes

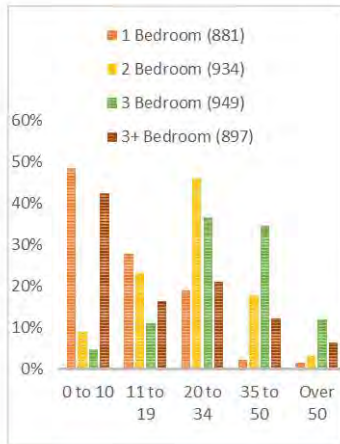
There was a preference that the 100 homes are built in smaller groups (preferably groups of up to 10, or up to 30) or single dwellings.



Size of home to be built within the 100 home allocation

The results indicate the following allocation of the 100 homes:

- 1 Bedroom up to 10 homes
- 2 Bedroom 20 to 34 homes
- 3 Bedroom 20 to 34 homes / 35 to 50 homes
- 4 or more bedroom up to 10 homes.



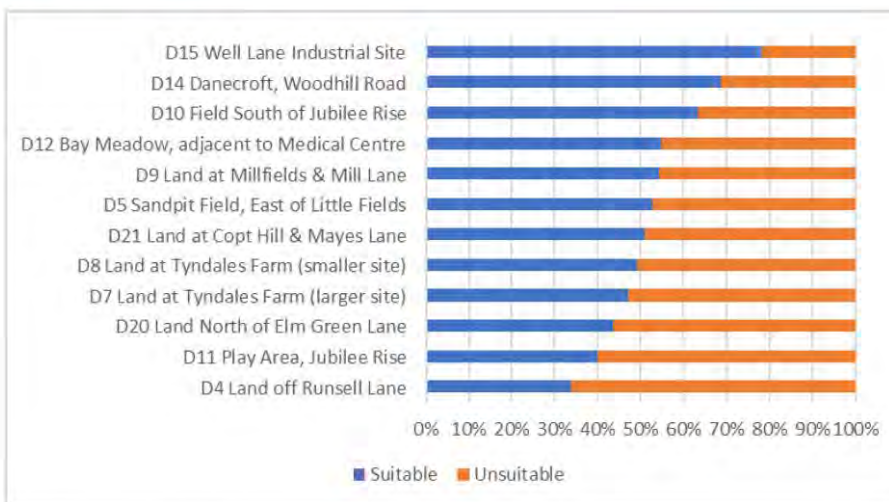
Redevelopment of large plot

Results were mixed on what to do when a large plot with an existing 'small' home becomes available for development.

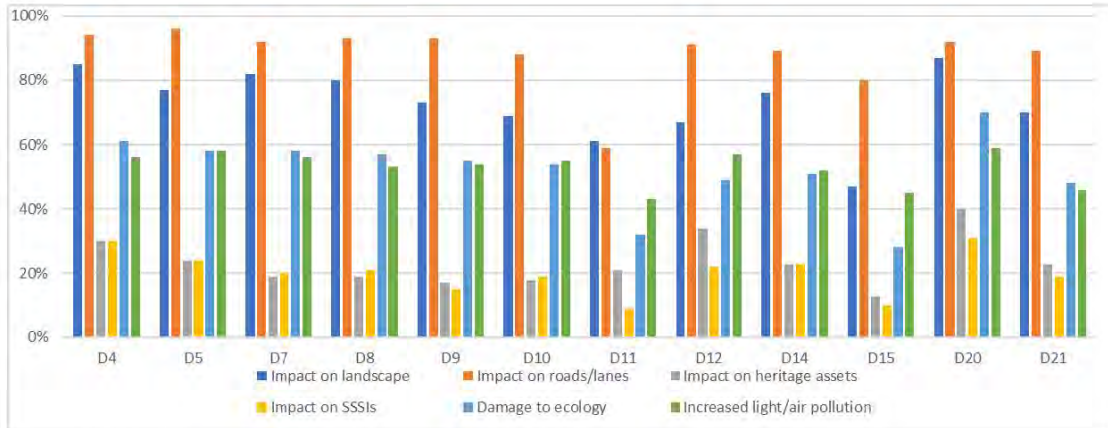
| | Number of replies | |
|------------------------------|-------------------|-----|
| | 976 | |
| More than one dwelling | 514 | 53% |
| Single dwelling < 200 sq mtr | 416 | 43% |
| Single dwelling > 200 sq mt | 132 | 14% |
| Don't know | 71 | 7% |

Suitability of Sites

Well Lane Industrial Site and Danecroft, Woodhill Road were the two sites seen as most suitable for development (by 75% and 63% respectively).



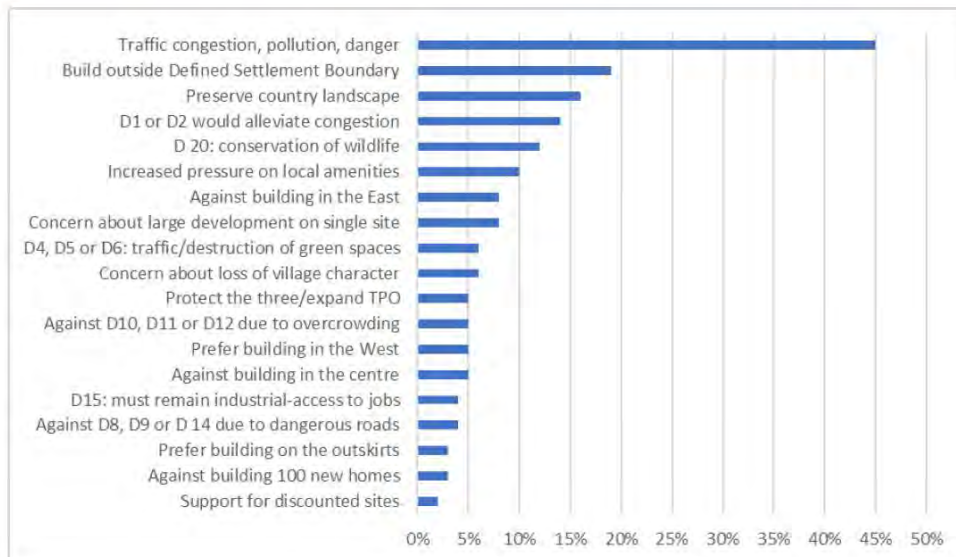
Reasons for unsuitability of each site



Key to Sites

| | |
|-----|----------------------------------------|
| D4 | Land off Runsell Lane |
| D5 | Sandpit Field, East of Little Fields |
| D7 | Land at Tyndaes Farm (larger site) |
| D8 | Land at Tyndaes Farm (smaller site) |
| D9 | Land at Millfields & Mill Lane |
| D10 | Field South of Jubilee Rise |
| D11 | Play Area, Jubilee Rise |
| D12 | Bay Meadow, adjacent to Medical Centre |
| D14 | Danecroft, Woodhill Road |
| D15 | Well Lane Industrial Site |
| D20 | Land North of Elm Green Lane |
| D21 | Land at Copt Hill & Mayes Lane |

Other Comments relating to the Sites
 370 other comments were made. Concerns typically centred around increases in traffic, congestion, and pollution

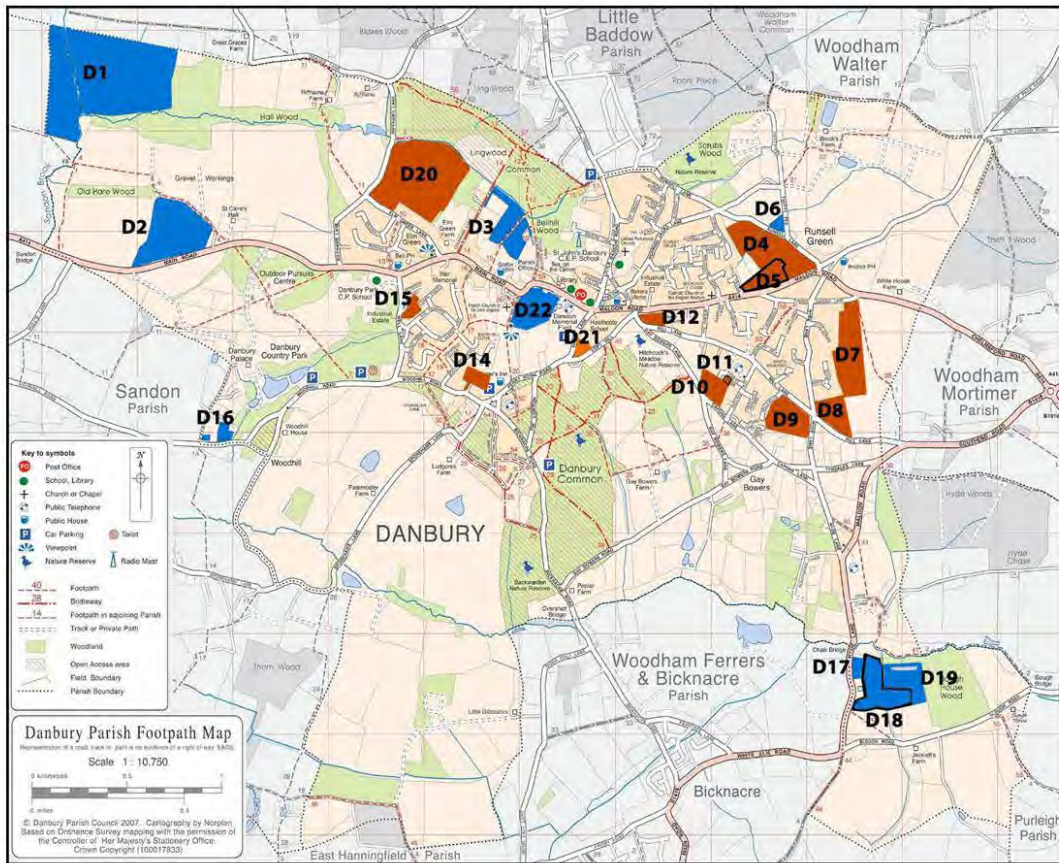


Map of Sites

Sites shaded blue have been discounted as they are either not being in accordance with Strategic Growth Site 9 - Danbury, or not being suitable, available and achievable (in accordance with Chelmsford Council's approved SLAA Methodology (March 2015)).

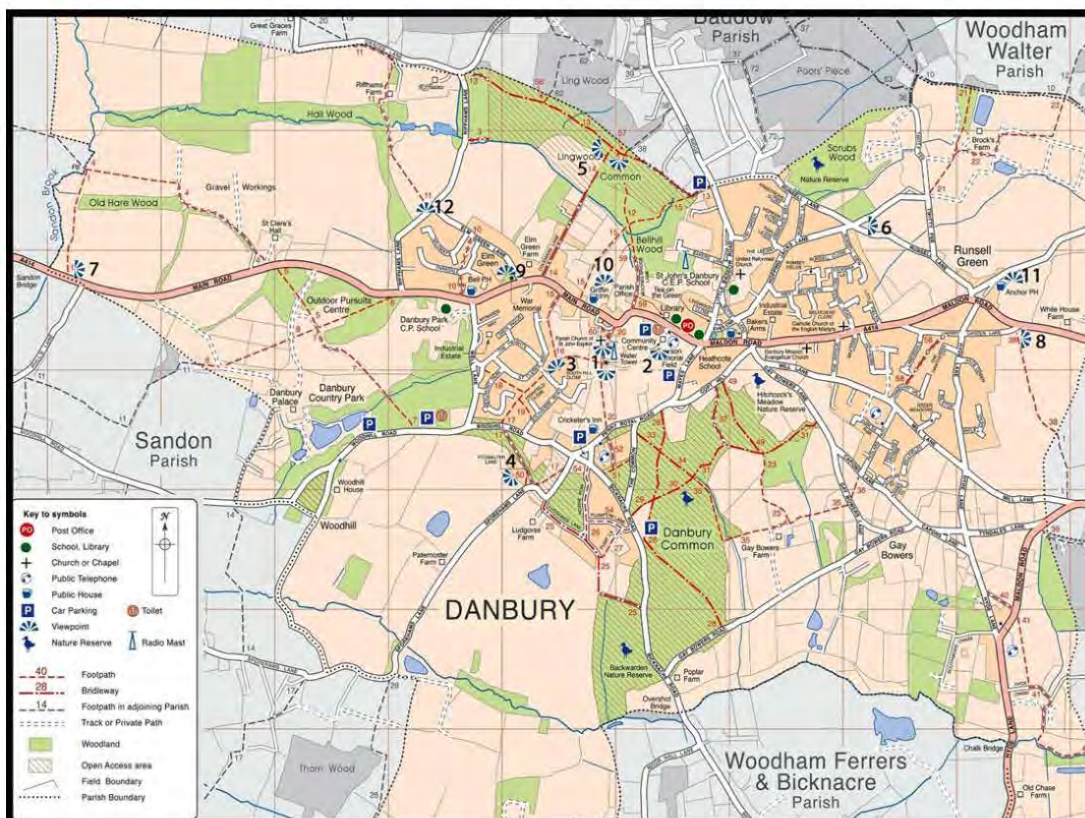
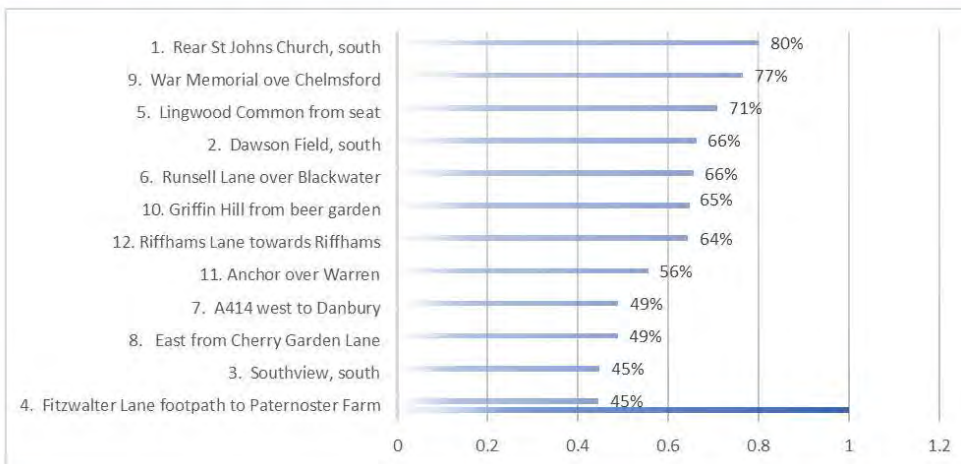
12 sites shaded brown will be subject to further environmental and sustainability evaluation to progress further through the plan process.

Site D22 was a very late submission, to Chelmsford City Council, and therefore does not appear in the survey

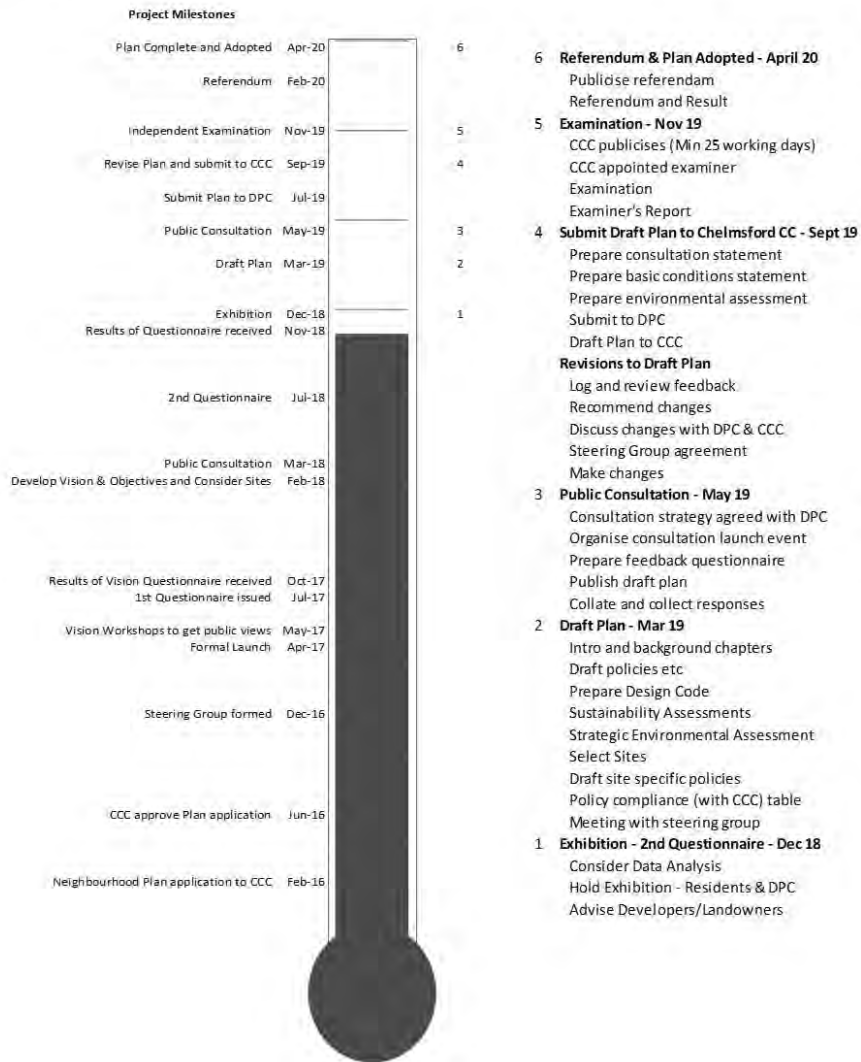


Danbury's Views

97% of respondents mentioned a desire to preserve at least one view from the list presented. The breakdown is shown below.



Project Plan





Danbury Neighbourhood Plan Our Parish, Our Future

Welcome

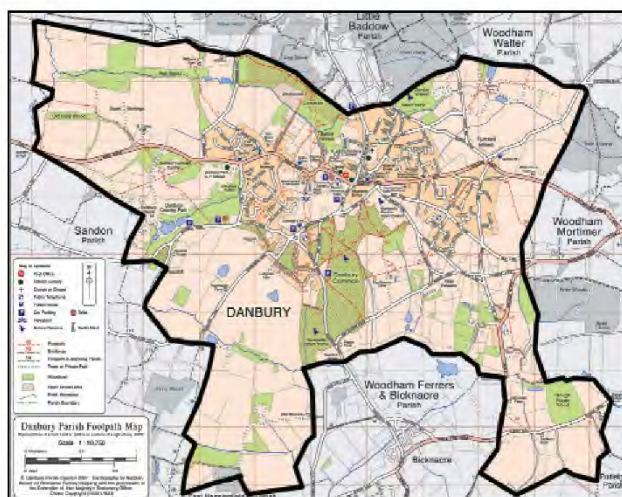
Thank you for visiting today

The Chelmsford Local Plan, adopted on 27th May 2020, allocates around 100 new homes to be accommodated within or adjoining the Defined Settlement Boundary of Danbury.

The site(s) to accommodate this allocation will be identified and consulted upon via the emerging Danbury Neighbourhood Plan.

The Neighbourhood Plan Steering Group have completed a draft Site Selection and Allocation.

The purpose of the Exhibition is to share with you the journey we have undertaken and to give residents the opportunity to discuss the sites selected with us.



The Exhibition includes:

- Map of Danbury showing the 21 sites offered for consideration
- Stage - 1 Assessment and the rejection of 9 sites
- Stage - 2 Assessment and the rejection of 4 sites
- Stage - 3 Selection and Allocation from the remaining 8 sites
- Next Steps to consult with you and complete the Neighbourhood Plan.



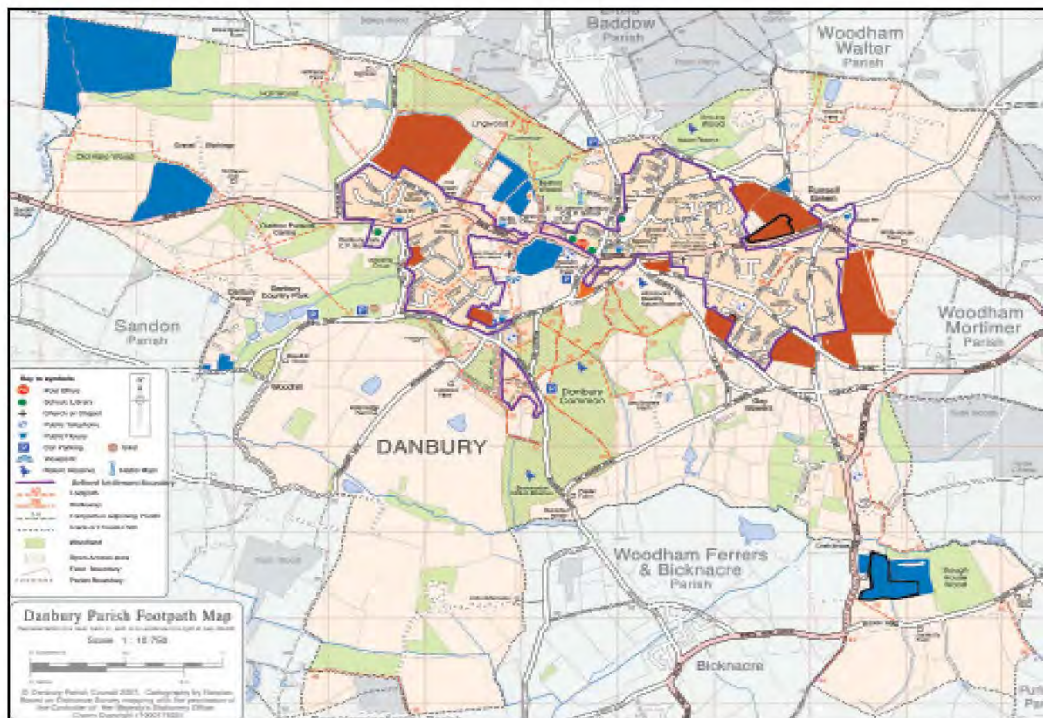
Danbury Neighbourhood Plan

Our Parish, Our Future

The Sites Offered

Chelmsford City Council and the Neighbourhood Plan Steering Group undertook extensive work to identify land that could be used for new development. This was via local advertising and emails to 97 local and national developers/agents.

The map below shows the sites that have been offered for development.



Stage 1 Assessment

The Danbury Defined Settlement Boundary is marked purple on the above map. The main criteria to continue to the next stage of the selection process required that sites must be either within or adjacent to this boundary.

Therefore sites D1, D2, D3, D6, D16, D17, D18, D19 and D22 marked in blue are all discounted as they do not meet this condition and there are other sites remaining that can accommodate the housing requirement.



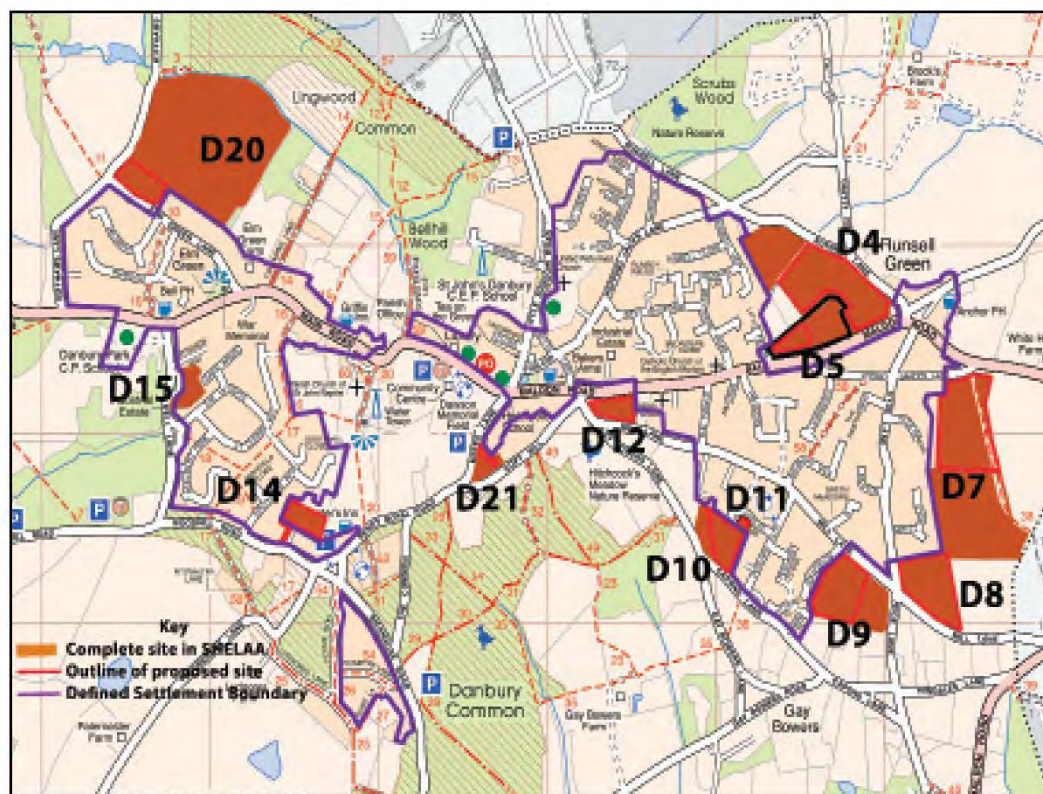
Danbury Neighbourhood Plan

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Stage 2 Assessment

12 sites below were taken forward to the next stage of evaluation:

- D4 Land off Runsell Lane
- D5 Sandpit Field, East of Little Fields
- D7 Land at Tyndales Farm West (large site)
- D8 Land at Tyndales Farm East (small site)
- D9 Land at Millfields/Mill Lane
- D10 Field South of Jubilee Rise
- D11 Play Area, Jubilee Rise
- D12 Bay Meadow, Land adjacent to the Medical Centre
- D14 Danecroft, Woodhill Road
- D15 Well Lane Industrial Area
- D20 Land North of Elm Green Lane
- D21 Land at Copt Hill/Mayes Lane.





Danbury Neighbourhood Plan

Our Parish, Our Future

Stage 2 Assessment

The following information was used to assess the suitability of each site which includes Residents' views and independent expert opinions:

- Resident Questionnaire No 1 - August 2017
- Resident Questionnaire No 2 - September 2018
- Site Options Assessment by AECOM¹ of whole submitted site - April 2019
- Essex County Council Minerals and Planning provided advice March and April 2019 concluding that mineral constraints do not impact any of the sites
- Landowners brief description of their proposals - August 2019
- Site Options Assessment by AECOM of the partial submitted sites - March 2020
- Essex County Council Highways Department advice - March 2020
- Chelmsford City Council Heritage and Conservation Officer advice - March 2020
- Housing Needs Assessment of Danbury by AECOM - March 2020
- Amec Foster Wheeler Landscape Sensitivity report for Chelmsford City Council - March 2017, revised for updated information - September 2020
- Site Options Assessment by AECOM - November 2021 following the receipt of new information.

Result of Stage 2 Assessment

AECOM concluded that all the remaining sites are subject to constraints but considered the following 4 sites are Not Suitable for development and inclusion in the Neighbourhood Plan:

- D4 Land off Runsell Lane
- D8 Land at Tyndales Farm East
- D10 Field South of Jubilee Rise
- D12 Bay Meadow, adjacent to Medical Centre.

The main reasons these sites have been discounted are shown on the next display board.

¹ AECOM are independent consultants employed by Locality who provide Neighbourhood Plan groups with technical support to prepare their Plan.



Danbury Neighbourhood Plan

Our Parish, Our Future

Stage 2 Assessment - Sites Unsuitable

D4 Land off Runsell Lane

Whilst a suitable access is likely to be achieved, development of the southern part of the site would harm the setting of Grade 11 Garlands Farmhouse.

No suitable access from the A414 or Runsell Lane is possible to allow development of the middle or northern part of the site. In addition, such development would harm the landscape and increase recreational and domestic animal traffic on the SSSI at Scrubs Wood.

The overall landscape capacity¹ is Low to Medium, although visual sensitivity is judged to be high due to the land parcel's openness, which taken together indicates the site will not accommodate development.

Any proposed development which excludes the southeast corner of the site as it touches Runsell Lane, is not adjoining the Defined Settlement Boundary.

D8 Land at Tyndaes Farm East

Essex Highways Department advise a proposed access is unacceptable from both Hyde Lane and Mill Lane as these are narrow, local roads which cannot be more heavily used. These local roads are single track roads with few formal passing places having safety and capacity issues.

D10 Field South of Jubilee Rise

Essex Highways Department advise that whilst access may be achievable via Jubilee Rise with a resolution of ownership to access the site, access from the wider local highway network would be a cause of concern.

Such access to the site would be from predominantly single-track local roads, with few, if any formal passing places leading to intensification of use of these unsuitable routes, via Capons Lane, Gay Bowers, Mill Lane or Hyde Lane and be of concern in terms of both safety and capacity.

D12 Bay Meadow, adjacent to Medical Centre

The site forms part of a significant open space. Following specialist advice received from the Chelmsford City Council Heritage Officer, the entirety of the site should now be ruled out for development as no development would be possible without causing harm to the conservation area and the setting of adjacent designated heritage assets.

¹ Landscape capacity refers to the degree to which a particular landscape type or area can accommodate change without significant effects on its character, or overall change of landscape character type.



Danbury Neighbourhood Plan

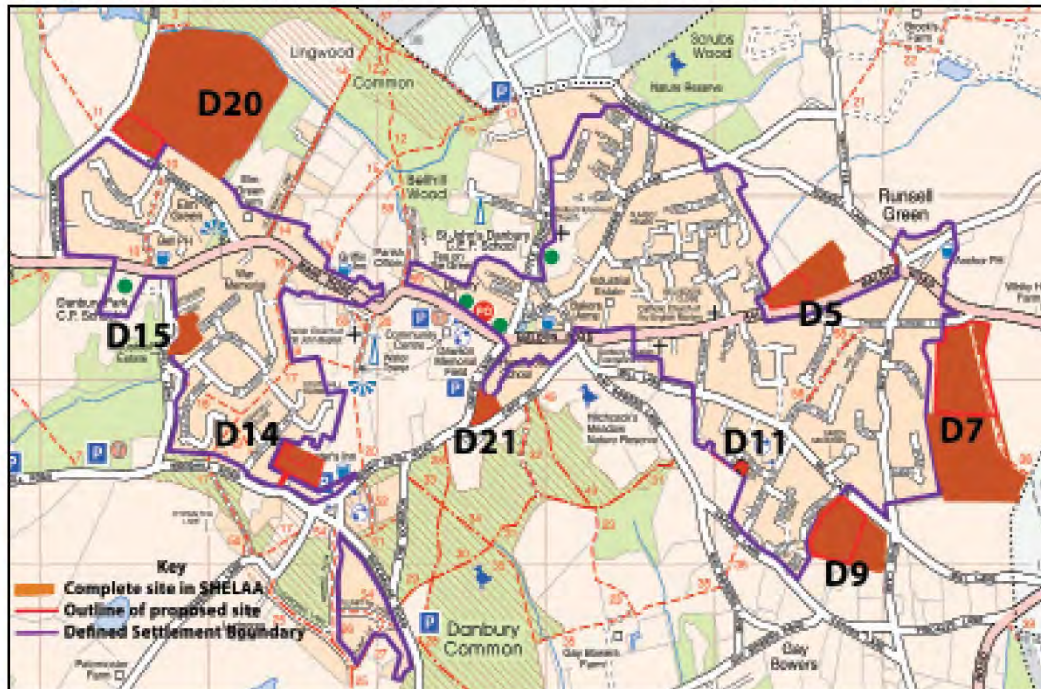
Our Parish, Our Future

Stage 3 Selection and Allocation

The following criteria have been used in the final stage to select the sites and allocate homes within the Neighbourhood Plan:

- Be Sustainable, based on AECOM's November 2021 Report
- Is within or adjacent to the Defined Settlement Boundary
- Available for development and meets Danbury's housing need
- Use previously developed and infill sites
- Keep separation between settlements/parishes
- Has satisfactory highway access
- Has minimal impact on local highway network
- Not cause harm to the setting of SSSIs, Heritage Assets and Conservation Area
- Not cause harm to the environment, including important views, designated open green spaces, valued landscapes, residential amenities or habitats
- Is well-connected to existing village amenities
- Not at high risk of flooding
- Over 500m from AQMA
- Excluded from Minerals consultation.

AECOM consider the remaining sites to be potentially suitable for selection and allocation: D5, D7, D9, D11, D14, D15, D20, and D21, shown on the map below.





Danbury Neighbourhood Plan

Our Parish, Our Future

Stage 3 Selection and Allocation

Impact on local highway network

Essex Highways Department categorise the Highway Network as follows:

- National Highways Road – (None within Danbury)
- Priority 1 Road - A414
- Priority 2 Road - Woodhill Road, Well Lane, Bicknacre Road, Penny Royal Road, The Common, Mayes Lane, Little Baddow Road, and the B1418
- Local Road or Private Road – All other roads within Danbury.

Residents place significant importance on the Local Roads which is seen as fundamental to preserving the character of Danbury. This is highlighted in the draft Neighbourhood Plan.

Site Performance

The following table summarises how each remaining site performs against the selection criteria.

| Key to Assessment Green: Suitable Amber: Suitable with mitigation Red: Not suitable | Assessment | | | | | | | | | |
|----------------------------------------------------------------------------------------------|-----------------------------------------|--------------------------------------------|---------------------------------|-----------------------------------------|-----------------------------|-------------------------------|----------------------------------|-----------------------------------|--|--|
| | D5 Sandpit Field, East of Little Fields | D7 Land at Tyobales Farm West (large site) | D9 Land at Millfields/Mill Lane | D11 Old Play Area South of Jubilee Rise | D14 Danecraft Woodhill Road | D15 Well Lane Industrial Area | D20 Land North of Elm Green Lane | D21 Land at Mayes Lane/Copst Hill | | |
| Be Sustainable | Green | Amber | Amber | Amber | Amber | Amber | Amber | Amber | | |
| Is within or adjacent Defined Settlement Boundary | Green | Green | Green | Green | Green | Green | Green | Green | | |
| Available for development | Green | Green | Green | Green | Green | Red | Green | Green | | |
| Previously developed land | Red | Red | Green | Red | Green | Red | Red | Amber | | |
| Keep separation between settlements/parishes | Green | Green | Green | Green | Green | Green | Green | Green | | |
| Satisfactory highways access available or achievable | Amber | Amber | Amber | Amber | Amber | Amber | Amber | Amber | | |
| Has minimal impact on local highway network | Green | Green | Red | Green | Green | Red | Green | Green | | |
| Not cause harm to the setting of SSSIs, Heritage Assets and | Amber | Amber | Amber | Amber | Amber | Amber | Amber | Amber | | |
| Not cause harm to environment | Amber | Amber | Amber | Amber | Amber | Amber | Amber | Amber | | |
| Well connected to amenities | Green | Amber | Amber | Amber | Amber | Amber | Amber | Amber | | |
| Not at high risk of Flooding | Green | Green | Green | Green | Green | Green | Green | Green | | |
| Over 500m from AQMA | Green | Green | Green | Green | Green | Green | Green | Green | | |
| Excluded from Minerals consultation | Green | Green | Green | Green | Green | Green | Green | Green | | |



Danbury Neighbourhood Plan

Our Parish, Our Future

Stage 3 Selection and Allocation

Rejection of other sites

The further analysis has led to the rejection of these sites for the following reasons:

D9 – Land at Millfields/Mill Lane.

Access to site D9 is proposed from a Local Road. The mitigation suggested was considered insufficient to prevent the proposed development causing significant harm to the character of Danbury and the Local Highway Network, so this site has been rejected.

D15 – Well Lane Industrial Area.

The site owner has not made contact to advise their intentions for the site, so this site has been rejected.

D20 – Land North of Elm Green Lane.

Access to the site is from a Local Road. In addition, the proposed development is for very large dwellings that do not conform to the required housing mix to meet the needs of the village as identified in the Housing Needs Assessment. Consequently, this site has been rejected.

Based on these conclusions, the table below shows the draft sites selected to meet the housing allocation of around 100 dwellings:

| Site | No. of dwellings |
|--------------------------------------------|------------------|
| D5 Sandpit Field, East of Little Fields | 10 |
| D7 Land at Tyndales Farm West (large site) | 65 |
| D11 Old Play Area South of Jubilee Rise | 2 |
| D14 Danecroft, Woodhill Road | 14 |
| D21 Land at Mayes Lane/Copt Hill | 2 |
| Total Allocation of around 100 dwellings | 93 |



Danbury Neighbourhood Plan

Our Parish, Our Future

Stage 3 Selection and Allocation

Mitigation required on proposed sites

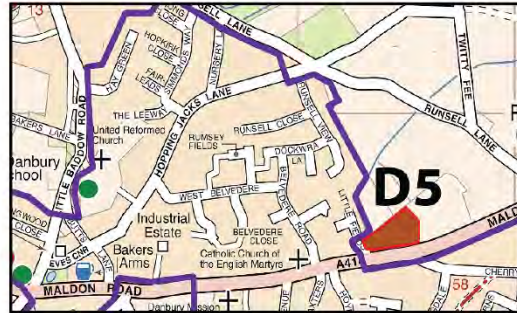
D5 Sandpit Field, East of Little Fields

Access – via Little Fields, which Essex Highways advise is lightly trafficked and can be considered a minor road leading directly to the Priority 1 road (A414).

Landscape and Heritage - the site forms part of the wider setting of Grade 11 Garlands Farmhouse and any development will be low form dwellings.

An open space will be created at the southeast of the site to preserve the setting of the heritage asset.

Size of development – it is proposed to allocate land to build 10 homes which are anticipated to be almshouses, subject to the mitigation above.



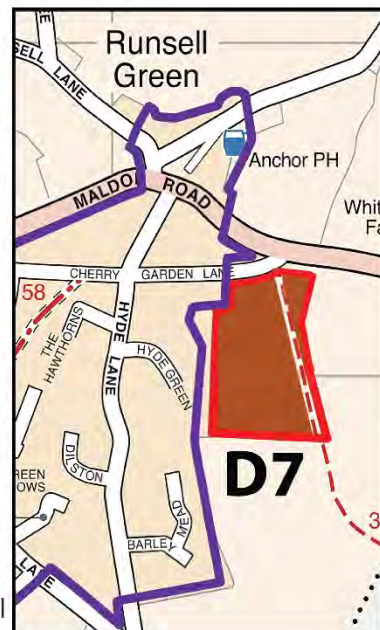
D7 Land at Tyndales Farm West (large site)

Access - provision of a new, improved junction. This will include a new access road to the site from the A414 with Cherry Garden Lane east diverted to join this new road. The current access from the A414 will be closed.

This is subject to detailed design including provision of bus stops and associated crossing points on the A414.

Allocated land – the main development will form an area bounded on the eastern side by the existing public right of way and on the southern boundary to the limit of the existing trees adjacent to Barley Mead.

Construction of the new access will require additional land to the northeast of the Public Right of Way.





Danbury Neighbourhood Plan

Our Parish, Our Future

Stage 3 Selection and Allocation

Mitigation required on proposed sites

D7 Land at Tyndales Farm West (large site) continued

Landscape¹ - the new evidence has changed the landscape capacity from low-medium capacity to medium capacity which makes it more suitable for development provided extensive mitigation measures are an integral part of any development.

These would include a strong landscape buffer on the open eastern boundary (which is not an existing field boundary) and provision of green infrastructure linking hedgerows and trees alongside A414 and Mill Lane and encompassing the closer sections of the Public Right of Way.

Size of development – it is proposed to allocate land to build 65 homes subject to the significant mitigation above.

The Steering Group have concluded this larger allocation is the best option available to meet Danbury's needs in terms of the required housing mix, affordable housing and provision of community facilities whilst at the same time retaining the character of Danbury. Subject to implementation of the proposed mitigation, the benefit from this development will outweigh the harm caused from the increased housing on this site.

D11 Old Play Area South of Jubilee Rise

Access - via Jubilee Rise, a local road.
Consideration of an adjacent electrical substation and a protected tree also required.

Size of development - it is proposed to allocate land to construct 1 building which can be used as 1 or 2 dwellings, which is considered to have limited impact.



¹ Landscape capacity refers to the degree to which a particular landscape type or area can accommodate change without significant effects on its character, or overall change of landscape character.



Danbury Neighbourhood Plan

Our Parish, Our Future

Stage 3 Selection and Allocation

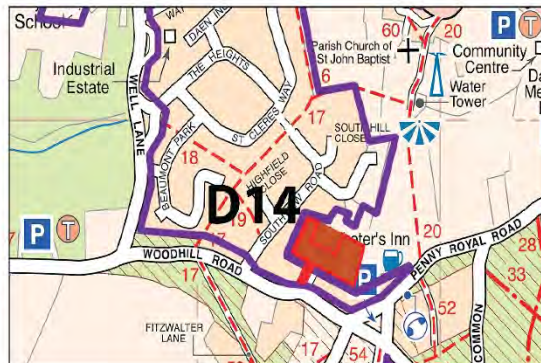
Mitigation required on proposed sites

D14 Danecroft, Woodhill Road

Access - recent advice indicates access from a Priority 2 road, (Woodhill Road) is likely to be achievable.

Heritage - the design of housing on the site needs careful consideration to prevent harm to the Conservation Area and Grade II listed heritage assets.

Size of development – it is proposed to allocate land to build 14 homes subject to the mitigation above.

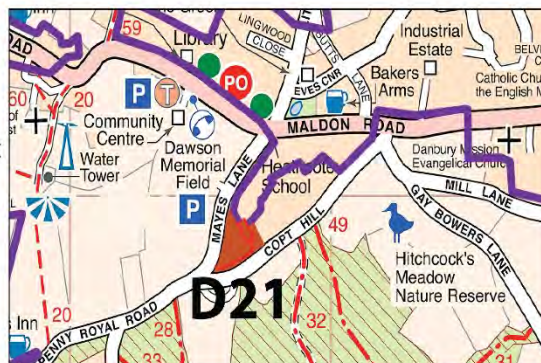


D21 Land at Mayes Lane/Copt Hill

Access - The existing access is not acceptable, and a new access from a Priority 2 road, (Mayes Lane) is required in accordance with the current standards.

Design - the site is suitable for a small development, designed to retain the spacious character of the site.

Size of development – it is proposed to allocate land to build maximum of 2 homes subject to the mitigation above.





Danbury Neighbourhood Plan

Our Parish, Our Future

What is a Neighbourhood Plan?

It is an opportunity for local people to have a say in what to protect and where to build in their parish over the long term. The process is enshrined in law. Whilst land development is probably the main topic that we in Danbury are concerned with, the Neighbourhood Plan will also consider environmental issues, transport, leisure facilities and all aspects of village life.

Next Steps

The following steps are required to complete the Danbury Neighbourhood Plan:

- Complete the draft Plan and submit it to Chelmsford City Council who will undertake an informal review and make appropriate amendments
- Danbury Parish Council approve the draft Plan
- Organise Formal Public Consultation to consider the draft Plan (Regulation 14), where residents have the opportunity to make comments on the Plan's contents
- Revise the draft Plan and submit it to Danbury Parish Council for approval
- Submit draft Plan to Chelmsford City Council (Regulation 15)
- Chelmsford City Council organise public consultation (Regulation 16)
- Chelmsford City Council submit draft Plan for examination (Regulation 17)
- Examiner reports on draft Plan (Regulation 18)
- Finalise draft Plan with Examiner's recommendations
- Public referendum
- Chelmsford City Council make Danbury Neighbourhood Plan (Regulations 19 & 20).

Appendix 2 - Consultation (Regulation 14)

Appendix 2a – Comments received and outcome from Consultation (Regulation 14)

ID references

The contents of all responses have been given unique ID references. The following references have not been allocated, 10,47,66, 68,108 to 119, 156, 239 to 300, 417, 423 to 424, 434, 436, 439, 442, 445, 448, 492, 536 to 549.

Responses from Organisations

Responses have been received from 11 organisations acting for landowners. The table below lists these organisations and provides the site detail they represent:

| ID | Organisation | Site Reference from Call for Sites/Plan | Description if site not submitted |
|------------|------------------------------------|------------------------------------------------|------------------------------------------|
| 392 to 397 | ADP | Site E | |
| 522 to 535 | BDP | | Hammonds Farm |
| 379 to 391 | Blenheim Consultancy | Site D | |
| 398 to 426 | Gladman | D4 | |
| 508 to 521 | Gleeson Land | | Land North of Runsell Lane |
| 341 to 350 | Landidsale Almhouse Charity | Site A | |
| 374 to 498 | Landpro Services | D20 | |
| 499 to 507 | Martin Grant Homes | | Land at Little Fields |
| 351 to 378 | Richborough | Site B | |
| 449 to 473 | Savills (Medical Services Danbury) | D12 | |
| 427 to 447 | Stonebond | D9 | |

| ID | Name | Organisation | Page | Para/Fig | Response | NP Group Response |
|----|--------------|--------------|------|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| 1 | Kevin Fraser | Essex CC | 1 | | Thank you for consulting Essex County Council (ECC) on the Danbury Neighbourhood Plan (the Plan). ECC provides the following response, which reflects ECC's role as the Minerals and Waste Planning Authority, the Highway Authority, the Transportation Authority, the lead authority for education (including early years and childcare), the Lead Local Flood Authority and our responsibility for providing and delivering adult social care (ASC) and public health services. | No response required. |
| 2 | Kevin Fraser | Essex CC | 1 | | The ECC response outlines where changes need to be made to ensure ECC can deliver its statutory responsibilities and recommends other changes for your consideration. ECC notes that the Plan allocates housing sites for around 93 homes as required in the Chelmsford Local Plan, Strategic Growth Site Policy 13 – Danbury (around 100 homes). The remainder will come from 'windfall' development. | No response required. |
| 3 | Kevin Fraser | Essex CC | 1 | | Everyone's Essex , the Council's new organisation strategy, sets out a strategic aim for a strong, inclusive and sustainable economy. This strategic aim includes a commitment to deliver and maintain high quality infrastructure to support a growing economy and the delivery of new homes and communities. Achieving this requires us to ensure that the development, planning and infrastructure delivery across the administrative county, can be aligned and support the Local and Neighbourhood Plans that are being prepared across the county, at its borders and beyond. This is to ensure that the planned growth includes provision for the delivery of ECC's infrastructure and services commensurate with the growth being planned, and to support existing and future residents and businesses. | No response required. |
| 4 | Kevin Fraser | Essex CC | 1 | | Essex County Council's Neighbourhood Planning Guide (2019). This document provides information on the services within ECC that may need to be considered when completing a Neighbourhood Plan and provides relevant weblinks to policy and guidance. Essex County Council's Neighbourhood Planning Guide can be found at https://assets.ctfassets.net/knkzaf64jx5x/3LQJyboNGJMiB1Tng8nGWW/2a924e5ce18cfb13a62f7336bf36b1b5/essex-county-councils-neighbourhood-planning-guide-september-2019.pdf . | No response required. |
| 5 | Kevin Fraser | Essex CC | 9 | 1.13 | ECC, as the Mineral and Waste Planning Authority (MWPA), notes that paragraph 1.11 refers to the Development Plan for Danbury as being the adopted Chelmsford Local Plan (May 2020). Paragraph 1.13 refers to the Essex Minerals Local Plan (MLP), 2014 - currently under review, and the Essex and Southend-on-Sea Waste Local Plan (WLP), 2017 as ' <i>Other relevant documents</i> '. ECC, as the MWPA, requires reference to be made to the MLP and WLP forming part of the Development Plan for the Plan area. Although Neighbourhood Plans should not seek to establish policy for minerals and waste land uses, they should include context on such matters, as relevant to the area. ECC recommend that clarity is provided on this matter in paragraph 1.13 and the role of the MLP and WLP in planning terms as follows: <i>Essex County Council is the Minerals and Waste Authority for the Plan area and is responsible for the production of mineral and waste local plans. The Development Plan in Danbury therefore also comprises of the Essex Minerals Local Plan 2014 (MLP) and the Essex and Southend-on-Sea Waste Local Plan 2017 (WLP). These plans set out the policy framework within which minerals and waste planning applications are assessed. They also contain policies which safeguard known mineral bearing land from sterilisation, and existing, permitted and allocated mineral and waste infrastructure from proximal development which may compromise their operation.</i> As indicated in paragraph 1.13, a MLP Review has commenced to extend the plan period from 2029 to 2040. A 'Call for Sites' exercise ended in early November 2022 which invited additional sites to be submitted for consideration. https://www.essex.gov.uk/minerals-waste-planning-policy/minerals-local-plan | Suggested amendment accepted. |

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| 6 | Kevin Fraser | Essex CC | 9 | | <p>The following is provided for information and context on minerals and waste issues.</p> <p>The Plan area includes land within a Mineral Safeguarding Area (MSA) due to the presence of sand and gravel deposits beneath the ground and Mineral Consultation Areas (MCA) (see Appendix 1-Plan of Mineral Safeguarding Area). These areas are subject to a mineral safeguarding policy (see Policy S8 of the MLP), which seeks to prevent deposits being</p> | No response required. |
| 7 | Kevin Fraser | Essex CC | 9 | | <p>Within the Plan area there are MCAs in relation to the following sites:</p> <ul style="list-style-type: none"> · <u>Royal Oak</u> – Continuation of use of land for mineral extraction through a revised phasing scheme. Mineral extraction to cease by 16 February 2029 (planning application reference ESS/35/17/MAL). · St Cleres Hall Pit – Continuation of the winning and working of mineral and subsequent restoration of the site to allow for an extended time period for cessation of mineral extraction to 16 February 2029; cessation of use of the processing plant by 31 December 2031 and restoration of processing plant and stockpile area by 31 March 2032 (planning application reference ESS/49/19/CHL (ESS/31/16/CHL)) and continuation of the importation of unprocessed aggregate from Royal Oak Quarry into St Cleres Hall Pit until 16 February 2029 (planning application reference ESS/50/19/CHL (ESS/32/16/CHL)) <p>These areas are subject to Policy 8 of the MLP which establishes MCAs within and up to 250m from each safeguarded permitted minerals development and Preferred and Reserve Site allocation as shown on the Policies Map of the MLP. ECC must be consulted on all applications for non-minerals and non-waste development proposed within these areas.</p> | No response required. |
| 8 | Kevin Fraser | Essex CC | 8 | 1.12 | <p>Paragraph 1.12, bullet 2 refers to there being limited primary school capacity within the existing schools in Danbury. ECC, as lead authority for Education, consider the pupils generated by the number of homes identified in Policy DNP1 and the proposed housing mix stipulated in DNP2, criterion 3 provides no issues in school place planning terms.</p> | No response required. |
| 9 | Kevin Fraser | Essex CC | 9 | 1.14 | <p>Paragraph 1.14 identifies Danbury as being located within the zone of influence of the Blackwater Estuary Special Protection Area and Ramsar Site. Consequently, the Plan lies within the Essex Climate Action Commission's (ECAC) recommended Climate Focus Area (CFA), which is formed of the Blackwater and Colne River catchment areas (see Figure 1). The CFA has been established to demonstrate best practice in sustainable land use management and help implement the recommendations in the ECAC's report Net-Zero: Making Essex Carbon Neutral (July 2021). See included Figure 1: Map of ECACs Climate Focus Area</p> | A map showing the Essex RAMS - Overall Zone of Influence is included in the Plan. |
| 11 | Kevin Fraser | Essex CC | 9 | | <p>The principal objective of the CFA is to become net zero carbon – meaning that the amount of carbon emitted from the area is no higher than that absorbed. The secondary objective of the CFA is to become more climate change resilient by:</p> <ul style="list-style-type: none"> · implementing biodiversity net gain (BNG) · improving soil health · improving air pollution, · reducing flooding, · reducing the urban heat island effect, · lowering the energy for communities, · improving the amenity and liveability of Essex communities <p>Moving forward there may be a number of schemes/projects to be progressed within the Plan area and consequently ECC has suggested additional guidance and policy regarding climate change and green infrastructure under 'Additional Policies'.</p> | No response required. |

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| 12 | Kevin Fraser | Essex CC | 14 | 2.15 | ECC seeks clarification with regards reference to 'footpaths' in paragraph 2.15. For example, pavements beside public roads are not public footpaths and are better referenced as 'footways'. Footways are not recorded on the Definitive Map as Public Rights of Way. A footway is really a part of the main highway which has been set apart for pedestrians. Public footpaths are shown on definitive maps recording public rights of way where anyone has the legal right to use on foot. For clarity, ECC recommend reference is made to 'public footpath' based on the above definitions. | Suggested amendment accepted. |
| 13 | Kevin Fraser | Essex CC | 14 | | <u>The Village today</u> Paragraph 2.20 refers to community groups active in Danbury. ECC recommend reference is also made to 'Sustainable Danbury' who are seeking to reinvigorate the Danbury Living Landscape work with Essex Wildlife Trust and partners. https://sustainabledanbury.org/ | Duplicated - See ID14, no response required. |
| 14 | Kevin Fraser | Essex CC | 12 | 2.20 | Paragraph 2.20 refers to community groups active in Danbury. ECC recommend reference is also made to 'Sustainable Danbury' who are seeking to reinvigorate the Danbury Living Landscape work with Essex Wildlife Trust and partners. https://sustainabledanbury.org/ | Suggested amendment accepted. |
| 15 | Kevin Fraser | Essex CC | 14 | | ECC recommend reference is also made to the Danbury Living Landscape which seeks to restore landscape for the benefit of wildlife and the local community. This is a national initiative promoted by The Wildlife Trusts (Living Landscapes). Danbury Ridge is one of the County's 80 Living Landscapes. The term "Living Landscapes" appears in the Glossary, and the Plan first mentions it in Wildlife Corridor Policy DNP9 paragraph 6.11. The objectives of the Danbury Ridge Living Landscape go beyond just creating wildlife corridors and include biodiversity, heritage, and landscape preservation, as well as recreation, education, and community information. | Suggested amendment accepted. |
| 16 | Kevin Fraser | Essex CC | 19 | 3.5 | Paragraph 3.5 highlights a key concern of the local community as being congestion on the A414, the potential impact of additional growth in the Maldon Local Plan (presently subject to review) and increasing potential for rat running along the local lanes, many of which are narrow. Please refer to comments later in the response regarding the 'The Road Network: the A414'. The potential development of Bradwell B new nuclear power station is presently uncertain including the distribution and modal split of sea, rail and road movements (including worker movements), and subsequent locations/requirements for freight management facilities and park and ride locations of any transport strategy. The NSIP scheme is presently 'paused' and it is not known when or if it will recommence. | No amendment required as no reference to Bradwell B development in the Neighbourhood Plan. |
| 17 | Kevin Fraser | Essex CC | 19 | 3.3 & 3.6 | Paragraphs 3.3 and 3.6 refer to the concerns on the environment and desire to protect the countryside, open spaces, parks, woodland, and rural and protected lanes. Consideration should be given to the fact that some nature reserves are fragmented, and there is much that could be done to reconnect, conserve, and enhance the area's heritage and biodiversity. | Suggested amendment accepted. |
| 18 | Kevin Fraser | Essex CC | 21 | | ECC recommend reference is made to multifunctional green infrastructure (GI) to be consistent with the definition in the Glossary which refers to a 'network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities'. https://designatedsites.naturalengland.org.uk/GreenInfrastructure/Principles/GIPrinciples.aspx | Suggested amendment accepted. |
| 19 | Kevin Fraser | Essex CC | 21 | | Natural England has published the National Green Infrastructure Framework (January 2023), which is designed to help meet requirements in the National Planning Policy Framework (NPPF), paragraph 20d to develop strategic policies regarding GI in local plans and in new developments. | No response required. |

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| 20 | Kevin Fraser | Essex CC | 21 | | <p>Natural England has published the National Green Infrastructure Framework (January 2023), which is designed to help meet requirements in the National Planning Policy Framework (NPPF), paragraph 20d to develop strategic policies regarding GI in local plans and in new developments.</p> <p>The Framework comprises:</p> <ul style="list-style-type: none"> · Green Infrastructure Principles: provide a baseline to develop stronger GI policy and delivery; https://designatedsites.naturalengland.org.uk/GreenInfrastructure/Principles/GIPrinciples.aspx · Green Infrastructure Standards: guidance on national standards for green infrastructure quantity and quality; https://designatedsites.naturalengland.org.uk/GreenInfrastructure/GIStandards.aspx · Green Infrastructure Maps: mapped environmental, socio-economic datasets to support the standards; https://designatedsites.naturalengland.org.uk/GreenInfrastructure/Map.aspx · Green Infrastructure Planning and Design Guide: practical, evidence-based advice on how to design good quality green infrastructure; https://designatedsites.naturalengland.org.uk/GreenInfrastructure/DesignGuide.aspx and · Green Infrastructure Process Journeys: guides on how to apply all the products in the Green Infrastructure Framework advise for Neighbourhood Plans https://designatedsites.naturalengland.org.uk/GreenInfrastructure/ProcessJourneys.aspx . | No response required. |
| 21 | Kevin Fraser | Essex CC | 21 | | <p>ECC recommend the Plan makes reference to and applies the Essex Green Infrastructure Strategy (2020) and the Essex Green Infrastructure Standards (June 2022) as part of the Plan's evidence base, both of which have been endorsed by Natural England. These documents champion for the enhancement, protection, and creation of an inclusive and integrated network of green spaces. Applying Essex's nine GI principles will help to ensure quality and consistency in the provision, management, and stewardship of GI an essential part of place-making and place-keeping for the benefit of people and wildlife. ECC considers that all major and strategic development sites should be designed around green and blue infrastructure to inform and shape the development. Particularly within denser developments, GI and open space should be approached from a multifunctional perspective, combining uses such as sustainable drainage, public open space, walking and cycling routes and biodiversity conservation to combine functional uses with amenity benefits. These features should be strategically located to provide green infrastructure and landscaping in prominent spaces to maximise the benefits to site users and increase the usability of multifunctional space.</p> | No response required. |
| 22 | Kevin Fraser | Essex CC | 21 | | <p><i>Danbury in 2036 will be a flourishing village, separate from Chelmsford, with a strong community spirit, where people of all ages will be able to enjoy Danbury's unique character and identity. Its countryside, woods, <u>multifunctional green infrastructure</u> and green spaces will be protected, as will its heritage and distinguishing features of local character.</i></p> <p><i>ECC recommend reference to 'multifunctional' green infrastructure is also incorporated into the Environment objective, paragraphs 1.17; 6.5, 6.6, 6.8, Site Specific Policy B: Land at Tyndales Farm West (Area B on Figure 4), Criterion 2a; Policy DNP10: Open Spaces (See Glossary), Criterion 1d and Policy DNP15: Connection to Sustainable Transport and Village Amenities.</i></p> | Suggested amendment accepted. |
| 23 | Kevin Fraser | Essex CC | 21 | | <p>ECC recommend the 'Housing and Development' objective is amended to refer to ensuring that a mix of house types and size is provided rather than just 'high quality for all ages' .</p> <p>To ensure there is a <u>mix of house types and size and high-quality housing provision for all ages, which responds to Danbury's needs.</u></p> | Suggested amendment accepted. |

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| 24 | Kevin Fraser | Essex CC | 22 | | ECC recommend the 'Environment' objective makes reference to multifunctional green infrastructure. <i>To seek protection, conservation, and enhancement, including of this significant element of Danbury's character, open spaces, <u>multifunctional green infrastructure</u> and local lanes.</i> | Suggested amendment accepted. |
| 25 | Kevin Fraser | Essex CC | 22 | | ECC recommend the 'Transport and Movement' objective is amended to refer to 'active and sustainable transport modes' in order to clarify that this relates to walking, cycling, e-scooters, horseriding and passenger transport. The reference to 'pavements' should be amended to 'footways' within the objective and throughout the Plan (paragraph 2.15; 2.18; 3.6; 6.22; 7.3; 7.12; 7.13 and 10.11), as these form a part of the main highway which has been set apart for pedestrians. <i>To promote clean, attractive, safe streets and spaces, seeking creative solutions to the traffic issues that currently affect Danbury, encouraging <u>active and sustainable transport modes</u>, addressing parking issues and improvements to <u>footways pavements</u> where possible.</i> | Suggested amendment accepted. |
| 26 | Kevin Fraser | Essex CC | 22 | | ECC recommend the 'Heritage' objective is amended to refer to the contribution made by the setting of heritage assets consistent with NPPF, paragraph 194 and Section 8 – Heritage Assets. Reference to non-designated incorporates archaeological features. <i>Conserve and <u>where possible</u> enhance Danbury's heritage assets and <u>their setting</u> features which contribute to the village.</i> | Suggested amendment ID127 made. |
| 27 | Kevin Fraser | Essex CC | 25 | | With regards criterion 1, ECC recommend reference to 'proposed' is deleted and replaced with 'allocated' to provide clarity that the sites are allocated in the Plan. <i>1. The following sites are <u>allocated</u> proposed for housing development within the Neighbourhood Plan area (see Figure 4 below)</i> | Suggested amendment accepted. |
| 28 | Kevin Fraser | Essex CC | 25 | | ECC recommend criterion 2 is deleted as the wording provides a degree of uncertainty as to how the balance is to be provided. ECC recommend reference is made in the supporting text that the balance is to be provided through either additional windfall development or additional capacity on the allocated sites as they progress through the planning application process and are subject to more detailed assessment. 2. The balance of the Local Plan housing requirement may come forward as windfall development on smaller sites and will be determined against the policies in the development plan. | Suggested amendment accepted. |
| 29 | Kevin Fraser | Essex CC | 25 | | ECC recommend Criterion 3 also makes reference to new development being required to have regard to the Essex Design Guide (EDG) as follows: https://www.essexdesignguide.co.uk/ <i>3. All proposals for new housing development shall have regard to the guidance contained in the Danbury Design Guide, <u>Essex Design Guide</u> and satisfy all relevant policies in the Chelmsford Local Plan.</i> | Suggested amendment accepted. |
| 30 | Kevin Fraser | Essex CC | 25 | | The EDG has broadened its scope to include a Highways Technical Manual; Sustainable Drainage Systems Design Guide for Essex; and newer sections regarding Ageing Populations; and Health and Wellbeing. More recent additions as supplementary planning guidance include Planning for 5G and Solar Farm Guiding Principles <u>amongst other topics</u> . The EDG also includes the Essex Quality Charter and Quality Review Panel, which is used with regards masterplans; large planning applications and infrastructure schemes. ECC recommend that all site allocations are subject to the pre-application highway advice process which provides an early indication of whether a proposal is likely to be acceptable to the Highway Authority or not and details of information that should be submitted with any application. Please refer to the following links for advice and charges <u>and guidance in the ECC Developers' Guide for Infrastructure Contributions</u> , Section 5.5.2 – Assessing the impact of development. | Suggested amendment accepted. |

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| 31 | Kevin Fraser | Essex CC | 28 | | <p>Site Specific Policy A: Land at Sand Pit Field, East of Littlefields (Area A on Figure 4)</p> <p>ECC recommend reference to 'subject to applicable policies DNP1 to DNP23' is deleted as any planning application will be considered against the Development Plan, and once 'made' this would include the Plan.</p> <p>Amend the first sentence to read:</p> <p><i>Land at Sand Pit Field is allocated for around 10 new almshouses subject to applicable policies DNP1 to DNP23, with the following additional criteria being satisfied:</i></p> | Suggested amendment accepted. |
| 32 | Kevin Fraser | Essex CC | 28 | | ECC recommend criterion 1 is deleted and included within the supporting text as this is not a policy requirement. | Suggested amendment accepted. |
| 33 | Kevin Fraser | Essex CC | 28 | | <p>Criterion 2 should be amended to simply refer to the access to the site from the relevant road. The deleted material could be included within the reasoned justification of the policy. The details regarding access will be considered at the planning application stage via the Transport Statement or Assessment.</p> <p><i>2. Main vehicular access to the site will be a single point from Littlefields sited 23 metres north of the kerb line of the A414 with visibility splays based on current Manual for Streets guidance. Appropriate improvements, as necessary, to the local and strategic road network as required by the Local Highways Authority.</i></p> | Suggested amendment accepted. |
| 34 | Kevin Fraser | Essex CC | 28 | | <p>Criteria 7 is consistent with current ECC Parking Standards which are 1 parking space per 1 bed dwelling and 2 spaces for 2+ bed dwellings. However, ECC recommend the criterion 7 is deleted and replaced with proposals being required to 'have regard' the standards or successor document, as the submitted proposals may differ to that stated in this policy. If insufficient parking is provided it is likely to result in parking in Littlefields close to the junction with A414 which could be a safety issue</p> | Suggested amendment ID35 made. |
| 35 | Kevin Fraser | Essex CC | 28 | | <p>Criteria 7 is consistent with current ECC Parking Standards which are 1 parking space per 1 bed dwelling and 2 spaces for 2+ bed dwellings. However, ECC recommend the criterion 7 is deleted and replaced with proposals being required to 'have regard' the standards or successor document, as the submitted proposals may differ to that stated in this policy. If insufficient parking is provided it is likely to result in parking in Littlefields close to the junction with A414 which could be a safety issue .</p> <p><i>7. Any proposed development should have regard to the vehicle parking standards set out in the Essex Parking Standards - Design and Good Practice (2009), or as subsequently amended.</i></p> | Suggested amendment accepted. |
| 36 | Kevin Fraser | Essex CC | 29 | | <p>ECC recommend reference to 'subject to applicable policies DNP1 to DNP23' is deleted as any planning application will be considered against the Development Plan, and once 'made' this would include the Plan.</p> <p>Amend the first sentence to read:</p> <p><i>Land at Tyndales Farm West is allocated for around 65 new homes subject to applicable policies DNP1 to DNP23, with the following additional criteria being satisfied:</i></p> | Suggested amendment ID36 made. |
| 37 | Kevin Fraser | Essex CC | 29 | | <p>Criterion 1 should be amended to simply refer to the access to the site from the relevant road. and reference to a diverted Cherry Garden Lane. The other detail could be referenced in the reasoned justification but will be subject to further detailed consideration at the planning application stage via the Transport Statement or Assessment.</p> <p><i>1. Main vehicular access to the site will be designed in conjunction with Essex Highways, e.g. a new junction including a ghost junction turning from the A414 together with an associated diversion of Cherry Garden Lane east into the proposed access road, subject to detailed design including provision of bus stops and associated crossing points on the A414. These should be achieved through section 106 provisions. Consideration to discourage future rat-running on local lanes is required. This can be achieved with appropriate improvements, as necessary, to the local and strategic road network as required by the Local Highways Authority.</i></p> | Suggested amendment accepted. |

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| 38 | Kevin Fraser | Essex CC | 29 | | ECC recommend reference is made to multifunctional green infrastructure in Criterion 2a as a landscape buffer may comprise hedges, PROW or green spaces. <i>a. A strong landscape buffer is required to provide a new settlement edge on both the open eastern boundary immediately west of the PROW and the southern boundary of the site, with provision of multifunctional green infrastructure linking hedgerows and trees; and</i> | Suggested amendment accepted. |
| 39 | Kevin Fraser | Essex CC | 30 | | ECC supports criterion 5 requiring early consultation with ECC, as the Minerals and Waste Authority, given that the northern portion of the site allocation is within the 250 metres boundary of Royal Oak Quarry. This is consistent with Policy S8 of the MLP. | No response required. |
| 40 | Kevin Fraser | Essex CC | 31 | | ECC recommend reference to 'subject to applicable policies DNP1 to DNP23' is deleted as any planning application will be considered against the Development Plan, and once 'made' this would include the Plan. Amend the first sentence to read: <i>Land at Ex Play Area, South of Jubilee Rise is allocated for around one building accommodating either 2 new homes or 4 one-bedroom apartments. subject to applicable policies DNP1 to DNP23, with the following additional criteria being satisfied:</i> | Suggested amendment accepted. |
| 41 | Kevin Fraser | Essex CC | 31 | | Amend criteria 1 to read: <i>1. Main vehicular access to the site will be from Jubilee Rise.</i> | Suggested amendment accepted. |
| 42 | Kevin Fraser | Essex CC | 32 | | ECC recommend reference to 'subject to applicable policies DNP1 to DNP23' is deleted as any planning application will be considered against the Development Plan, and once 'made' this would include the Plan. Amend the first sentence to read: <i>Land at Danecroft, Woodhill Road is allocated for around 14 new homes subject to applicable policies DNP1 to DNP23, with the following additional criteria being satisfied:</i> | Suggested amendment accepted. |
| 43 | Kevin Fraser | Essex CC | 32 | | Criterion 1 should be amended to simply refer to the access to the site from the relevant road. The other detail could be referenced in the reasoned justification but will be subject to further detailed consideration at the planning application stage via the Transport Statement or Assessment. Amend criteria 1 to read: <i>1. a) Main vehicular access to the site will be from Woodhill Road with improvements to allow visibility splays based on current Manual for Streets guidance and subject to detailed design. Appropriate improvements, as necessary, to the local and strategic road network as required by the local Highways Authority; and</i> | Suggested amendment ID43 made. |

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| 44 | Kevin Fraser | Essex CC | 32 | | <p>ECC recommend reference to ‘<i>subject to applicable policies DNP1 to DNP23</i>’ is deleted as any planning application will be considered against the Development Plan, and once ‘made’ this would include the Plan.</p> <p>Amend the first sentence to read: <i>Land at Mayes Lane/Copt Hill is allocated for around 2 new 3 bedroomed dwellings subject to applicable policies DNP1 to DNP23, with the following additional criteria being satisfied:</i></p> | Suggested amendment accepted. |
| 45 | Kevin Fraser | Essex CC | 33 | | <p>Criterion 1 should be amended to simply refer to a new access to the site from the relevant road. The other detail could be referenced in the reasoned justification but will be subject to further detailed consideration at the planning application stage via the Transport Statement or Assessment. ECC, as highway authority, do not consider the existing access is suitable for intensification and therefore a new access should be provided with appropriate visibility splays.</p> <p>Amend criterion 1 to read: <i>1. Main vehicular Vehicle access to be at the south of the site will be from a new access on Mayes Lane to achieve the required visibility splays, constructed in accordance with current standards. The existing access point will be closed. The site will be served by a safe access from Mayes Lane, in accordance with the requirements of the Highway Authority.</i></p> | Suggested amendment ID45 made. |
| 46 | Kevin Fraser | Essex CC | 28 | | <p>ECC supports reference in Policies A – E to protect viable existing trees and hedges within the development site and if this is not possible then a landscape strategy should be secured to ensure that any trees removed are provided elsewhere on site. However, reference should be made in each policy to them being required to be ‘<i>of the same value or better</i>’.</p> | Suggested amendment accepted. |
| 48 | Kevin Fraser | Essex CC | 34 | | <p>ECC seeks to ensure that housing and communities are accessible and inclusive over the life course and that new homes are suitable for ageing households and those with disabilities so that they can live in their homes for longer if their mobility reduces. Allowing residents to live within their homes reduces their dependency on care provision and facilitates healthier, more independent lifestyles. Suitable housing can also allow people to live closer to their informal support networks (i.e. family and friends) as their mobility declines.</p> <p>The policy does not refer to the expected standard that all new dwellings should meet, which is to Building Regulation Part M4(2) standards. However, if the Plan were to include reference to older persons housing, then reference should be made to a significant proportion of new homes (at least 5%) being required to be built to Part M4(3) wheelchair user standards, including the affordable housing contingent delivered on a site. As described, the delivery of accessibility housing is critical to ensuring our ageing population and those with disabilities are able to live for longer in suitable homes (and thus potentially benefiting from domiciliary care) without having to move into more institutional care settings.</p> | No response required. |

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| 49 | Kevin Fraser | Essex CC | 34 | | ECC recommend criterion 5 is amended to refer to the need to deliver housing for older persons. <i>5. A mix of housing should be delivered, for rental, shared or full ownership which would include, for example, homes for young families and older persons and those with disabilities .</i> | Suggested amendment accepted. |
| 50 | Kevin Fraser | Essex CC | 34 | | An additional criterion could include the following: <i>Proposals for new dwellings that are designed to be accessible and inclusive, including meeting Building Regulations M4 (2) and M4 (3) standards, will be supported.</i> | Chelmsford City Council agree this is amendment not required. |
| 51 | Kevin Fraser | Essex CC | 35 | | As the Waste Planning Authority, ECC supports reference to sustainable construction in criterion 1. However, this criterion should be expanded to promote waste reduction, re-use and recycling, sustainable building design and the use of sustainable materials, including in relation to their procurement, in the construction of new development or redevelopment, as per Policy S4 of the MLP https://assets.ctfassets.net/knkzaf64jx5x/5UZuVtnjZbJ81olvZoZKvX/90acfc65df6fa8ee8ab20df3f0cda1c8/essex-minerals-local-plan-adopted-july-2014.pdf Green infrastructure can also be termed a ‘sustainable material’ as it can reduce cooling demand for buildings by lowering local temperatures and shading building surfaces and lowering energy needs. Green roofs also help to save energy by improving thermal insulation. | No response required. |
| 52 | Kevin Fraser | Essex CC | 35 | | ECC recommend criterion 1 is amended to read: <i>1. The design and standard of any new development should aim to meet a high level of sustainable design and construction including measures which minimise waste reduction, re-use and recycle minerals, and use sustainable materials, including in relation to their procurement . and be optimised for energy efficiency, targeting zero carbon emissions.</i> | Suggested amendment accepted. |

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| 53 | Kevin Fraser | Essex CC | 35 | | <p>ECC notes that criterion 2 refers to innovative approaches to the construction of low carbon homes, including construction to Passivhaus standards, and which demonstrate sustainable use of resources and high energy efficiency levels, and is supported in principle. Reference is made to all homes being required to be 'Future Homes Standard' ready and be informed by the Net Zero Carbon Toolkit (or any guidance to be published by Chelmsford City Council at a later date). ECC has commissioned Cornerstone for a legal opinion on whether Plans can set higher net zero carbon standards than Building Regs/Future Homes Standard state. Advice is also being sought on whether higher standards can be sought now based on existing policy/legislation and ahead of this evidence base work. Outputs expected by the end of March.</p> <p>ECC refer the council to the recently published Net Zero Carbon Viability Study for Essex produced by Three Dragons. Available here: https://www.essexdesignguide.co.uk/climate-change/net-zero-evidence/net-zero-carbon-viability-and-toolkit-study/.</p> <p>The purpose of the study is to help inform the preparation of new local plan policies in Essex with regard to delivering net zero carbon development which align with climate objectives and targets. The study examined the cost and viability of delivering homes in Essex to a net zero operational carbon (regulated) standard defined as Passivhaus Classic with heat pump and some solar pv. It examined the costs of building to this standard compared to Government's proposed Future Homes standard. The difference in costs was marginal (£2k-£3k per dwelling increase on FHS) – yet the difference in terms of fabric efficiency of the building and hence energy demand was significant. For example, building to the higher net zero operational standard set out in the Study would deliver at least a 70% reduction in energy use for space heating compared to the FHS.</p> <p>To supplement the study, ECC has commissioned an additional piece of evidence which will further develop net zero carbon planning policy in Essex and is expected to be completed by April 2023. This study will take forward the recommendations of the Three Dragons study and explore an energy-based approach to planning policy to deliver zero carbon homes.</p> | Suggested amendment accepted. |
| 54 | Kevin Fraser | Essex CC | 35 | | <p>The key difference is that the policy approach would address both unregulated energy use and regulated energy use (so the total energy used in a building – but excluding electric vehicle charging), and also requires sufficient renewable energy to be generated on-site (i.e. rooftop solar pv) to at least match the annual average energy demand of a development – this is the key element which delivers a truly net zero carbon development in operation. The new evidence study will include updating the costs information to reflect the recommended policy approach and to make sure this information is in a suitable format for input into local plan viability studies in Essex. High level viability testing on an Essex wide basis will also be carried out. Also, to note, the new study will examine and recommend a policy approach to non-residential zero carbon development too and establish costs.</p> <p>This approach has recently gone through local plan examination in 'front runner' authorities (e.g. Bath and North East Somerset Council and Cornwall). The Inspector's report for Bath and North East Somerset Council (BaNES) has been published and the policy approach to net zero carbon residential development using energy metrics has been found justified (paragraphs 79 – 86).</p> <p>https://beta.bathnes.gov.uk/sites/default/files/2022-12/EXAM24%20Inspectors%20Report.pdf</p> | Suggested amendment accepted. |

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| 55 | Kevin Fraser | Essex CC | 35 | | <p>Criterion 4 refers to making provision for the needs of home working, including facilitating access to high-speed communications technology. ECC recommend the policy is revised to support future proofing digital connectivity and high-quality mobile coverage for all homes and businesses. The policy refers to high-speed communications technology, but not fixed line gigabit-cable broadband and/or 5G connectivity. ECC has published its Digital Strategy for Essex (2022) which seeks to further expand digital infrastructure and technologies, in addition to that being delivered by the Superfast Essex Programme. The EDG contains supplementary planning guidance for Planning for 5G and can be viewed here and Planning Guidance for digital connectivity focused on fixed line broadband connections.</p> <p>In January 2023, amendments were published to the Building Act requiring that new homes are installed with the fastest broadband connections (gigabit) available within a cost cap. Even where a gigabit-capable connection is not possible within this cost cap, the new homes will be future-proofed with physical infrastructure to support gigabit-capable connections when they become available. This further enhances the suggested amendment below:</p> <p><i>4. Proposals for new developments or expansion of existing properties should be capable of receiving high speed and reliable mobile and broadband connectivity connections. Proposals will be supported where the appropriate cabling and ducting is provided to the premises and linked to infrastructure networks, enabling the fastest available connections. Where connectivity is not currently available suitable ducting that can accept superfast broadband, fixed line gigabit-cable broadband and/or 5G connectivity should be provided to the public highway or other suitable location.</i></p> | Suggested amendment accepted. |
| 56 | Kevin Fraser | Essex CC | 37 | | <p>ECC recommend the following is added to the policy to emphasis the role green infrastructure can play in the sustainable design of buildings. ECC recommend the Plan supports the delivery of sustainable design elements by including the following sustainable design elements:</p> | Suggested amendment ID575 made. |
| 57 | Kevin Fraser | Essex CC | 37 | | <p>ECC recommend the following is added to the policy to emphasis the role green infrastructure can play in the sustainable design of buildings. ECC recommend the Plan supports the delivery of sustainable design elements by including the following sustainable design elements:</p> <ul style="list-style-type: none"> · <i>Green Roofs/Walls: The provision of these features allow ecosystems to function and deliver their services by connecting urban, peri-urban and rural areas. Alongside biodiversity habitat creation, green roofs and walls can provide water storage capacity, flood alleviation and energy saving potential. In addition to buildings, these features can be provided on sustainable transport infrastructure (such as on bus stop/ cycle storage facilities).</i> · <i>Wildlife Bricks: The provision of wildlife bricks creates habitats for invertebrates.</i> · <i>Dual street furniture/seating (i.e., a bench including a planter): The design of the street furniture and bin stores can contribute to the landscape character, reduce clutter of an area or street and act as a green corridor/link to the wider landscape scale GI network</i> | <p>Bullets 1 & 2 Updated. Bullet 3 not appropriate for large developments.</p> |

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| 58 | Kevin Fraser | Essex CC | 40 | | <p>ECC supports this policy in principle with regards development being required to deliver a minimum of 10% biodiversity net gain (BNG) consistent with the Environment Act 2021. It is expected the mandatory requirement for BNG to come into place in November 2023. Small sites (9 or more homes) will have a reprieve until April 2024. The Government's response to the 2018 consultation on BNG set out that there would be a 2-year implementation period for mandatory BNG once the Environment Bill received Royal Assent and became the Act (which happened on 9 November 2021).</p> <p>ECC has established a Greater Essex Local Nature Partnership (GELNP) in March 2022 covering Essex, Southend and Thurrock to deliver the outputs of the DEFRA 25-Year Environment Plan and Environment Act (2021). The GELNP will contribute to the delivery of the recommendations in the Essex Climate Action Commission (ECAC) report Net-Zero: Making Essex Carbon Neutral (July 2021) and the ECC Response. This includes the preparation of the Greater Essex Local Nature Recovery Strategy (GELNRS), delivering BNG, multifunctional green infrastructure and sustainable land management through Environment Land Management Schemes and to contribute to the national tree planting target. The GELNRS will form the baseline for habitat information, which in turn will generate action to promote biodiversity management and improvement. The GELNRS is being prepared for completion by early 2024.</p> | Suggested amendment accepted. |
| 59 | Kevin Fraser | Essex CC | 40 | | <p>ECC supports the requirement for net gain to preferably be on-site and if this is not achievable off-site with deliverability needing to be evidenced. ECC/Local Nature Partnership (LNP) is presently investigating the approach of seeking developers who cannot deliver the necessary biodiversity requirements on site, due to site constraints, the opportunity to purchase biodiversity credits that can be used to provide additional biodiversity benefits to specific locations on ECC land. A statutory biodiversity credits scheme is being established through developing a biodiversity credit investment pipeline and payment structures to fund habitat provision. Where developers can purchase the credits as a last resort if onsite and local offsite habitat provision cannot provide the required BNG. It is anticipated more information on the national biodiversity credits scheme to be made available in Winter 2023. Any net gain provision will need to demonstrate long term management/stewardship for at least 30 years via obligations/ conservation covenant.</p> <p>The Essex LNP Biodiversity and Planning Working Group are exploring the feasibility for 20% BNG. Chelmsford City Council is conducting its own 20% viability study, through the review of the Chelmsford Local Plan. Once more evidence on delivery and viability is available, the Plan may wish to consider adopting a higher figure than the minimum 10% requirement included in the Environment Act (2021), in line with the findings of Chelmsford's study. An Essex Biodiversity Net Gain (BNG) Guidance Pack has been produced and provides an overview of the facts and guidance on BNG to date. https://www.canva.com/design/DAFP8xTM7XI/z4PmkQt7jySzoYcQBZcNvw/view#1</p> | Suggested amendment accepted. |

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| 60 | Kevin Fraser | Essex CC | 40 | | <p>ECC recommend the parish council reviews the information sources contained on page 4 of the Essex Biodiversity Validation Checklist <u>with regards ecological and biological records</u>. This is a good starting point for the parish to commence data collection regarding local biodiversity. In addition, the parish may wish to contact Essex Wildlife Trust who are running a 'Wilder Towns Wilder Villages Project' to help parish and town councils with regards training and resources, connecting with other councils and promoting good practice. Parish Councils are required to sign up to receive a `toolkit`.</p> <p>ECC welcomes the integration of GI into development plans and positive contribution from GI to Danbury's rural and landscape character as referenced in paragraph 6.8. ECC recommend that the Plan considers the centralisation of protecting culture, heritage and developing a community spirit through the delivery of GI. Whilst GI provides environmental and economic benefits, it also delivers social benefits via, physical and mental health and wellbeing improvement, social inclusivity through the provision of space for social interaction and public gatherings and, the improvement of community identity through the development of a sense of place. To ensure the community is key in GI delivery, early and continued engagement with key stakeholders and community groups should be undertaken to ensure the GI approach outlined in the Plan reflects the needs and wants of residents.</p> | Danbury Parishish Council is awaiting policy guidance from Chelmsford City Council and therefore it is not appropriate to include in the Plan now. |
| 61 | Kevin Fraser | Essex CC | 42 | | <p>ECC welcomes that the Essex Wildlife Trust has proposed nine significant Wildlife Corridors within Danbury and the surrounding areas and that developments are to contribute to these. It is also worth recognising that active travel routes, public realm and highways can act as a wildlife corridor or stepping stones. GI can be integrated along these networks to enhance nature through the delivery of biodiversity net-gain, habitats, and green corridors. Therefore, ECC recommends that all routes are designed to include GI features to create wildlife corridors and stepping-stones along sustainable transport routes such as paths, cycle, and bridleways.</p> | No response required. |
| 62 | Kevin Fraser | Essex CC | 44 | | <p>ECC recommend reference is made to multifunctional green routes in criterion 1d to read: <i>d) Link green spaces through a network of <u>multifunctional</u> green routes, accessible to all user groups wherever possible, including public rights of way and tree-lined or landscaped streets;</i></p> <p>ECC support the principle of establishing multifunctional greenways to promote sustainable and active travel movements and contribute to health and wellbeing. Their design will depend on whether they are to be within an urban or rural environment and their function (recreational; commuting). Most should be designed with a hard, permeable surface which is accessible in all weathers and for people with mobility impairments, those in wheelchairs, use for leisure and fitness pursuits such as skateboarding and rollerblading, for commuting journeys to work and to school and to provide new leisure opportunities from development into the countryside. Where possible these routes should be funded by developers where they directly relate to development. Any design of new routes will be required to be consistent with Cycling infrastructure design (LTN 1/20) and to be coherent (allow people to reach day to day destinations easily); direct, safe, comfortable and attractive, as referenced in paragraph 1.5.2 of the guidance.</p> <p>Policy DNP10 1c refers to developers being required to "Locate new green space within walking distance of as many residents as possible". The Plan should identify where developer contributions could be used to help enhance and increase the accessibility of existing GI and outline opportunities to increase the provision of accessible, multifunctional GI through new initiatives. Moving forward, ECCs GI recommends the use of the National GI Framework S2 Accessible Green Space Standard.</p> | Suggested amendment accepted. |

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| 63 | Kevin Fraser | Essex CC | 44 | | <p>Green/Open spaces, recreation and leisure facilities (Policy DNP 17) should be designed to ensure they are multi-purpose and functional. Green spaces can be used for natural play, sensory, sport activities, areas that enhanced biodiversity and contribute to climate change mitigation and adaptation (flood and water mitigation, shading, air quality etc.) to be accessible to all users. https://www.gov.uk/government/publications/cycle-infrastructure-design-ltn-120</p> <p>Policy DNP10 1c refers to developers being required to “Locate new green space within walking distance of as many residents as possible”. The Plan should identify where developer contributions could be used to help enhance and increase the accessibility of existing GI and outline opportunities to increase the provision of accessible, multifunctional GI through new initiatives. Moving forward, ECCs GI recommends the use of the National GI Framework S2 Accessible Green Space Standard.</p> | Included in DNP10 & DNP 17 - CCC Agrees |
| 64 | Kevin Fraser | Essex CC | 46 | | <p><u>Policy DNP11: Sustainable Urban Drainage Systems (SuDS, see Glossary)</u></p> <p>ECC, as Lead Local Flood Authority (LLFA) support a policy on SuDS to be consistent with NPPF, paragraph 159 which states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere. Paragraph 169 also requires major developments to incorporate sustainable drainage systems and which should provide multifunctional benefits.</p> <p>ECC recommend the following amendments to the policy: <u>Development proposals should take account of the relationship between the site concerned and the drainage and water disposal profile of the neighbourhood area taking into account the current and future impacts of climate change so as to avoid, where possible, flood risk to people and property.</u></p> | See ID187 Policy DNP11 with Justification has been removed. |
| 65 | Kevin Fraser | Essex CC | 46 | | <p>1. <u>Planning applications for developments which are located within an area at risk from flooding must include mitigation measures giving priority to the use of sustainable drainage systems (SuDS) as appropriate to their scale, nature and location :</u></p> <p>a) <u>To ensure that surface water run-off will not be increased on or off the site and if possible, will be reduced; and</u> b) <u>To ensure that the development will not increase the risk of flooding elsewhere. Sustainable Drainage System, or other appropriate mitigation measures identified in relevant Flood Risk Assessments, should be satisfactorily integrated into the design and layout of the development; and</u> c) <u>To ensure that all development proposals are safe and flood resilient over their lifetime.</u></p> <p>2. <u>Where practicable, sustainable urban drainage systems should be designed to be multi-functional and deliver benefits for wildlife, amenity, and landscape.</u></p> <p>3. <u>The design of SUDS should have regard to reflect best practice guidance established in the ‘Sustainable Drainage Systems Design Guide’ for Essex.</u></p> | See ID187 Policy DNP11 with Justification has been removed. |

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| 67 | Kevin Fraser | Essex CC | 49 | | <p>Policy DNP13: Trees and Hedges</p> <p>ECC note the reference to street tree planting in criterion 2, where appropriate. ECC recommend reference is made in paragraph 6.22 to the maintenance issues associated with street tree planting and the need to work with highways officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users consistent with NPPF, paragraph 131. Reference should be made to the Essex Design Guide: Highways Technical Manual - Planting in sight splays. https://www.essexdesignguide.co.uk/design-details/highways-technical-manual/planting-in-sight-splays/</p> <p>ECC recommend reference is also made to other tree planting. The Essex Forest Initiative provides opportunities for developers to work with ECC on tree planting. The primary objective is to offset the carbon produced in the county. Over 375,000 trees will be planted by 2025. https://www.essex.gov.uk/the-essex-forest-initiative</p> | Suggested amendment accepted. |
| 69 | Kevin Fraser | Essex CC | 56 | | Criterion 1 should be amended consistent with the suggested changes to Policy DNP10 regarding multifunctional green infrastructure and routes. | Suggested amendment accepted. |
| 70 | Kevin Fraser | Essex CC | 56 | | ECC recommend criterion 2 a and b is deleted. A new criterion is suggested to better reflect that all new development will be required to provide both safe pedestrian and cycle connections within the site and crossings to connect to the existing wider network. Criterion 7 should be deleted as it is subsumed within revised criterion 2. | No response required. |
| 71 | Kevin Fraser | Essex CC | 56 | | The suggested wording will also avoid any confusion between the terms `footpaths' and `footways'. For example, pavements beside public roads are not public footpaths and are better referenced as footways. Footways are not recorded on the Definitive Map as Public Rights of Way. A footway is really a part of the main highway which has been set apart for pedestrians. Public footpaths are shown on definitive maps recording public rights of way where anyone has the legal right to use on foot. | No response required. |

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| 72 | Kevin Fraser | Essex CC | 56 | | <p><i>Proposed New Policy DNP15 wording to read:</i></p> <ol style="list-style-type: none"> 1. <i>New developments should integrate with the <u>multifunctional green infrastructure network</u> and provide access to public and community transport and connect with the social, community, retail, and employment areas of the village.</i> 2. <i>All development will be required to provide well signposted and safe pedestrian and cycle connections within the site and connecting into the existing wider network and to Danbury's facilities, amenities, schools, public transport network and green spaces.</i> 3. <i>New or extended Public Rights of Way (PRoW), <u>footways pavements</u>, and cycle <u>routes infrastructure</u> should be sensitively designed to reflect and, wherever possible, enhance the character of local lanes, roads and existing verges.</i> 4. <i>Where New walking and cycling routes extend into a development site, they should be well overlooked by development frontages to benefit from natural surveillance and increase the sense of security. <u>Cycle routes</u> should not be located to the rear of development plots <u>unless there is good natural surveillance.</u></i> 5. <i>New <u>The footways pavements</u> and footpaths t hat are provided should be capable of incorporating cycle routes include permissive cycling provision, off road where possible and Any new off-road path should, as far as practicable, be accessible to all vulnerable users including pedestrians, cyclists and equestrians, and provide safe routes to Danbury's facilities, amenities, schools, public transport network and green spaces.</i> 6. <i><u>Footways that are provided</u> should be wide enough to give a feeling of separation between vehicles and pedestrians. Where possible off-road cycle <u>routes paths</u> should be provided.</i> 7. <i>All footpaths should be adequately signposted to encourage use and not only serve the new development, but also be planned for connectivity to the existing network.</i> | Suggested amendment accepted (with exception to No.2 where 'signposted' has been omitted). |
| 73 | Kevin Fraser | Essex CC | 57 | 7.1 | <p>ECC recommend paragraph 7.1, final sentence is amended to better reflect the movement of vehicles along the A414, which is a strategic route and expected to carry significant vehicle flows.</p> <p><i>This can be seen in the intensification of rat running via the local lanes and <u>heavy traffic gridlock</u> on the A414.</i></p> | Suggested amendment accepted. |

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| 74 | Kevin Fraser | Essex CC | 57 | | <p>ECC recommend criterion 1 is amended to be more general in nature with the detail considered at the planning application stage. The reference to parking on narrow lanes could be referenced in the reasoned justification.</p> <p><i>1 .All development will have regard to the vehicle parking standards set out in the Essex Parking Standards - Design and Good Practice (2009), or as subsequently amended. Proposals which provide below these standards should be supported by evidence detailing the local circumstances that justify deviation from the standard.</i></p> <p>The Essex Parking Standards (2009) are currently being reviewed by the Essex Planning Officers' Association (EPOA). The general parking standards are being revised to reflect changes in the new Use Class Orders and national planning policy. Different standards are required in different areas based on levels of accessibility, namely Town Centres (highly accessible); Rural (poorly accessible); and other areas (Moderately accessible). Initial recommendations include increasing the parking standard to 1 space per bedroom and including long stay (staff) and short stay (visitor) for commercial development. Details are to be included regarding Electric Vehicles for both residential and non-residential uses. More detailed design guidance is provided for both residential and commercial cycle parking taking account of LTN 1/20 guidance. https://www.essexdesignguide.co.uk/media/1960/essex-parking-standards.pdf</p> <p>A Draft Essex Parking Standards document is to be consulted upon in Spring 2023.</p> | DNP 16 has been removed from the Plan |
| 75 | Kevin Fraser | Essex CC | 57 | 7.4 | <p>The Road Network: the A414</p> <p>Essex Highways (EH), the transport consultant for ECC, has been commissioned by both Chelmsford City Council (CCC) and Maldon District Council (MDC) to undertake traffic modelling to inform the current reviews of both Local Plans to 2041 and 2043 respectively. Any modelling will consider the emerging scale and spatial distribution of growth in both districts including the A414 corridor along with the review of the pre-signals at Eves Corner (to help mitigate growth in Maldon Local Plan to 2029); the latest National Highways A12 widening proposals; the Chelmsford NE Bypass and capacity assumptions at Beaulieu rail station. The modelling will assess the impact of any growth and identify any necessary appropriate mitigation measures through walking, cycling and passenger transport improvements in the first instance and then physical improvements to existing roads/junctions.</p> | No response required. |
| 76 | Kevin Fraser | Essex CC | 57 | 7.5 | <p>ECC recommend paragraph 7.5 is amended to provide the timescales for the opening of the new Beaulieu Park station. Detailed planning permission was granted in June 2022 and ECC and Network Rail have signed an agreement to begin construction in early 2023. The target opening date is by the end of 2025.</p> | Suggested amendment accepted. |
| 77 | Kevin Fraser | Essex CC | 57 | 7.7, 7.9,7.10, 7.11 | <p>The Local Plan review process will also need to consider the Air Quality Management Area (AQMA) between Gay Bowers Lane and Danbury village green at Danbury and keep under review the level of air quality at this location.</p> | No response required. |

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| 78 | Kevin Fraser | Essex CC | 58 | 7.8 | <p>Paragraph 7.8 refers to Appendix 9 - Updated Duty to Cooperate Position Statement on strategic highways issues associated with the Maldon District Local Development Plan, which identified the requirement for mitigation at Eves Corner (pre-signals) and Well Lane (priority junction). The potential impact of development traffic on the Well Lane mini roundabout was considered to be acceptable with a priority junction in place subject to a full road safety audit being carried out.</p> <p>The Plan infers that the potential mitigation at Well Lane has been ignored and not implemented. However, to support the SELEP Funding Bid further technical work was undertaken regarding the suitability of a priority junction at Well Lane. This concluded that there were operational and safety impacts of a ghost island right turn lane along with minimal benefits provided to the A414 in terms of reduced delay. A review of historical information relating to the junction identified that the mini roundabout was installed to address a safety issue of 'poor lane discipline' with a number of 'head-on accidents'. Although the 'ghost island road markings would be designed to appropriate standards, with a 'ghost island' configuration, the risk could increase for a reoccurrence of this type of incident. The combination of these concerns resulted in the existing mini roundabout being maintained. However, as part of the SELEP funding the carriageway was re-surfaced and white lining refreshed to promote improved driver behaviour and safety through increased skid resistance.</p> | Suggested amendment accepted. |
| 79 | Kevin Fraser | Essex CC | 62 | | Table 2 - Aspirations for Connectivity identifies several aspirations of the parish council with regards schemes to enhance movement and connectivity via sustainable modes. ECC, as the highway authority, supports the aspiration of these schemes to increase the use of sustainable modes and would be required to be involved in any projects relating to these aspirations. | No response required. |
| 80 | Kevin Fraser | Essex CC | 62 | | <p>Any relevant schemes may be considered through the pre-application discussions if directly relating to the site allocations in the Plan and/or the Chelmsford Local Highways Panel (CLHP) https://www.essexhighways.org/chelmsford-lhp</p> <p>The CLHP covers potential schemes regarding traffic management improvements; tackling congestion; Public Rights of Way improvements; cycling schemes; passenger transport improvements; minor improvement schemes and aesthetic improvements to the Local Community. In order to progress potential schemes, the parish council will need to make a case for funding via the LHP. The LHP is able to consider locally requested measures that are not able to be prioritised for funding through other dedicated highways budgets but meet the desires of the local community. The Panels prioritise the local concerns and make recommendations to the Cabinet Member for the implementation of highway schemes that meet the concerns of local people. Potential schemes can be requested via the CLHP link above.</p> <p>ECC considers aspirations 1 a) and c) would more than likely require third party land as it is unlikely there would be land available from the site allocations in the Plan or highway land. This would prove the deliverability of these schemes difficult.</p> | No response required. |
| 81 | Kevin Fraser | Essex CC | 62 | | With regards a), there are a number of improvements to be provided as part of the Local Plan allocations in East Chelmsford (Sites 3A – D), which have been agreed by ECC, as the highway authority, through both the masterplanning and planning application process. An indication is provided within the <i>Sandford Park (Site 3A) and North and South of Maldon Road (Sites 3B, C and D)</i> approved masterplans. However, these improvements are directly related to the proposed developments and do not consider onwards to Danbury. | No response required. |

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| 82 | Kevin Fraser | Essex CC | 62 | | Aspiration b) refers to a park and ride facility from Maldon through Danbury linking with the existing Sandon park and ride. ECC considers that to be successful any park and ride service needs a high level of priority/segregation to ensure short journey times compared to the private car and such segregation is not possible along this part of the A414. Where the A414 passes through the built-up area of Danbury some delays are incurred because of vehicles taking access into driveways and residential roads. Delays can also occur due to the hilly and windy nature of the road in the centre of Danbury and slow-moving vehicles e.g. refuse vehicles and parked vehicles. | No response required. |
| 83 | Kevin Fraser | Essex CC | 62 | | <u>With regards c), in considering mitigation at Well Lane for the adopted Local Plan, it was considered that the provision of a footpath link between Danbury school and the A414, although on the main desire line for pedestrians, could lead to abuse by local traffic seeking to avoid negotiating the junction traffic at peak hours. It is anticipated that this could noticeably increase informal drop-off, waiting and parking from school traffic wishing to avoid the junction and result in worsening the traffic flow issues on the A414. There is also insufficient highway land available in the vicinity of Well Lane junction to move the existing bus stop into a lay-by. It could lead to misuse by motorists – particularly at peak school hours – with drivers seeking to park in the lay-by to avoid navigating the Well Lane junction a second time.</u> | No response required. |
| 84 | Kevin Fraser | Essex CC | 62 | | ECC would expect Site Allocations A to E and any other windfall development to implement the aspiration e) and provide connectivity to existing bridleways and cycleways along with the creation of new multi-user/functional and safe routes. This aspiration is largely reflected in Policy DNP15 against which the site allocations will also be considered. | No response required. |
| 85 | Kevin Fraser | Essex CC | 62 | | With regards 2 - Aspirations for the A414, ECC consider b) and c) should be considered through the CLHP and the wording amended to reflect that they are aspirational and have not yet been assessed regarding their feasibility and funding etc: In addition, the A414 is a strategic route expected to carry significant vehicle flows, which is acknowledged in paragraph 7.11 with regards the residents desire for additional crossing points. Consequently, a 30mph speed limit along the entire route would not be supported. ECC consider 2 b) and c) is reworded to read: <i>b) The parish seek to secure reductions in speed limits along the A414 where appropriate</i> <i>c) The parish will seek to implement Vehicle Activated Sign age on the A414 westbound approach to Danbury</i> | Suggested amendment accepted. |
| 86 | Kevin Fraser | Essex CC | 60 | | ECC supports the provision for connectivity and protection of active travel and Public Right of Way (PRoW) networks. ECC recommend that the Plan supports and encourages opportunities to enhance and establish GI along sustainable transport and PRoW networks to both encourage active travel and create a green corridor for wildlife. This could include, but not be limited to, the integration of nature focused SuDS; native hedgerows, tree and shrub planting; incidental 'play on the way' features / trails; informal sport (outdoor gym/fitness trails); and areas for seating to stop and rest. | Suggested amendment accepted. |
| 87 | Kevin Fraser | Essex CC | 63 | | <u>Policy DNP17: Provision of Recreational Facilities</u> ECC recommend criterion 4c is amended to refer to the contribution made by the setting of heritage assets consistent with NPPF, paragraph 194 and Section 8 – Heritage Assets. <i>4 c) The proposed development would preserve the significance of any affected heritage assets and their setting.</i> | Suggested amendment accepted. |
| 88 | Kevin Fraser | Essex CC | 66 | | Reference is made in Aspiration 1b to the potential to build a Mountain biking / BMX track in a Danbury quarry (Royal Oak) when gravel extraction is finished. The Plan does not have the jurisdiction to include provisions relating to development that is 'excluded development', namely minerals and waste matters as outlined in the Planning Advisory Service guidance here (pages 9 and 10). The current Royal Oak permission requires restoration to agriculture and nature conservation and therefore this aspiration would be contrary to the extant planning permission. Any facilitation of this aspiration would therefore have to be made through a revised planning application to ECC as the MWPA as part of any | Retain, Danbury Parish Council can submit a revised planning application at the appropriate time |

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| 89 | Kevin Fraser | Essex CC | 67 | | With regards criterion 2, ECC would expect any planning application to prepare a Transport Statement or Assessment as set out in the ECC Developers' Guide to Infrastructure Contributions. NPPF, paragraph 111 sets out the test with regards any unacceptable impact on highway safety or any cumulative impacts on the road network being severe. ECC recommend reference to 'a material increase' is deleted as this is not consistent with national policy. https://assets.ctfassets.net/knkzaf64jx5x/5aKhke88Ey5zkdMvSQj44w/0d71817cad70b9394d76e7a490ac7bd7/developers-guide- | Suggested amendment ID200 made. |
| 90 | Kevin Fraser | Essex CC | 68 | | ECC recommend criterion 7 is amended to be consistent with the wording proposed in Policy DNP3, namely: <i>7. Proposals for new developments or expansion of existing properties should be capable of receiving high speed and reliable mobile and broadband connectivity connections. Proposals will be supported where the appropriate cabling and ducting is provided to the premises and linked to infrastructure networks, enabling the fastest available connections. Where connectivity is not currently available suitable ducting that can accept superfast broadband, fixed line gigabit-cable broadband and/or 5G connectivity should be provided to the public highway or other suitable location.</i> | Suggested amendment accepted. |
| 91 | Kevin Fraser | Essex CC | 75 | | ECC suggest criterion 2 is amended to refer to 'footways' <i>2. Safety of pedestrians on these often narrow lanes without footways pavements must be a criterion when considering planning applications.</i> | Suggested amendment accepted. |
| 92 | Kevin Fraser | Essex CC | 78 | | Policy DNP23: Proposals for new or improved amenities ECC recommend criterion 4 is amended to be consistent with the wording proposed in Policy DNP23, namely: <i>4. Proposals for new development s or expansion of existing properties should be capable of receiving high speed and reliable mobile and broadband connectivity connections. Proposals will be supported where the appropriate cabling and ducting is provided to the premises and linked to infrastructure networks, enabling the fastest available connections. Where connectivity is not currently available suitable ducting that can accept superfast broadband, fixed line gigabit-cable broadband and/or 5G connectivity should be provided to the public highway or other suitable location.</i> | Suggested amendment accepted. |
| 93 | Kevin Fraser | Essex CC | 79 | 12.2 | ECC support reference in paragraphs 12.2 to the potential for Community Infrastructure Levy funding to help progress some of the issues identified in Appendix F - Traffic hazards in Sandon. | No response required. |
| 94 | Kevin Fraser | Essex CC | 79 | 12.5 | ECC support reference in paragraph 12.5 to the ECC Developers' Guide for Infrastructure Contributions, which outlines the scope and range of infrastructure towards which ECC may seek contributions from developers and landowners in order to make development acceptable in planning terms. https://assets.ctfassets.net/knkzaf64jx5x/5aKhke88Ey5zkdMvSQj44w/0d71817cad70b9394d76e7a490ac7bd7/developers-guide-infrastructure-contributions.pdf | No response required. |
| 95 | Kevin Fraser | Essex CC | 42 | | <u>Additional Policies</u> ECC recommend the following additional policies are considered for inclusion within the next iteration of the Plan. | No response required. |

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| 96 | Kevin Fraser | Essex CC | 9 | | <p><u>Climate Change</u></p> <p>Paragraph 3.7, bullet 3, refers to the need to increase resilience and adapt to climate change and to reducing the carbon footprint as a key issue for the Plan. Paragraph 1.27 also states that a Plan review may be triggered by actions emerging from the City Council's Climate Change Action Plan. The City Council having declared a Climate and Ecology Emergency in July 2019.</p> <p>The Plan does not include a specific policy on climate change despite its importance within the NPPF, paragraph 8c (environment objective) and Chapter 14 – Meeting the challenge of climate change, flooding and coastal change and the references in paragraphs 1.27 and 3.7 above.</p> <p>Consequently, ECC suggest an additional objective be added to the Plan and further consideration given to this matter when preparing the Regulation 16 Plan. ECC recommend an additional objective to read:</p> <p><i>· To ensure that there is a consistent thread of policies and actions throughout the Neighbourhood Plan that will help respond to the City Council's Climate and Ecology Emergency and Climate Change Action Plan.</i></p> | <p>Policy DNP3 has been amended to include reference to Planning Policy for Net Zero Carbon Development Homes in Greater Essex.</p> <p>Local Plan Policy DM25 is being updated in the Local Plan Review.</p> <p>No additional Objective has been added as there is currently no moonitoring framework available.</p> |
| 97 | Kevin Fraser | Essex CC | 9 | | <p>ECC recommend reference is made to the independent ECAC report Net-Zero: Making Essex Carbon Neutral (July 2021) published in July 2021 and the ECC Response <u>to that report</u>. Its recommendations are relevant to ECC, all Essex local authorities, parish and town councils, as well as Essex businesses, residents, and community groups. It covers a wide range of topic areas including land use and green infrastructure provision, energy, waste, transport plus the built and natural environments. ECC is keen to work alongside partners to secure the highest standards required to address climate change and deliver net zero carbon development and to embed these standards within Local and Neighbourhood Plan policies. https://www.essexdesignguide.co.uk/climate-change/</p> <p>The EDG - Climate Change provides a range of advice including walkable neighbourhoods, the historic environment, influences upon sustainability, densities for sustainable development; layout principles and sustainability; housing layout and design; solar orientation; renewable energy for developments; mixed uses; movement; electric vehicles; landscape and green spaces; and SuDS. Further updates are also being undertaken.</p> | <p>See our response to ID96.</p> |

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| 98 | Kevin Fraser | Essex CC | 42 | | <p>The new ECC Climate and Planning Unit regularly meets with local authorities in Essex to discuss on-going work in relation to climate and local plan policy development. Work is progressing on producing a standard Climate Change Mitigation and Adaptation Policy to be included in future Local and Neighbourhood Plans. The Policy is likely to cover matters such as:</p> <ul style="list-style-type: none"> . requirement for proposals to demonstrate how they will mitigate, adapt and be resilient to a changing climate, help deliver radical reductions in greenhouse gas emissions and generate renewable and/or low carbon energy proportionate to their scale and type. . all development proposals must contribute to achieving local and national climate objectives and targets through <ul style="list-style-type: none"> . energy efficiency and maximising on-site generation of renewable energy; . making efficient use of natural resources including ensuring new buildings are flexible and adaptable to future uses; . integrate building-level and site-level design measures; . efficient use of land, minimising the need to travel and enabling active travel including the use of public transport instead of journeys by private car. . a planning application being required to submit a Sustainability Statement demonstrating how the measures incorporated into the proposal meet the policy requirements. | Suggested amendment accepted. |
| 99 | Kevin Fraser | Essex CC | 42 | | <p>A key climate issue in the East of England in the future is water scarcity. The Water Resources East Regional Plan for Eastern England, (January 2022) shows how growth, energy, food, agriculture, and public water supplies are undermined by water insecurity and that we are facing a regional water crisis, with Essex one of the counties most affected. Water Resources East is working to ensure there is a framework for securing water supply to 2050. There is also a need to improve water quality and protect local wildlife in rivers and seas. The Essex Water Strategy project is looking more closely at these challenges and identifying actions to be taken locally which impact on Essex's communities, businesses and council services. It is the role of water supply companies to fully assess the viability of long-term strategic water supply solutions, such as new reservoirs, piped water transfers or desalination technologies. Smaller scale interventions include using less water in our homes; installing smart meters to identify leaks, ensuring new developments are water efficient; and deliver nature-based solutions to hold back water within the environment. https://wre.org.uk/the-regional-plan/</p> <p>ECC recommend tree planting is identified as a means of tackling climate change. In 2019 ECC established the Essex Forest Partnership (2019) comprising the 12 district, borough and cities in Essex to share and coordinate tree planting targets across Essex. ECC has committed to planting at least 375,000 trees by 2025 and have already planted some 142,000 over the first two years. ECC also notes the CCC action to increase tree planting in the area and the Council's ambition to plant one tree for every resident over the next ten years. The aim is for the Essex Forest Initiative to continue to grow beyond the 5-year programme. Climate change effects will not have improved in five years and we believe there will still be an appetite for increased tree planting. If planting rates continue at the rates of this initiative one million trees will be planted by 2030. https://www.essex.gov.uk/the-essex-forest-initiative</p> | No response required. |

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| 100 | Kevin Fraser | Essex CC | 42 | | <p>Policy DNP3: Sustainable Housing Design, criterion 2 c refers to integrating renewable energy technologies within development, but no reference is made to off/site renewables. The ECAC Report recommended a target for Essex renewables to meet all the County's needs by 2040. ECC considers all types of on/off site renewable projects are important to reach net zero by 2050. ECC recommend reference is made to the ECAC Essex Baseline and pathway to Net Zero energy report including the roles decentralised small-scale and large-scale renewable generation will play. On site generation in new development is vitally important in enabling energy resilience but needs to be complemented by off-site renewables if the transition to a low carbon, decentralised energy system is to be achieved.</p> <p>https://assets.ctfassets.net/knkzaf64jx5x/4XEX1VzGN8wJtEuFIOs2a/b4b4f7c68731cc410c259b842eab9200/Climate-Action-Baseline-and-Pathway-to-Net-Zero.pdf</p> <p>The provision of solar farms may help to achieve these targets and any future applications should have regard to the City Council Solar Farm Development SPD and the EPOA Solar Farm Guiding Principles. A solar farm generating up to 25MW of electricity was permitted in 2021 on two separate parcels of land located either side of Danbury Quarry/St Clere's Hall Pit on the northern side of Main Road (A414). In granting permission, its contribution towards the targets set for the UK's greenhouse gas emission reduction and increasing the country's energy supply for renewable sources was a key consideration.</p> | This is more of a strategic matter and as the Neighbourhood Plan is not looking to allocate sites for renewables no amendment needed. |
| 101 | Kevin Fraser | Essex CC | 42 | | <p>The implications arising from climate change can also be assisted by the switch to electric vehicles. ECC supports the installation of more domestic and publicly accessible electric vehicle charging points (EVCPs) in the right place thereby encouraging more sustainable travel across Essex. Any installation would need to consider any impact upon pedestrian circulation; the street scene; wider village character; and the infrastructure being capable of future expansion. The EDG - Electric Vehicles provides advice with regards electric vehicles including fast charge points suitable for car parks.</p> <p>ECC is preparing an Electric Vehicle Strategy (EVS) to help with the roll-out of charging infrastructure and help achieve the net carbon zero objectives set out by the ECAC Report 2021. Some issues to be considered in the strategy include how electric vehicles fit in to the wider transport agenda of decarbonising transport which is a key theme within the next iteration of the ECC Local Transport Plan (in preparation). The EVS will consider a range of electric vehicle charging options off and on street for residential and commercial users which are fairly priced, reliable, accessible, safe and easy to use. Collaboration will be undertaken with the Distribution Network Operators to ensure sufficient capacity exists on the grid. Car users will need some education to try and influence behaviours regarding electric vehicles and charging. ECC will seek to work closely with local authorities to identify locations for charging points that are accessible and to work collaboratively on funding opportunities. https://www.essexdesignguide.co.uk/climate-change/electric-vehicles/</p> | No response required. |

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| 102 | Kevin Fraser | Essex CC | 42 | | <p>The ECC standards for electrical vehicle charging points for new development are taken from page 5 of the Government response to the consultation titled Electric vehicle charging in residential and non-residential buildings (July 2019) and are:</p> <ul style="list-style-type: none"> · All new residential dwellings, including those arising from a change of use with associated parking, must have an EV charge-point · Residential development undergoing major renovation which will have more than 10 parking places should provide Electric Vehicle (EV) charging point infrastructure at the rate of 1 charging point per unit (for a dwelling with dedicated off road parking) and/or 1 charging point per 10 spaces (where off road parking is unallocated) Where additional off-road parking is allocated, these spaces shall have the necessary cabling for future charge-point installations, if required · Non residential development with more than 10 parking spaces should provide charging points equivalent to a minimum of one charge-point and cable routes for 20% of the total parking provision · Public charging points should be located in highly visible, accessible locations close to building entrances. | No response required. |
| 103 | Kevin Fraser | Essex CC | 42 | | <p>Residents could be encouraged to switch to greener and cheaper energy providers and take advantage of grants for home insulation. ECC recommend additional support can be obtained from the Citizens Advice Essex - Tackling Fuel Poverty and Warm Homes Essex. Further investigation could be undertaken regarding the opportunity for ground-sourced heating systems and district heating networks. ECC recommend reference is also made to energy efficiency, decarbonising heat and retrofitting existing homes. ECC support any encouragement in providing micro-hydro-electricity schemes and solar PV roof and ground mounted (domestic and non-domestic) and the identification of lower agricultural grade land that is suitable for renewable energy schemes.</p> | This is more of a strategic matter and as the Neighbourhood Plan is not looking to allocate sites for renewables no amendment needed. |

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| 104 | Kevin Fraser | Essex CC | 42 | | <p>In progressing the Plan, ECC recommend the parish council consider the following renewable energy issues to inform the next stage of the Plan, namely:</p> <ul style="list-style-type: none"> · What is the balance between the electricity used and produced across the community? How much energy could the neighbourhood produce to meet their own need? · What forms and scale of renewable energy could carry support in the community – roof based solar installations, ground mounted systems (large and small), solar canopies on car parks, onshore wind as well as micro hydro? Public support for these technologies is strong BEIS PAT Spring 2022 Energy Infrastructure and Energy Sources (publishing.service.gov.uk) https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1082719/BEIS_PAT_Spring_2022_Energy_Infrastructure_and_Energy_Sources.pdf · Where could renewable developments be suitable within the Plan area – ECC is making geospatial data available to parishes and communities for assessing renewables potential. · Would the community support renewable energy schemes that are owned by and benefit them? · What opportunities are there to create a district heat network and what sources of renewable heat are there available to them? An example is the Swaffham Prior Heat Network - Cambridgeshire County Council https://www.cambridgeshire.gov.uk/residents/climate-change-energy-and-environment/climate-change-action/low-carbon-energy/community-heating/swaffham-prior-heat-network#:~:text=For%20heating%2C%20hot%20water%20issues,7%20number%20on%2001782%20390777.&text=The%20renewable%20heat%20network%20in,to%20homes%20across%20the%20village. · How do households (and businesses) feel about energy costs? How concerned are households about energy efficiency and finding ways to produce more of their own energy? <p>The Centre for Sustainable Energy (CSE) has received funding from the Esmee Fairbairn Foundation for a three-year support programme that will encourage neighbourhood planning groups to make sure their area contributes to a sustainable future. Further details and available support can be viewed via the following link - https://www.cse.org.uk/local-energy/neighbourhood-plans</p> | Suggested amendment ID96 made. |
| 105 | Kevin Fraser | Essex CC | 42 | | <p>Paragraph 1.17 and the `Environment' objective highlight the importance to the local community of protecting and enhancing the network of green infrastructure that characterises Danbury. Whilst there are specific policies regarding the environment including biodiversity; wildlife corridors; open spaces; SuDS; Trees and Hedges; landscape and sustainable travel, ECC recommend an overarching policy be inserted into the Plan covering green infrastructure, which could be drafted from the template below.</p> | No response required. |
| 106 | Kevin Fraser | Essex CC | 42 | | <p>NEW POLICY: Green Infrastructure</p> <p>Paragraph 1.17 and the `Environment' objective highlight the importance to the local community of protecting and enhancing the network of green infrastructure that characterises Danbury. Whilst there are specific policies regarding the environment including biodiversity; wildlife corridors; open spaces; SuDS; Trees and Hedges; landscape and sustainable travel, ECC recommend an overarching policy be inserted into the Plan covering green infrastructure, which could be drafted from the template below.</p> | No response required. |

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| 107 | Kevin Fraser | Essex CC | 42 | | <p><i>A Green Infrastructure network of multi-functional high-quality green spaces and other environmental features (such as footpaths, street trees, play parks and village green) should be developed across the neighbourhood which together delivers multiple environmental, social and economic benefits, by:</i></p> <ul style="list-style-type: none"> · <i>contributing to the quality and distinctiveness of the local environment and landscape character,</i> · <i>be designed to deliver Biodiversity Net Gain and wider environmental net gains, that forms an important component of nature recovery networks and the wider landscape scale GI network.</i> · <i>ensuring opportunities for community socialisation to promote community cohesion and increase community safety,</i> · <i>creating a green wedge and buffer,</i> · <i>providing opportunities for physical activity, improving health and wellbeing and generally adding to quality of life,</i> · <i>adapting and mitigating against a changing climate and severe weather through the management and enhancement of existing habitats and the creation of new ones to assist with species migration, to provide shade during higher temperatures, reduce air pollution and for flood mitigation, and</i> · <i>encouraging a modal shift from car to walking and cycling by linking publicly accessible green space wherever possible (including through tree lined streets) to form walking and cycling routes.</i> <p><i>Development will be required, where appropriate, to contribute towards the delivery of new green and blue infrastructure which develops and enhances a network of multi-functional spaces and natural features.</i></p> | Chelmsford City Council advise this would need to be site specific and there is no mechanism for including this. |
| 120 | Jenny Robinson | Chelmsford CC | 1 | | <p>Introduction</p> <p>Thank you for consulting Chelmsford City Council on the draft Danbury Neighbourhood Plan, as part of your Regulation 14 Consultation.</p> <p>Good progress has been made on the Plan. The following comments are designed to help you meet the 'basic conditions', particularly in relation to general conformity with the strategic policies in the development plan, and to ensure policies are justified.</p> <p>The comments reflect observations from a number of officers across different disciplines including planning policy, housing, and development management.</p> <p>Additional text is underlined, text suggested for removal is shown with strike through.</p> <p>Further review</p> <p>The Council would welcome further discussion on the points made below, and would seek a further opportunity to review progress on the Plan before you submit it to us for a Regulation 16 Consultation.</p> | No response required. |
| 121 | Jenny Robinson | Chelmsford CC | 3 | | <p>For clarity, there is a standard phrase that is used for plan-making, as follows:</p> <p><i>This Plan is accompanied by a series of supporting information documents including The Danbury Design Guide to which all applicants for any development are referred <u>should have regard to (Annex A)</u>.</i></p> | Suggested amendment accepted. |

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| 122 | Jenny Robinson | Chelmsford CC | 3 | | You should also refer to the note at the end of these comments relating to Appendices/Annexes. | Suggested amendment accepted. |
| 123 | Jenny Robinson | Chelmsford CC | 6 | 1.7 | <i>All applicants for new development are referred should have regard to this document before submitting proposals, in order to reflect Danbury's character and preferences (Annex A).</i> | Suggested amendment accepted. |
| 124 | Jenny Robinson | Chelmsford CC | 10 | 1.25 | e) suggest you add Regulation 16 consultation: <i>Updating the Plan in response to consultation, submitting it to CCC for Regulation 16 consultation, followed by and testing it through an independent examination process.</i> | Suggested amendment accepted. |
| 125 | Jenny Robinson | Chelmsford CC | 15 | 2.18 | Amend minor typo: <i>Horne Row</i> | Horne is correct, no response required. |
| 126 | Jenny Robinson | Chelmsford CC | 18 | 2.33 | The source of the information does not need to be included, suggest the following amendment: <i>Between the 2011 Census and September 2019, 95 <u>planning</u> applications for housing were approved (information from Senior Planning Officer, Chelmsford City Council).</i> | Suggested amendment accepted. |
| 127 | Jenny Robinson | Chelmsford CC | 22 | | The Objective to conserve and enhance the parish's heritage is welcomed, however it would be better to use the phrase ' <i>historic environment</i> ' to capture all elements of heritage, i.e. built heritage, archaeology and historic landscapes. | Suggested amendment accepted. |
| 128 | Jenny Robinson | Chelmsford CC | 28 | | Part 2 – is too specific in that stating a specific location may cause future difficulties. There are also a wider range of guidance documents in addition to Manual for Streets that applicants should have regard to, all listed in ECC's Highways Technical Manual. Suggest the following amendment: <i>Access will be a single point from Littlefields sited 23 metres north of the kerb line of the A414 with visibility splays based on the current Manual for Streets Highways Technical Manual (Essex Design Guide).</i> | Suggested amendment ID47 made. |
| 129 | Jenny Robinson | Chelmsford CC | 28 | | Delete the next point (last sentence) and move to a new criterion with other similar new criteria, see end of this comment. | Suggested amendment accepted. |
| 130 | Jenny Robinson | Chelmsford CC | 28 | | Part 3 – concerns the following text: 'The area of Sandpit Field to the east of the development will be retained as at present in agricultural use'. Is the area described within the allocation site? If not, you would not be able to include any criteria for its future use, and this sentence should be deleted. | Suggested amendment accepted. |
| 131 | Jenny Robinson | Chelmsford CC | 28 | | Part 3 – I suggest the part about the boundary fence is merged with part 5. | Suggested amendment accepted. |
| 132 | Jenny Robinson | Chelmsford CC | 28 | | Part 9 – delete the first part about the DSB, which is explained later in these comments to DNP6. | Suggested amendment accepted. |

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| 133 | Jenny Robinson | Chelmsford CC | 28 | | <p>The second part needs to acknowledge that not all the land within a site but outside of the DSB could be designated as open space, for example private gardens, access roads, parking areas. Also the list of uses for remaining open space needs to be qualified, otherwise it could be read that the policy requires all the items you have listed. Suggest the following amendment:</p> <p>Defined Settlement Boundary to be tightly drawn around any built housing. L6/6/23 and within the site but beyond the built developed area to will be allocated designated as open space and designated so it remains exempt from further development. This remaining open space to be allocated for uses such as tree planting, net gain-biodiversity factors, outdoor activities or allotments.</p> | Suggested amendment accepted. |
| 134 | Jenny Robinson | Chelmsford CC | 28 | | <p>Please add the following additional text and criteria:</p> <p><i>#. Provide suitable flood risk management and Sustainable Drainage Systems (SuDS).</i></p> <p><i>#. Development may also be required to provide financial contributions towards the following:</i></p> <p><i>i. Appropriate improvements, as necessary to the local and strategic road network as required by the Local Highways Authority;</i></p> <p><i>ii. Healthcare provision as required by the NHS/CCG.</i></p> | Suggested amendment accepted. |
| 135 | Jenny Robinson | Chelmsford CC | 28 | | <p>Thresholds i. and ii. are taken from the ECC Developer's Guide to Infrastructure Contributions 2020. https://assets.ctfassets.net/knkzaf64jx5x/5aKhke88Ey5zkdMvSQj44w/0d71817cad70b9394d76e7a490ac7bd7/developers-guide-infrastructure-contributions.pdf</p> <p>However, please check the position at the time of Reg 16 Submission, as this document is under review. SuDS requirement for major development (10 or more dwellings) taken from NPPF and Local Plan Policy DM18.</p> <p>Also applies to Site D.</p> | Suggested amendment accepted. |
| 136 | Jenny Robinson | Chelmsford CC | 29 | | <p>Part 1 – the inclusion of specific detail relating to a ghost junction may cause future difficulties. It is acknowledged that ECC have reviewed potential access arrangements, there may be alternative solutions once more detailed plans are prepared. Suggest the criterion is amended, and split, as follows:</p> <p>Access will be taken from the A414, and will be designed in conjunction with subject to traffic management measures being agreed by the Local Highway Authority Essex Highways, e.g. a new junction including a ghost junction turning from the A414 together with an associated diversion of Cherry Garden Lane east into the proposed access road, subject to detailed design including provision of bus stops and associated crossing points on the A414. These should be achieved through section 106 provisions. Measures to discourage future rat-running on local lanes should be considered. Consideration is required.</p> | Suggested amendment ID37 made. |
| 137 | Jenny Robinson | Chelmsford CC | 29 | | Delete the next point and move to a new criterion with other similar new criteria, see end of this comment. | Suggested amendment accepted. |

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| 138 | Jenny Robinson | Chelmsford CC | 30 | | Part 6 – appears to repeat Point 2, so <i>should be deleted</i> . | Suggested amendment accepted. |
| 139 | Jenny Robinson | Chelmsford CC | 30 | | Part 9 – delete the first part about the DSB, which is explained later in these comments to DNP6. | Suggested amendment accepted. |
| 140 | Jenny Robinson | Chelmsford CC | 30 | | <p>The second part needs to acknowledge that not all the land within a site but outside of the DSB could be designated as open space, for example private gardens, access roads, parking areas. Also the list of uses for remaining open space needs to be qualified, otherwise it could be read that the policy requires all the items you have listed.</p> <p>Suggest the following amendment:</p> <p><i>Defined Settlement Boundary to be tightly drawn around any built housing. Land within the site but beyond the built developed area to will be allocated designated as open space and designated so it remains exempt from further development. This remaining open space to be allocated for uses such as tree planting, net gain-biodiversity factors, outdoor activities or allotments.</i></p> | Suggested amendment accepted. |
| 141 | Jenny Robinson | Chelmsford CC | 30 | | <p>Part 10 – delete the reference to DNP2. Suggest the following amendment:</p> <p><i>Housing Mix: in addition to DNP2 (tenure) a provision of bungalows- Proposals which include development of bungalows will be supported. is desirable .</i></p> | Suggested amendment accepted. |
| 142 | Jenny Robinson | Chelmsford CC | 30 | | <p>Please add the following additional criteria:</p> <p><i>#. Provide pedestrian and cycle connections.</i></p> <p><i>#. Provide suitable flood risk management and Sustainable Drainage Systems (SuDS).</i></p> <p><i>#. Development may also be required to provide financial contributions towards the following:</i></p> <p><i>i. Appropriate improvements, as necessary to the local and strategic road network as required by the Local Highways Authority;</i></p> <p><i>ii. Primary and secondary education and early years and childcare provision as required by the Local Education Authority;</i></p> <p><i>iii. Additional library facilities as required by Essex Library Service;</i></p> <p><i>iv. Healthcare provision as required by the NHS/CCG.</i></p> <p>Thresholds i. and iv. are taken from the ECC Developer’s Guide to Infrastructure Contributions 2020. https://assets.ctfassets.net/knkzaf64jx5x/5aKhke88Ey5zkdMvSQj44w/0d71817cad70b9394d76e7a490ac7bd7/developers-guide-infrastructure-contributions.pdf</p> <p>However, please check the position at the time of Reg 16 Submission, as this document is under review. SuDS requirement for major development (10 or more dwellings) taken from NPPF and Local Plan Policy DM18.</p> | Suggested amendment accepted. |

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| 143 | Jenny Robinson | Chelmsford CC | 30 | | Reasoned justification – delete the reference to Danbury’s Housing Needs Assessment, as this will be required to meet the needs of the City area and not just Danbury. | Suggested amendment accepted. |
| 144 | Jenny Robinson | Chelmsford CC | 31 | | Suggest a slight re-ordering of words as follows: Land at Ex Play Area, South of Jubilee Rise is allocated for around one building accommodating either 2 new homes or <u>around 4</u> one-bedroom apartments ... | Suggested amendment accepted. |
| 145 | Jenny Robinson | Chelmsford CC | 31 | | Suggest you add the following criterion: <i>Character and scale determined by adjacent residential development.</i> <i>#. Development may also be required to provide financial contributions towards the following:</i> <i>i. Appropriate improvements, as necessary to the local and strategic road network as required by the Local Highways Authority;</i> <i>ii. Healthcare provision as required by the NHS/CCG.</i> Thresholds i. and iv. are taken from the ECC Developer’s Guide to Infrastructure Contributions 2020. https://assets.ctfassets.net/5aKhke88Ey5zkdMvSOj44w/0d71817cad70b9394d76e7a490ac7bd7/developers-guide-infrastructure-contributions.pdf However, please check the position at the time of Reg 16 Submission, as this document is under review. SuDS requirement for major development (10 or more dwellings) taken from NPPF and Local Plan Policy DM18. | Suggested amendment accepted. |
| 146 | Jenny Robinson | Chelmsford CC | 31 | | Reasoned justification – this is not a brownfield site, suggest this is changed to <i>infill</i> . | Suggested amendment accepted. |
| 147 | Jenny Robinson | Chelmsford CC | 32 | | Part 1 – amend as follows: <i>a) Access will be from Woodhill Road with improvements to allow visibility splays based on current Manual for Streets guidance Highways Technical Manual (Essex Design Guide), and subject to detailed design.</i> | Suggested amendment ID43 made. |
| 148 | Jenny Robinson | Chelmsford CC | 32 | | Delete the next point (last sentence) and move to a new criterion with other similar new criteria, see end of this comment. | Suggested amendment accepted. |
| 149 | Jenny Robinson | Chelmsford CC | 32 | | Please add the following text and criteria: <i>#. Provide suitable flood risk management and Sustainable Drainage Systems (SuDS).</i> <i>#. Development may also be required to provide financial contributions towards the following:</i> <i>i. Appropriate improvements, as necessary to the local and strategic road network as required by the Local Highways Authority;</i> <i>ii. Healthcare provision as required by the NHS/CCG.</i> | Suggested amendment accepted. |
| 150 | Jenny Robinson | Chelmsford CC | 32 | | Part 8 – <i>delete this criterion</i> , as a consequence of suggested changes to DNP2. | Suggested amendment accepted. |
| 151 | Jenny Robinson | Chelmsford CC | 32 | | Reasoned justification – delete the reference to Danbury’s Housing Needs Assessment, as this will be required to meet the needs of the City area and not just Danbury. | Suggested amendment accepted. |
| 152 | Jenny Robinson | Chelmsford CC | 33 | | I think you would be justified in stating that this should be a maximum of two homes, rather than around two, due to the evidence on the setting, access etc. Part 1 – amend to Local Highways Authority. | Suggested amendment accepted. |

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| 153 | Jenny Robinson | Chelmsford CC | 33 | | Part 2 – Suggest amending as follows: <i>The design and materials should be sympathetic. Development should be compatible with its surroundings having regard to scale, siting, form, architecture, and materials of adjacent residential development, and in particular to the host house Mayesfield.</i> | Suggested amendment accepted. |
| 154 | Jenny Robinson | Chelmsford CC | 33 | | Please add the following text and criteria: <i>#. Development may also be required to provide financial contributions towards the following:</i> <i>i. Appropriate improvements, as necessary to the local and strategic road network as required by the Local Highways Authority;</i> <i>ii. Healthcare provision as required by the NHS/CCG.</i> | Suggested amendment accepted. |
| 155 | Jenny Robinson | Chelmsford CC | 34 | | Previous suggested substantial amendments have not been actioned. I suggest this Policy is reviewed in light of the comments below, and that the NP group consult informally with CCC's Principal Housing Implementation and Strategy Officer before it is finalised for Regulation 16. | Suggested amendment accepted. |
| 156 | Jenny Robinson | Chelmsford CC | 34 | | Part 1 – Since the introduction of First Homes, a compliant mix of affordable housing should now contain: At least 9% of the total number of homes as First Homes (see First Homes Planning Advice Note for additional information), and At least 22% of the total number of homes as affordable housing for rent, and The balance (4%) of the total number of homes as Shared Ownership housing. In addition, where the discount on First Homes is at 30%, the council requires a financial contribution in lieu of the 5% difference in the discount applied to shared ownership to be applied to the 9% First Homes – see paras 3.8. and 3.9 of the First Homes Planning Advice note to see the calculation of this and a worked example. | Suggested amendment accepted. |
| 157 | Jenny Robinson | Chelmsford CC | 34 | | Part 2 – The First Homes Written Ministerial Statement does give local authorities and neighbourhood planning groups the discretion to require a higher minimum discount of either 40% or 50% if they can demonstrate a need for this. However, a higher discount is likely to be unacceptable in viability terms and therefore enable the developer to reduce the contribution overall and/or reduce the affordable housing for rent element of it. The Danbury Housing Needs Assessment does not address this issue as it pre-dates the introduction of First Homes, so the proposed higher discount is not justified. Suggest amending part 2 as follows: <i>Delete: All qualifying developments in Danbury are required to provide First Homes at a discount of 40%. Proposals that offer a higher discount may be supported.</i> <i>Replace with: The nationally prescribed 30% discount on First Homes applies to new residential developments which meet the threshold on affordable housing. Development proposals which propose to apply a discount of 30% or greater will be supported.</i> However, please review this policy against the emerging Local Plan review at the time of finalising the Submission version to ensure it reflects the most up to date position. The Council will be reviewing the affordable housing contribution that it seeks, including the discount on First Homes, as part of the LP review – starting with a Strategic Housing Needs Assessment and Viability Assessment. The NP group is recommended to wait for these assessments to be complete before deciding to increase the requirement for a discount on First Homes. | Suggested amendment accepted. |

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| 158 | Jenny Robinson | Chelmsford CC | 34 | | <p>Part 3 – on the sites being allocated for housing in Danbury, the housing mix needs to address Council-wide needs. A different mix could only be promoted on a site being allocated by the Neighbourhood Plan in addition to the requirements of Local Plan Strategic Growth Site Policy 13.</p> <p>Local Plan Policy DM1 sets out the indicative market mix as derived from the Strategic Housing Market Assessment. It is evidence base led and will be reviewed in the new Strategic Housing Needs Assessment / review of the Local Plan. A separate housing mix is also required for the affordable housing for rent – as summarised in the Planning Obligations SPD. Once again this is evidence base led and calculated using a different methodology to the market mix. <i>Suggest deleting Part 3.</i></p> | Suggested amendment accepted. |
| 159 | Jenny Robinson | Chelmsford CC | 34 | | Part 4 – This is in conflict with the Local Plan, as set out above. <i>Delete Part 4.</i> | Suggested amendment accepted. |
| 160 | Jenny Robinson | Chelmsford CC | 34 | | Part 7 – encouragement of home workspace may have unintended consequences, particularly if the aim is to have less larger homes. Use of an additional room for work or education cannot be secured by planning condition, and after permission is granted the homeowner can use the room for any purpose they wish, e.g. as an additional bedroom. This may also be a reason for a homebuyer choosing a larger property to accommodate their family with additional home working space. In this regard Parts 4 and 7 are incompatible. <i>As set out, both should be deleted.</i> | Suggested amendment accepted. |
| 161 | Jenny Robinson | Chelmsford CC | 35 | 5.15 | <p>Para 5.15 – This background is helpful to support Part 6 of the policy to support the provision of bungalows. However, bungalows are not necessarily the only housing which will meet the needs of individuals whose mobility is limited, and the future needs of such individuals is unknown. Whilst it is helpful to make the point, I suggest the apparent link between bungalows and meeting needs of those with limited mobility, is removed as follows:</p> <p><i>As bungalows hold wide appeal to the existing population and can also be expected to meet the needs of many individuals whose mobility is limited, it is recommended that a proportion of bungalows be promoted in new housing where possible.</i></p> | Suggested amendment accepted. |
| 162 | Jenny Robinson | Chelmsford CC | 35 | 5.16 | Para 5.9 – the comment about a lack of social or affordable rented dwellings is a general statement without specific evidence or purpose. Some affordable housing will be supplied via the allocations. <i>Suggest that Para 5.9 is deleted.</i> | Suggested amendment accepted. |
| 163 | Jenny Robinson | Chelmsford CC | 35 | | Part 2 – change Development Plan to <i>Chelmsford Local Plan</i> | Suggested amendment accepted. |

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| 164 | Jenny Robinson | Chelmsford CC | 35 | | Part 3 – update para reference to 5.19 | Suggested amendment accepted. |
| 165 | Jenny Robinson | Chelmsford CC | 37 | | Part 1 – proposals should not be encouraged to depart from the policy by providing justification. This could be more positively phrased, and have regard to the Design Guide, as follows: <i>Proposals shall respond positively to guidance and principles established in the Danbury Design Guide, Annex A in respect of building heights, materials, development frontages and boundary treatments. Proposals that depart from this will need justification.</i> | Suggested amendment accepted. |
| 166 | Jenny Robinson | Chelmsford CC | 37 | | Part 3 – What does this mean in practice - how is a decision maker to know what sympathetic innovation is? Do you mean modern architecture - or innovative sustainability features - it would be helpful to clarify this point. | Suggested amendment accepted. |
| 167 | Jenny Robinson | Chelmsford CC | 37 | | Part 5 – There appears to be no justification for a height restriction for new buildings. You might want to qualify this to residential buildings - or are you saying all buildings (the medical centre is 3 storey, for example). | Retained as most existing buildings are maximum 2 storeys. |
| 168 | Jenny Robinson | Chelmsford CC | 37 | | Part 7 – if Policy DNP2 is retained, this point should be deleted as it should not be within two policies – even if it is for a different reason. | Suggested amendment accepted. |
| 169 | Jenny Robinson | Chelmsford CC | 37 | | Part 8 – we would have difficulty in applying a policy which essentially prohibits flat roofs. Many rear extensions are created with flat roofs or with a slight pitch, and due to permitted development rights only some of these will need planning permission. Suggest this is amended to: <i>Roof pitches should mirror the surrounding vernacular, and flat roofs 6/6/23 are to be avoided where possible.</i> | Suggested amendment accepted. |
| 170 | Jenny Robinson | Chelmsford CC | 37 | 5.21 | Reasoned justification – para 5.21 – please also include reference to CCC’s adopted Making Places SPD which is also an important consideration, it can be found here: https://www.chelmsford.gov.uk/media/idpmbu3z/making-places-spd.pdf ; and the National Design Guide: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/962113/National_design_guide.pdf | Suggested amendment accepted. |
| 171 | Jenny Robinson | Chelmsford CC | 37 | 5.22 | Reasoned justification – para 5.22 – please add ‘ <i>depending on the scale of development</i> ’ as this will not be appropriate for the majority of development. | Suggested amendment accepted. |

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| 172 | Jenny Robinson | Chelmsford CC | 38 | | <p>Previous suggested amendments have not been actioned. Suggest the following amendments to make the policy more effective.</p> <p>Part 1 – This might not be in keeping with the character of the area where the development is proposed, e.g. parts of Main Road. The point about planting of a garden would be difficult to implement, as if a house does not have a green front garden (maybe paved) this would be an unreasonable requirement. Suggest the following amendment:</p> <p><i>Where possible, A new housing should be set back from the road with provision for a front garden to maintain Danbury's existing spacious and open character. Opportunities should be taken to encourage some planting in front gardens.</i></p> | Suggested amendment accepted. |
| 173 | Jenny Robinson | Chelmsford CC | 38 | | <p>Part 2 – suggest this is made more effective with the following amendment:</p> <p><i>Where <u>new</u> properties are terraced, <u>safe and convenient</u> rear access should be provided to allow residents to access their garden without having to walk through their homes.</i></p> | Suggested amendment accepted. |
| 174 | Jenny Robinson | Chelmsford CC | 38 | | <p>Part 6 – this may be too prescriptive as it would apply to all gaps and views of whatever quality. Some gaps might not be appropriate to preserve - but it might be appropriate to enclose a space or create a courtyard. I suggest this is moved to/amalgamated with DNP14 in relation to key views.</p> | Suggested amendment accepted. |
| 175 | Jenny Robinson | Chelmsford CC | 38 | | <p>This policy could not effectively be applied, and should be deleted. This does not mean that the Defined Settlement Boundary will not be drawn as suggested. The Defined Settlement Boundary is a matter for the Local Plan policies map, and is not a matter for the decision-maker for a planning application. The Defined Settlement Boundary would be drawn according to CCC's technical note https://www.chelmsford.gov.uk/media/5oonisly/eb-083b-urban-area-and-defined-settlement-boundary-review-updated-technical-note-january-2018.pdf</p> | Suggested amendment accepted. |
| 176 | Jenny Robinson | Chelmsford CC | 38 | | <p>Not all the land within a site but outside of the DSB could be designated as open space, for example private gardens, access roads, parking areas. All development proposals outside the DSB would be required to comply with rural area policy, so this does not need to be repeated here.</p> | Suggested amendment accepted. |
| 177 | Jenny Robinson | Chelmsford CC | 38 | 5.26 | <p>Para 5.26 – this is covered by DNP10, and the site allocation policies, so can also be deleted.</p> | Suggested amendment accepted. |
| 178 | Jenny Robinson | Chelmsford CC | 39 | | <p>This does not seem to sit well in this location within the document, and should perhaps be merged into Section 10 if it relates to the Conservation Area and re-use of designated/non-designated heritage assets. It is currently not clear.</p> | Suggested amendment accepted. |

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| 179 | Jenny Robinson | Chelmsford CC | 40 | | Amend to: Sites of <i>Special</i> Scientific Interest | Suggested amendment accepted. |
| 180 | Jenny Robinson | Chelmsford CC | 42 | | Technically, not all development proposals may be close to the wildlife corridors or have an impact on them. Suggest amending the wording as follows: At <i>Where appropriate, development proposals should demonstrate how they conserve and enhance the network of habitats and species associated with the Wildlife e Corridors listed below and as illustrated on Figure 5 :</i> | Suggested amendment accepted. |
| 181 | Jenny Robinson | Chelmsford CC | 44 | | It is the development rather that the developer this should apply to. Amend the first part as follows: Development ers <i>creating a site that triggers provision of new green open space on-site should:</i> | Suggested amendment accepted. |
| 182 | Jenny Robinson | Chelmsford CC | 44 | | Part 1 – amend to <u>Chelmsford Local Plan</u> | Suggested amendment accepted. |
| 183 | Jenny Robinson | Chelmsford CC | 44 | | Criterion e) – this may be too prescriptive, as I think you are indicating possible types of use, but in fact you are stating a requirement for all these to be provided. Suggest changing ‘including’ to ‘which may include’ | Suggested amendment accepted. |
| 184 | Jenny Robinson | Chelmsford CC | 44 | | Criteria d), g) and Part 2 – appear to say similar things. Suggest Part 2 is deleted. | Suggested amendment accepted. |
| 185 | Jenny Robinson | Chelmsford CC | 44 | | Part 4 – change ‘are welcome’ to <u>will be supported</u> | Suggested amendment accepted. |
| 186 | Jenny Robinson | Chelmsford CC | 44 | | Part 5 – change ‘will not be permitted’ to <u>will not be supported</u> | Suggested amendment accepted. |
| 187 | Jenny Robinson | Chelmsford CC | 46 | | Previous suggested amendments have not been actioned. This policy repeats Local Plan Policy DM18, which provides detailed requirements and criteria to deal with flood risk. The NPPF also deals with this in some detail, and provides a stronger position than expressed here. I suggest <i>this Policy and</i> | Suggested amendment accepted. |
| 188 | Jenny Robinson | Chelmsford CC | 48 | | Previous suggested amendments have not been actioned. Suggest the following amendments to make the policy more effective. Part 1 – it is not clear how this could be demonstrated by an applicant, or achieved when deciding a planning application, so <i>it should be removed.</i> | Suggested amendment accepted. |

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| 189 | Jenny Robinson | Chelmsford CC | 48 | | Part 2 – could only be applied where a lighting scheme is part of a planning application. Suggest amending as follows: <i>Proposals for Development proposals which include external lighting will be supported where it is demonstrated that, if external lighting is required, it protects they protect the night sky from light pollution through:</i> | Suggested amendment accepted. |
| 190 | Jenny Robinson | Chelmsford CC | 49 | | Previous suggested amendments have not been actioned. Suggest the following amendments to make the policy more effective. <i>Part 1 – amend to: Existing viable Harm to or loss of any trees and hedges should be protected from development wherever possible . which are important to the character and appearance of the area will not be supported unless a landscape strategy is secured to ensure they are reprovided elsewhere on site .</i> | Suggested amendment accepted. |
| 191 | Jenny Robinson | Chelmsford CC | 49 | | Part 2 – delete as you have included this in your site allocation policies and it does not need to be repeated | Suggested amendment accepted. |
| 192 | Jenny Robinson | Chelmsford CC | 49 | | Part 3 – delete the words ‘where appropriate’ | Suggested amendment accepted. |
| 193 | Jenny Robinson | Chelmsford CC | 50 | | Technically, you can identify the key views, but not designate them. To create a designation you would need to define a boundary, which for a view would not be possible. | Suggested amendment accepted. |
| 194 | Jenny Robinson | Chelmsford CC | 50 | | Requiring a Visual Impact Assessment is likely to go beyond what is reasonable for some types of planning application, particularly for smaller proposals. There may be other ways of demonstrating that the key views are protected. The phrase ‘falling within these views’ is also a little imprecise – and rather than requiring harm to be mitigated, it should be avoided altogether. To make the policy more effective, I suggest the following: <i>Development proposals falling within these views will be expected to be accompanied by a Visual Impact Assessment demonstrating how the benefits of the proposal outweigh the harm caused or that the harm can be suitably mitigated should protect the key views into and out of the village and minimise the visual impact on the landscape. These key views are identified within this policy, and are illustrated on Figure 7.</i> <i>Then move the list of key views below the policy (but in the policy box).</i> I suggest you amend the map, to show more clearly the location of the view as they are currently difficult to see; and include an arrow showing the direction of the view and whether it’s in, or out, or both. The reference numbers on the map and on the description of the views from Page 52 should be the same as the numbers listed in Policy DNP14 itself, for clarity. You would also need to change the heading on Page 52 to refer to key views identified – and anywhere else it occurs. | Suggested amendment accepted. |

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| 195 | Jenny Robinson | Chelmsford CC | 56 | | ECC as the highway and transportation authority provides the following response. Policy DNP15: Connection to Sustainable Transport and Village Amenities ECC recommend the policy is amended to reflect the changes identified below: Criteria 3, 4, 5, & 7 could be combined, as the only new footpaths or cycle connections are likely to be related to your allocated sites e.g.: <i>New or extended footpaths, pavements and cycle paths should:</i> <i>a. be sensitively designed ...</i> <i>b. be overlooked by development ...</i> <i>c. include permissive cycling provision ...</i> <i>d. provide safe routes ...</i> <i>e. signposted ...</i> <i>etc.</i> | Suggested amendment ID72 made. |
| 196 | Jenny Robinson | Chelmsford CC | 57 | | Previous suggested amendments have not been actioned. Part 1 – This is not very effective, and ECC's Parking Standards (reflected in LP Policy DM27) already give detailed guidance. As it's covered by other policy it <i>should be removed</i> from here. | Suggested amendment accepted. |
| 197 | Jenny Robinson | Chelmsford CC | 57 | | Part 2 – suggest this is <i>removed from here and added to DNP4.</i> | Suggested amendment accepted. |
| 198 | Jenny Robinson | Chelmsford CC | 57.1 | 7.3 | <i>As a consequence, delete para 7.3.</i> | Suggested amendment accepted. |
| 199 | Jenny Robinson | Chelmsford CC | 62 | | Sequentially, it appears this would read better if point d) was first in the list, followed by the more detailed points. | Suggested amendment accepted. |
| 200 | Jenny Robinson | Chelmsford CC | 67 | | Part 3 – amend as follows: <i>Their size and design should respect the character of the immediately surrounding area and reflect have regard to principles outlined in the Danbury Design Code.</i> | Suggested amendment accepted. |
| 201 | Jenny Robinson | Chelmsford CC | 68 | | Part 5 – the use classes were updated in 2021, and just selecting B2 and B8 as examples excludes some other compatible uses, for example Class E c, E d, E g. See https://lichfields.uk/media/7156/guide-to-the-use-classes-order-in-england.pdf | Suggested amendment accepted. |
| 202 | Jenny Robinson | Chelmsford CC | 68 | | Also suggest <i>amending 'designated' to 'illustrated'</i> . | Suggested amendment accepted. |
| 203 | Jenny Robinson | Chelmsford CC | 68 | | Rather than try to list suitable employment uses, I suggest you delete the words in brackets. | Suggested amendment accepted. |
| 204 | Jenny Robinson | Chelmsford CC | 68 | | Part 6 – I suggest this would also apply to the proposals supported by Part 5, so I suggest swapping these and updating the reference. | Suggested amendment accepted. |
| 205 | Jenny Robinson | Chelmsford CC | 71 | | The Objective to conserve and enhance the parish's heritage is welcomed, however it would be better to use the phrase <i>'historic environment'</i> to capture all elements of heritage, i.e. built heritage, archaeology and historic landscapes. | Suggested amendment accepted. |
| 206 | Jenny Robinson | Chelmsford CC | 71 | | The introductory text could refer to the protection given to the historic environment by the NPPF and the Local Plan, to clarify why the NP does not include or repeat existing policies, and direct the user to the adopted requirements. | Suggested amendment accepted. |
| 207 | Jenny Robinson | Chelmsford CC | 71 | | The policy sets out the objective to create a local list for Danbury, which is welcomed. However, it would be more appropriate for this to be an Aspiration rather than a Policy, and appears to be covered in Table 5. Until the list has been agreed with CCC no policy can be applied, and the policy as drafted contains no criteria on which a planning decision could be made. | Suggested amendment accepted. |

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| 208 | Jenny Robinson | Chelmsford CC | 71 | 10.1 | The list of suggested non designated heritage assets are likely to meet the CCC criteria for inclusion on a local list. However, Griffin Meadow and Dawson Memorial Field are not built features so could not be included, but may be identified as significant open space within the landscape section. | Suggested amendment accepted. |
| 209 | Jenny Robinson | Chelmsford CC | 73 | Fig12 | Figure 12 usefully shows the designated heritage assets. Danbury Park is shown as 'at risk' (red hatching), but it is not clear that it is a Registered Park and Garden (green hatching), it may be that the 'at risk' layout could be shown by a coloured line around the park, to make both designations clear. The tile kiln scheduled monument is not clear due to its small size, it may be that it could be annotated to make its designation clear. Protected Lanes could also be identified on the plan. | Suggested amendment accepted. |
| 210 | Jenny Robinson | Chelmsford CC | 74 | | Part 1 – this appears to repeat policy contained at Part 5 of Policy DNP10. I suggest <i>Part 5 of DNP10 is updated to include the reference to the Conservation Area, and that it is deleted from here .</i> | Suggested amendment accepted. |
| 211 | Jenny Robinson | Chelmsford CC | 74 | | Part 2 – is very general and would be difficult to apply to a planning decision. <i>This appears to be covered by Policy DNP5, and should be deleted.</i> | Suggested amendment accepted. |
| 212 | Jenny Robinson | Chelmsford CC | 74 | 10.7 to 10.10 | The supporting text could be moved to follow from paragraph 6.25. | Suggested amendment accepted. |
| 213 | Jenny Robinson | Chelmsford CC | 75 | | Part 1b of the policy indicates that any intensification of traffic using a protected lane will not be supported. This was part of the previous CCC Local Plan policy, but was removed in the adopted Local Plan as it was not considered justifiable. <i>Suggest this criterion is deleted.</i> | Suggested amendment ID222 and ID223 made. |
| 214 | Jenny Robinson | Chelmsford CC | 75 | 10.10 | These Protected Lanes should be illustrated, either as a stand-alone plan or added to Figure 12. | Suggested amendment accepted. |
| 215 | Jenny Robinson | Chelmsford CC | 77 | | This policy is very general, and the issue is covered in far greater detail by Local Plan Policy DM21. A decision-maker would use the detailed policy i.e. DM21, so <i>DNP22 should be deleted .</i> | Neighbourhood Plan amended referring to DM21. |
| 216 | Jenny Robinson | Chelmsford CC | 78 | | This issue is covered in detail by Local Plan Policy DM20. Whilst the proposed Policy DNP23 is not in conflict with DM20, I suggest <i>parts 1 and 2 are deleted , with 3 and 4 retained and renumbered as they add local detail to DM20.</i> | Suggested amendment accepted. |
| 217 | Jenny Robinson | Chelmsford CC | 81 | | Suggest that for the Regulation 16 version you also add a list of all your policy titles at the end, in the same way as you have your Supporting Information, for ease of reference. | Suggested amendment accepted. |
| 218 | Jenny Robinson | Chelmsford CC | 81 | | Please note that the documents you have listed as Appendices should not be referred to as appendices (or Annexes). They are evidence base, or supporting, documents. It's a technical difference, but as Appendices/Annexes they would be considered as part of the NP and as such would be subject to the same scrutiny as the plan itself, which is not necessary and not the intention. They can still be numbered for ease of reference. Please also amend any consequential changes where Appendices/Annexes are referred to, e.g. in para 2.15, 2.18, 3.6 etc (there are a number of instances) including page 81. | Suggested amendment accepted. |
| 219 | Jenny Robinson | Chelmsford CC | 81 | | The title Appendix or Annex should be reserved for your Submission Documents, e.g. Basic Conditions Statement, Consultation Statement etc. | Suggested amendment ID218 made. |
| 220 | Jenny Robinson | Chelmsford CC | 81 | | Whilst it is helpful for all the supporting documents to be published on your website and linked from the NP, you would only need to include key documents with your Submission for Reg 16. Consultation material (questionnaires etc) are likely to be included in your Consultation Statement. Further advice can be given prior to Regulation 15/16. | Suggested amendment ID218 made. |
| 221 | Jenny Robinson | Chelmsford CC | 81 | | If you are deleting or changing a Policy, or part of one, please check for any consequential changes that may affect other parts of the document, such as cross-references, supporting text that needs to be removed or altered, etc. | Suggested amendment accepted. |
| 222 | Jenny Robinson | Chelmsford CC | 75 | | DNP21 b) - suggest change of wording: Examiner for Little Baddow considered that additional traffic may not necessarily have an impact on the character. The policy should also be framed positively. | No response required. |

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| 223 | Jenny Robinson | Chelmsford CC | 75 | | Development proposals for Protected Lanes will only be supported where it can be demonstrated that the proposal will not: a) Detrimentially affect the character of a Protected Lane through changes to trees, hedgerows, banks, ditches, or verges; and b) Give rise to a material increase in traffic using a Protected Lane such as to have a significantly adverse effect on the character of the lane. | Suggested amendment accepted. |
| 224 | Jenny Robinson | Chelmsford CC | 75 | | 2. Safety of pedestrians on these often narrow lanes without pavements footways must be a criterion when considering planning applications. | Suggested amendment accepted. |
| 225 | Jenny Robinson | Chelmsford CC | 76 | | The Plan could include a project/aspiration to extend Protected Lane designations - as per Little Baddow Draft NP Community Project 09; and Writtle NP Project/Aspiration HC. | Suggested amendment accepted. |
| 226 | Stephen Holland | Steering Group | 38 | | New Policy to limit the size of homes to 3 bedrooms or less for new 'windfall' developments of 9 or less homes | Suggested amendment accepted. |
| 227 | Stephen Holland | Steering Group | 18 | | Update for Census 2021 data | Suggested amendment accepted. |
| 228 | Stephen Holland | Steering Group | 71 | | Pensioner's Box has been extended significantly changing its character and not now appropriate | Suggested amendment accepted. |
| 229 | Stephen Holland | Steering Group | 28 | | Add 'Where new planting is required this should be of native varieties and should be informed by The Essex Design Guide and the Danbury Design Guide. ' where Landscape buffers and new planting are suggested, to ensure developers follow suggested planting guide. | Suggested amendment accepted. |
| 230 | Stephen Holland | Steering Group | 29 | | Add 'Where new planting is required this should be of native varieties and should be informed by The Essex Design Guide and the Danbury Design Guide. ' where Landscape buffers and new planting are suggested, to ensure developers follow suggested planting guide. | Suggested amendment accepted. |
| 231 | Stephen Holland | Steering Group | 31 | | Add 'Where new planting is required this should be of native varieties and should be informed by The Essex Design Guide and the Danbury Design Guide. ' where Landscape buffers and new planting are suggested, to ensure developers follow suggested planting guide. | Suggested amendment accepted. |
| 232 | Stephen Holland | Steering Group | 32 | | Add 'Where new planting is required this should be of native varieties and should be informed by The Essex Design Guide and the Danbury Design Guide. ' where Landscape buffers and new planting are suggested, to ensure developers follow suggested planting guide. | Suggested amendment accepted. |
| 233 | Stephen Holland | Steering Group | 32 | | Add 'Where new planting is required this should be of native varieties and should be informed by The Essex Design Guide and the Danbury Design Guide. ' where Landscape buffers and new planting are suggested, to ensure developers follow suggested planting guide. | Suggested amendment accepted. |
| 234 | Stephen Holland | Steering Group | 49 | | Add 'Where new planting is required this should be of native varieties and should be informed by The Essex Design Guide and the Danbury Design Guide. ' where Landscape buffers and new planting are suggested, to ensure developers follow suggested planting guide. | Suggested amendment accepted. |
| 235 | Stephen Holland | Steering Group | 55 | | Especially Key Views 11: From Hammonds Lane.....(or closer) to St Johns Church | Removed as view has changed due to tree height and solar farm |
| 236 | Stephen Holland | Steering Group | A | | Check references from NP to Design Guide still appropriate | Suggested amendment accepted. |
| 238 | Stephen Holland | Steering Group | 19 | | To remove confusion, add 'Residents' ' to Section 3 title as ECC have assumed that this chapter refers to all issues facing Danbury - see ID 17 | Suggested amendment accepted. |
| 238 | Stephen Holland | Steering Group | 32 | | Pre-application advice should be sought from Natural England to consider potential impacts on the nearby SSSIs (Danbury Common). | Suggested amendment accepted. |
| 301 | Anglian Water | Anglian Water | | | Anglian Water welcomes the opportunity to comment on the neighbourhood plan. The following comments are made in relation to ensuring the making of the neighbourhood plan contributes to sustainable development and has regard to assets owned and managed by Anglian Water. | No response required. |

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| 302 | Anglian Water | Anglian Water | | | We note that this policy allocates five sites within the neighbourhood plan area to address the housing needs of the community. We would encourage early engagement with Anglian Water Development Services Team regarding connections to our sewer network. | Suggested action taken. |
| 303 | Anglian Water | Anglian Water | | | Site E on Figure 4 (Land at Copt Hill/Mayes Lane) has a sewer crossing the site. Maps detailing the location of our water and water recycling infrastructure and assets (including both underground assets and above ground assets such as pumping stations, water treatment works and water recycling works) are available on request from digdat Utilities. The site layout should be designed to take this into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing water mains/sewer(s) should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water's existing assets may be required. | Suggested action taken. |
| 304 | Anglian Water | Anglian Water | | | Anglian Water supports the policy aim for zero carbon emissions from new development. We would also welcome an approach which encourages the reduction of embodied carbon in new development and the infrastructure needed to support it. The plan has located development within and adjacent to the settlement and close to our sewer network, which ensures new development are within a reasonable distance to connect. We note that the Plan references the Net Zero Toolkit and embodied carbon in relation to refurbishment and retrofit of existing buildings in para. 5.28. | No response required. |
| 305 | Anglian Water | Anglian Water | | | Whilst the need for energy efficient buildings is highlighted in the policy, we would welcome reference to water efficient homes and encouraging more ambitious water efficiency standards through a fittings-based approach. Whilst the Local Plan requires the higher optional standard of 110 litres per head per day (l/h/d) we suggest that the neighbourhood plan could go further given the area is identified as being in serious water stress. The Government's Environment Improvement Plan, published earlier this year, suggests an improvement to water efficiency standards to 100 l/h/d in water stressed areas, and we would support the Neighbourhood Plan in seeking a similar standard for new development in the parish. In addition, we would suggest that in delivering SuDS through Policy DNP11, the policy should also encourage rainwater/stormwater harvesting and greywater reuse as measures to help reduce potable water demand, which in turn reduces the volume of wastewater entering our water recycling network and needing treatment at our Water Recycling Centres. | Policy DNP11 removed. |
| 306 | Anglian Water | Anglian Water | | | Anglian Water supports the provision of multi-functional open spaces to achieve positive outcomes for biodiversity, and minimising surface water run-off through sustainable drainage systems (SuDS) whilst providing amenity space contributing to health and well-being. We agree that open space/green infrastructure should provide the framework for the design of new development. | No response required. |
| 307 | Anglian Water | Anglian Water | | | We recommend that criterion 1.h) includes reference to SuDS (policy DNP11). | Policy DNP11 removed. |
| 308 | Anglian Water | Anglian Water | | | <p>Anglian Water fully supports the use of Sustainable Drainage Systems (SuDS) to address the risk of both surface water and sewer flooding and welcome the approach regarding the multi-functional benefits including for biodiversity and improving water quality. By default, we support an approach where all surface water flows should be managed using sustainable drainage systems with a strong preference in favour of natural infiltration of rainwater into the ground.</p> <p>However, we consider that all development sites should manage surface water run-off, not only those in areas at risk from flooding given, the pathways for surface water run-off. It is the Government's intention to implement Schedule Three of The Flood and Water Management Act 2010 to make SuDS mandatory in all new developments in England in 2024. The implementation of the Schedule would also make the right to connect surface water run-off to public sewers conditional upon the drainage system being approved before construction can commence.</p> | Suggested action taken. |

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| 309 | Anglian Water | Anglian Water | | | Anglian Water would welcome reference to appropriately managing surface water run-off in new parking provision, including using permeable surfaces and SuDS (Policy DNP11). | DNP11 has removed from the Reg 16 version as it is considered this is adequately covered by Chelmsford Local Plan Policy DM18; and 6.23 of the Making Places SPD. |
| 310 | Anglian Water | Anglian Water | | | Anglian Water welcomes reference to rainwater storage to reduce the need to rely on potable water supplies. We would encourage both rainwater and stormwater harvesting in new developments as integrated water management with SuDS, which also helps to minimise surface water run-off and reduce surface water flows in our network, including entering our foul drainage network. | Suggested action taken. |
| 311 | Anglian Water | Anglian Water | | | Anglian Water is supportive of the aims of the Danbury Neighbourhood Plan in seeking to allocate land for housing to meet the needs of local residents and the policy measures to support sustainable design and construction. We would welcome reference to measures to improve water efficiency and ensure sustainable drainage systems are applied more broadly to development sites. | Suggested action taken. |
| 312 | Deb Roberts | Coal Authority | | | The Coal Authority is only a statutory consultee for coalfield Local Authorities. As Chelmsford City Council lies outside the coalfield, there is no requirement for you to consult us and / or notify us of any emerging neighbourhood plans. This email can be used as evidence for the legal and procedural consultation requirements at examination, if necessary. | No response required. |
| 313 | Karen Hargreaves | Forestry Commission | | | Thank you for inviting the Forestry Commission to respond to the consultation on the Neighbourhood Plan. Unfortunately, we do not have the resources to respond to individual plans but we have some key points to make relevant to all neighbourhood plans. | No response required. |
| 314 | Karen Hargreaves | Forestry Commission | | | <p>Existing trees in your community</p> <p><i>The Forestry Commission would like to encourage communities to review the trees and woodlands in their neighbourhood and consider whether they are sufficiently diverse in age and species to prove resilient in the face of tree pests and diseases or climate change. For example, if you have a high proportion of Ash, you are likely to see the majority suffering from Ash Dieback. Some communities are proactively planting different species straight away, to mitigate the effect of losing the Ash; you can find out more here.</i></p> <p><i>Alternatively, if you have a high proportion of Beech, you may find they suffer particularly from drought or flood stress as the climate becomes more extreme. There are resources available to help you get ideas for other species you can plant to diversify your tree stock and make it more resilient.</i></p> | No response required. |

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| 315 | Karen Hargreaves | Forestry Commission | | | <p>Ancient Woodland <i>If you have ancient woodland within or adjacent to your boundary it is important that it is considered within your plan. Ancient woodlands are irreplaceable, they have great value because they have a long history of woodland cover, with many features remaining undisturbed. This applies equally to Ancient Semi Natural Woodland (ASNW) and Plantations on Ancient Woodland Sites (PAWS). It is Government policy to refuse development that will result in the loss or deterioration of irreplaceable habitats including ancient woodland, unless “there are wholly exceptional reasons and a suitable compensation strategy exists” (National Planning Policy Framework paragraph 180).</i></p> <p><i>The Forestry Commission has prepared joint standing advice with Natural England on ancient woodland and veteran trees. This advice is a material consideration for planning decisions across England and can also be a useful starting point for policy considerations.</i></p> <p><i>The Standing Advice explains the definition of ancient woodland, its importance, ways to identify it and the policies that relevant to it. It provides advice on how to protect ancient woodland when dealing with planning applications that may affect ancient woodland. It also considers ancient wood-pasture and veteran trees. It will provides links to Natural England’s Ancient Woodland Inventory and assessment guides as well as other tools to assist you in assessing potential impacts.</i></p> | No response required. |
| 316 | Karen Hargreaves | Forestry Commission | | | <p>Deforestation <i>The overarching policy for the sustainable management of forests, woodland and trees in England is a presumption against deforestation.</i></p> | No response required. |
| 317 | Abdul-Basit Ali | National Grid | | | Regarding Danbury Neighbourhood plan there are no National Grid Electricity Transmission assets affected in this area. | No response required. |
| 318 | Fiona Martin | Natural England | | | Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. | No response required. |

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| 319 | Fiona Martin | Natural England | | | <p>Essex Coast RAMS (Recreational Avoidance and Mitigation Strategy)</p> <p>The Danbury Neighbourhood Plan Regulation 14 consultation follows previous consultation with Natural England on both the Draft SEA Screening for the Danbury Neighbourhood Plan (NE response letter dated 26 October 2018, our ref: 257690) and the Chelmsford City Local Plan.</p> <p>At the time of the previous consultation, Natural England advised that the emerging strategic solution, the Essex Coast Recreational Avoidance and Mitigation Strategy (Essex Coast RAMS) was a key consideration in the context of the Habitats Regulation Assessment. The Essex Coast RAMS seeks to mitigate the recreational impacts as a result of new development within the Zones of Influence (Zol).</p> <p>The Essex Coast RAMS was adopted by Chelmsford City Council as a SPD to the current Local Plan in early 2020 (see Essex Coast RAMS (chelmsford.gov.uk).</p> <p>The Danbury Parish falls in its entirety within one or more of the Zones of Influence (Zol). There is therefore residential development within the parish area which will be subject to the requirements of the Essex Coast RAMS strategic solution, in accordance with the adopted supplementary planning document (see above).</p> <p>Natural England is pleased to see that the Danbury Neighbourhood Plan states that ‘The Neighbourhood Plan area is within the zone of influence of the Essex Coast and thus where contributions towards the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS) is required by new development (page 40, para 6.3).’</p> | No response required. |
| 320 | Fiona Martin | Natural England | 40 | | <p>For the avoidance of doubt, we suggest adding the following sentence to Policy DNP8: Environment and Biodiversity: ‘Contributions from all developments (+1) will be secured towards mitigation measures identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS)’.</p> | Suggested amendment accepted. |
| 321 | Fiona Martin | Natural England | | | <p>Addressing recreational pressure on SSSI land around Danbury</p> <p>All of the Danbury Neighbourhood Plan housing allocations are located in reasonably close proximity (easy walking, cycling or driving distance) of a number of accessible Sites of Special Scientific Interest (SSSI). The additional visitors arising from the housing allocations therefore have the potential to affect the notified interest features of the following sites:</p> <ul style="list-style-type: none"> · Danbury Common SSSI · Woodham Walter Common SSSI · Blake's Wood & Lingwood Common SSSI <p>All three SSSIs are subject to existing recreational pressure: car parks are at capacity at peak times, with on-road car parking occurring which is affecting fragile road verges, footpaths are in poor condition / are being widened due to high pedestrian use, and damage is occurring from mountain biking. The existing visitor pressure has resulted in poaching and trampling of the SSSI, which affects the notified interest features. Damage to the SSSI is also occurring from nutrient enrichment from dog fouling.</p> <p>Natural England advises that the Danbury Neighbourhood Plan should include a specific policy within Section 6 (Environment), to set out clearly the measures that will be required by developers when bringing forward plans for the housing allocations around Danbury. This would be in line with our advice / requirements for previous applications for new housing development in Danbury.</p> | No response required. |

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| 322 | Fiona Martin | Natural England | 40 | | <p>Suggested wording for DNP(x): Recreational Pressure on Sites of Special Scientific Interest</p> <p>Natural England suggest the following wording for a policy on addressing recreational pressure on SSSI land around Danbury.</p> <ol style="list-style-type: none"> 1. Prior to submission of a planning application, developers shall: <ol style="list-style-type: none"> a. assess the potential impacts of increased recreational pressure on SSSI designated sites from developing a housing allocation. b. provide an appropriate strategy for mitigating any identified impacts. 2. In consultation with Natural England, the assessment of the potential impacts of increased recreational pressure on the SSSI designated sites is likely to include (but not be limited to) the following requirements: <ol style="list-style-type: none"> a. an examination of recreation options likely and available (e.g. dog-walking, walking, jogging, mountain biking, etc); b. an assessment of the area within which residents of the proposed development would likely visit (by various transport modes) to undertake regular recreational activities – particularly but not exclusively dog walking; c. an assessment of access routes to the SSSI sites from the proposed development, including Public Rights of Way and permissive paths; d. an assessment of carrying capacity / current pressures and potential impacts on the SSSI sites, in consultation with site managers; e. an assessment of whether the area and type of on-site open greenspace is provided in sufficient quality and quantity, with particular reference to daily dog-walking activities; and, f. the extent to which off-site green space provision will be required to off-set any lack of on-site provision. | Suggested amendment accepted. |
| 323 | Fiona Martin | Natural England | 40 | | <ol style="list-style-type: none"> 3. In consultation with Natural England, the design of a mitigation strategy to address additional recreational pressure arising from a development site is likely to include (but not be limited to) the following requirements: <ol style="list-style-type: none"> a. provision of Suitable Alternative Natural Greenspace (SANG) of a sufficient size and natural quality to mitigate for the likely effects of additional visitor pressure on the SSSI sites, including provision of on-site informal open space and/or alternative off-site ‘dogs off leads’ areas/walking routes; b. have regard to the Natural England SANG provision standard, which is 8ha per 1000 new population, based on 2.4 people per new dwelling; c. contribution towards the management/maintenance of the SSSI common land around Danbury, to increase the resilience of the sites to visitor pressure; d. a contribution to off-site visitor engagement (e.g. wardening etc.), visitor access management and/or visitor education/information (e.g. footpath way markers, information boards, etc.) at those designated sites considered likely to be visited by the new residents for recreation; and, e. provision of information packs to householders explaining the sensitivities of the SSSI sites, and promoting good practice and alternative open space provision such as any SANG created alongside new development. 4. Developers will work closely with representatives from Danbury Parish Council, Natural England and the SSSI site managers (National Trust and Essex Wildlife Trust) to assess recreational pressure and provide mitigation, by forming an oversight group at the outset. | Suggested amendment accepted. |

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| 324 | Fiona Martin | Natural England | 40 | | The following additional text could be added below the new policy, for clarification: 'Further information on SSSI and their special interest features can be found at http://www.magic.gov.uk . Developers can obtain further information on SANG requirements from Natural England, by using their Discretionary Advice Service. Natural England, National Trust and/or Essex Wildlife Trust costs associated with detailed input to the pressures assessment/mitigation strategy work would need to be covered by the developers to facilitate this work.' | Suggested amendment accepted. |
| 325 | Fiona Martin | Natural England | 30 | | Natural England is pleased to see paragraph 4 of Policy B, namely that ' <i>Pre-application advice should be sought from Natural England to consider potential impacts on the nearby SSSIs (Danbury Common and Woodham Walter Common)</i> ', as both SSSIs suffer from existing recreational pressure. The following additional sentence referring to the new policy on addressing recreational pressure on the SSSI sites (see above) should be added to Policy DNP1 Site Specific Policy B: ' <i>Development of this housing allocation will comply with DNP(x): Recreational pressure on SSSI land around Danbury.</i> ' | Suggested amendment accepted. |
| 326 | Fiona Martin | Natural England | 32 | | There is no mention in Policy D of the potential for the site allocation (for 14 dwellings) to have a negative impact on Danbury Common SSSI, despite its very close proximity to the SSSI (just over 50m from the SSSI boundary at its nearest point). As mentioned above, Danbury Common SSSI suffers from existing recreational pressure and the site allocation of 14 dwellings is above the Natural England threshold (+10 dwellings) for potential harm to the SSSI. The following sentence referring to the new policy on addressing recreational pressure on the SSSI sites (see above) should be added to Policy DNP1 Site Specific Policy D: ' <i>Development of this housing allocation will comply with DNP(x): Recreational pressure on SSSI land around Danbury.</i> ' | Suggested amendment accepted. |
| 327 | Fiona Martin | Natural England | | | On page 27, para 5.11, <u>include reference</u> to Site Specific Policy D (as well as B), to allow early consultation with Natural England. | This was not included in this version of the SEA. |
| 328 | Fiona Martin | Natural England | 40 | | On page 40, para 6.1, add the following sentences <u>prior</u> to the sentence that starts 'Opportunities will be taken...': ' <i>Mitigation to reduce recreational pressure on the Sites of Special Scientific Interest sites around Danbury will comply with DNP(x): Recreational pressure on SSSI land around Danbury.</i> ' | This is included in the appropriate Site Policies, so thought not to be necessary. |
| 329 | Fiona Martin | Natural England | | | Natural England recommends that the Danbury Parish Council amends the Danbury Neighbourhood Plan to reflect NE's comments on the plan, as described in the preceding paragraphs. Subject to the adoption of Natural England's comments by Danbury Parish Council, Natural England has no further comments on the Danbury Neighbourhood Plan Regulation 14 Version. For your information, the attached annex covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan. | No response required. |

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| 330 | Edward James | Historic England | | | <p>Thank you for inviting Historic England to comment on the Regulation 14 Pre-Submission Draft of the Danbury Neighbourhood Plan.</p> <p>Neighbourhood Plans are an important opportunity for local communities to set the agenda for their places, setting out what is important and why about different aspects of their parish or other area within the neighbourhood area boundary, and providing clear policy and guidance to readers - be they interested members of the public, planners or developers - regarding how the place should develop over the course of the plan period.</p> <p>Paragraph 190 of the National Planning Policy Framework <https://www.gov.uk/guidance/national-planning-policy-framework/16-conserving-and-enhancing-the-historic-environment> (2021) sets out that Plans, including Neighbourhood Plans, should set out a positive strategy for the conservation and enjoyment of the historic environment. In particular, this strategy needs to take into account the desirability of sustaining and enhancing the significance of all types of heritage asset where possible, the need for new development to make a positive contribution to local character and distinctiveness; and ensure that it considers opportunities to use the existing historic environment to help reinforce this character of a place.</p> <p>It is important that, as a minimum, the strategy you put together for your area safeguards those elements of your neighbourhood area that contribute to the significance of those assets. This will ensure that they can be enjoyed by future generations of the area and make sure your plan is in line with the requirements of national planning policy, as found in the National Planning Policy Framework.</p> | No response required. |
| 331 | Edward James | Historic England | | | <p>We welcome the production of this neighbourhood plan, and are pleased to see that the historic environment of your parish features throughout. In particular we welcome the emphasis on conserving and enhancing Danbury's heritage as articulated in the Vision and Objectives. In the context of the plan's requirement to allocate land for c.100 homes, set out in the Local Plan, we particularly welcome the statement "<i>Development should respond positively to and contribute to the special character and qualities that help define Danbury</i>", coupled with the comprehensive and robust policy requirements for the design of new buildings set out in Policy DNP4.</p> | No response required. |
| 332 | Edward James | Historic England | | | <p>We do not support the allocation of Site E for 2 residential units. This site is within the Danbury Conservation Area, and encompasses an area of land that presently comprises part of the garden of a large, attractive Arts and Crafts style house that contributes positively to the character and appearance of the conservation area. The infilling of its garden and the additional access infrastructure required to service the houses would detract from that character and harm the significance of the heritage asset. Given the availability of alternatives, we consider that, in order to allocate sufficient houses to meet the required target - or at least the 93 units that are allowed for by your plan - an additional two units could be allocated in parcels A or B. This would avoid the harm to the conservation area.</p> | Historic England have withdrawn their objection following discussion and amendment to the Site Specific Policy which include recommendations from Historic England and Chelmsford City Council. |
| 333 | Edward James | Historic England | | | <p>We welcome the provision in Site Specific Policy D to seek pre-application advice from Historic England. We suggest that this provision should also be extended to include reference to your local planning authority conservation officer. We do not object in principle to the allocation but note its proximity to the boundary of the conservation area. The design provisions included in the policy are therefore welcome, and we highlight the need for a sensitive landscape treatment on the boundary to the east. We also note, however, the presence of a well-used pedestrian footpath, so suggest that consideration could be given to sensitively incorporated pedestrian access point on this side, to help with permeability and allow residents of the new development to access local amenities on foot without resorting to walking along the main road. Finally, we highlight the presence of the scheduled Danbury Camp hillfort to the north. Given its proximity, we recommend that the site allocation policy includes a requirement for pre-application investigation to determine the potential for significant archaeological material. We welcome the requirement to design modifications to the highway in accordance to Manual for Streets, rather than the Design Manual for Roads and Bridges.</p> | No response required. |

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| 334 | Edward James | Historic England | | | We would also highlight the presence of the Danbury Park Registered Park and Garden (Grade II), in the western part of the neighbourhood area. Danbury Park was added to the Heritage at Risk Register in 2018 because the site remains divided between multiple owners, resulting in differential management and fragmentation of the designed landscape affecting the designed landscape's overall character and legibility. Numerous features are also showing signs of both short-term and longer-term deterioration, including the icehouse, the ha-ha, the ornamental lakes, and Lime Avenue. The neighbourhood plan's adoption offers the opportunity for the Parish Council to direct Community Infrastructure Levy funds towards projects that would benefit the community. Given the park's importance as a community facility in the parish, we suggest that consideration should be given to whether a small proportion of this could contribute towards the development of a shared vision and strategy for improved management across the whole site, in the form of a Park Conservation Management Plan. Subsequent comment 10.03.2023 <i>I am emailing by way of follow up to the regulation 14 neighbourhood plan response. I have been made aware by colleagues that a Conservation Management Plan for Danbury Park is already in train by Place Services, so my comments in the letter will not quite apply. However, the targeted use of the Community Infrastructure Levy funds potentially available to the Parish Council as a result of the neighbourhood plan to support its recommendations – where these cannot be covered by Countryside Stewardship – would be strongly welcomed.</i> | No response required. Danbury Parish Council are aware of your suggestion. |
| 335 | Edward James | Historic England | | | For further general advice we would refer you to our detailed guidance on successfully incorporating historic environment considerations into your neighbourhood plan, which can be found here: https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/ . It is important that, as a minimum, the strategy you put together for your area safeguards those elements of your neighbourhood area that contribute to the significance of those assets. This will ensure that they can be enjoyed by future generations of the area and make sure your plan is in line with the requirements of national planning policy, as found in the National Planning Policy Framework. To avoid any doubt, this letter does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed plan, where we consider these would have an adverse effect on the historic environment. | No response required. |
| 336 | Integrated Care Board | Integrated Care Board | | | The list of key issues to be addressed includes pedestrian safety; cycle safety; undersupply of allotments, greenspace, park, sports and recreation grounds and youth space. The ICB supports policies and projects to address these issues as they are all factors that contribute to population health and wellbeing. | No response required. |
| 337 | Integrated Care Board | Integrated Care Board | | | The allocation of sites for housing development amounting to delivery of 93 dwellings is noted. The additional residents arising from these developments will add to the demand for healthcare services. This impact should be mitigated by the developments in order to ensure that appropriate health services can be provided for existing and new residents. | Suggested action taken. |
| 338 | Integrated Care Board | Integrated Care Board | | | Policy DNP15's aim to ensure that new developments are integrated into the green infrastructure network and provide access to public and community transport and connect with the social, community, retail and employment areas of the village; and that new footpaths and new safe crossing points are provided, are all welcomed by the ICB. Attractive options for active travel contribute to establishing healthy behaviour and access to public and community transport are important to some people attending medical appointments and social activities outside their immediate neighbourhood. | No response required. |
| 339 | Integrated Care Board | Integrated Care Board | | | Policy DNP17 seeks to protect existing recreational facilities and secure improvements and additional facilities. The plan lists a wide range of activities that take place in the village and identifies improvements that could be made to increase participation. The activities listed will contribute to residents' physical and mental wellbeing and so the policy to protect and improve them is supported. | No response required. |
| 340 | Integrated Care Board | Integrated Care Board | | | It is noted that the Danbury Medical Centre is listed one of the village amenities that provide essential services and should be protected from loss. | No response required. |

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| 341 | Clare Heyes | Landidsale Almhouse Charity | | | 1) Describe boundary of allocated land: The west end of Sandpit Field (Site D5 in DNP list) the extent eastwards will be approximately 100 metres from the boundary with Little Fields the area of the development including buildings, roads and green space is approximately 0.6 hectares. | No response required. |
| 342 | Clare Heyes | Landidsale Almhouse Charity | | | 2) Access will be from a new access from Little Fields which will be an improvement on our existing access gate to Little Fields sited 23 metres north of the kerb line of Maldon Road (A414). | No response required. |
| 343 | Clare Heyes | Landidsale Almhouse Charity | | | 3) The area of Sandpit field to the east of the development will be retained as at present in agricultural use. On establishment of the site a boundary, a fence will be established, which will be planted with locally originating species of hedging plants. This soft landscaping will be planned by an Arboriculture Specialist and will form part of the planning application. | No response required. |
| 344 | Clare Heyes | Landidsale Almhouse Charity | | | 4) It is our intention to retain and enhance all the existing boundary hedging (modifications will be required at the improved access off Little Fields). New trees will be planted within the development as part of the soft landscaping. These will be indicated on the planning application. | No response required. |
| 345 | Clare Heyes | Landidsale Almhouse Charity | | | 5) We do not believe that this policy applies to a development of 10 dwellings. | No reference provided |
| 346 | Clare Heyes | Landidsale Almhouse Charity | | | 6) We do not believe that this policy applies to a development of 10 dwellings. | No reference provided |
| 347 | Clare Heyes | Landidsale Almhouse Charity | | | 7) We do not believe that this policy applies to a development of 10 dwellings. | No reference provided |
| 348 | Clare Heyes | Landidsale Almhouse Charity | | | 8) Our proposed Almshouses will be single storey dwellings of one or two bedrooms only. | No response required. |
| 349 | Clare Heyes | Landidsale Almhouse Charity | | | 9) We will be guided by current building regulations guidance and our Architect, but it is our intention that each dwelling will have a single dedicated parking space adjacent to the dwelling. This will be equipped with vehicle charging facilities. Additional parking will be available within the development for visitor or carer parking. | No response required. |
| 350 | Clare Heyes | Landidsale Almhouse Charity | | | 10) As shown on arrangement sketch 240137/9000/P01.01 each dwelling will be provided with approximately 50m2 of garden space. | No response required. |

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| 351 | Pinnacle Planning Ltd | Richborough | | | <p>Chapter 1 of the DNP is titled 'Introduction' and includes a section on 'Context for the Plan'. Richborough welcome the reference to the relevant sections of the Chelmsford Local Plan at paragraph 1.12, including Spatial Strategy: Development Locations and Allocations;</p> <p>Strategic Growth Site Policy 13: Danbury; and Strategic Policy S3: Conserving and Enhancing the Historic Environment. However, Richborough has concerns in respect of the second bullet point which refers to Strategic Growth Site Policy 13. In regard to the requirement to accommodate around 100 new homes, it is stated that <i>"It is envisaged that half of these will be delivered between 2025/6 – 2029/30, with the balance delivered between 2030/1 – 2034/5"</i>.</p> <p>It is assumed that this statement is based on the Housing Site Schedule included in Appendix C of the CLP. As noted in the title of the table, this was prepared in June 2019 and was principally aimed at demonstrating that the identified supply was capable of being delivered before the end of the plan period. Clearly, time has moved on and reliance on the table should be avoided in 2023. There is no direct link with Strategic Growth Site Policy 13 and Richborough is concerned that these timeframes may become a factor in the determination of future applications for allocated sites.</p> <p>Richborough requests that this sentence is removed as it isn't referenced in Strategic Growth Site Policy 13 and could create confusion.</p> | <p>No response required.</p> <p>Suggested amendment accepted.</p> |
| 352 | Pinnacle Planning Ltd | Richborough | | | <p>Richborough welcomes the inclusion of Objectives in the DNP in order to provide a framework for the policies and agree that they should include matters around housing and new development.</p> <p>The first sentence of the Housing and Development Objective (also included in Chapter 4) is set out as follows: <i>"To ensure there is a high-quality housing provision for all ages, which responds to Danbury's needs."</i></p> <p>Paragraph 11a of the NPPF is clear that plans should <i>"positively seek opportunities to meet the development needs of their area"</i>.</p> <p>Furthermore, Strategic Policy S6 – Housing and Employment of the CLP states that (emphasis added) <i>"in order to meet the full objectively-assessed housing need in the period 2013-2036, provision is made for a minimum of 18,515 net new homes..."</i>.</p> <p>The phrasing of the Objective should be amended to more closely align with national policy and the CLP. Richborough recommends amending the second half of the first sentence to remove <i>'responds to'</i> and replace with <i>'meets'</i>.</p> <p>The supporting text to the Objective (page 23) states inter alia; <i>"properties for younger people and smaller properties for downsizers will be a priority"</i>. It isn't clear what tenure or size of dwellings is being referred to in this context or how this priority will be implemented. It should therefore be removed.</p> | <p>No response required.</p> <p>Suggested amendment accepted.</p> <p>Policies in the Local Plan and NP explain how this will be done</p> |
| 353 | Pinnacle Planning Ltd | Richborough | | | <p>As noted in Policy DNP2 of the DNP, there is a national requirement to provide First Homes as part of the affordable housing mix. These properties are discounted properties for sale, aimed at first time buyers. There are also stipulations in Policy DNP2 regarding dwelling mix. This provides further justification for the removal of reference to properties for younger people or those downsizing as clear guidance is provided elsewhere in the document.</p> | <p>No response required.</p> |

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| 354 | Pinnacle Planning Ltd | Richborough | | | <p>Richborough supports the allocation of housing sites in order to meet the level of development identified in Strategic Growth Site Policy 13 of the CLP.</p> <p>Richborough notes the commentary in the Site Selection and Allocation Report (March 2022) and considers the approach to be appropriate. The methodology for identifying sites within or adjoining the defined settlement boundary is commensurate with the Neighbourhood Plan basic condition of achieving sustainable development. The sites identified are all accessible to the existing facilities and amenities of Danbury and the future development will bring additional expenditure to the area.</p> <p>The Table at Point 1 of Policy DNP1 highlights the identified sites and includes an approximate scale of development which is to be provided. Point 2 clarifies that the balance of the Local Plan housing requirement (7 units) may come forward as windfall development on smaller sites.</p> <p>Richborough supports the approach not to stipulate the number of dwellings to be brought forward on each site as a maximum. Danbury Parish Council (DPC) will be afforded an opportunity to comment on any proposed schemes once planning applications have been submitted and matters of scale and layout are sought for approval.</p> | No response required. |
| 355 | Pinnacle Planning Ltd | Richborough | | | <p>Figure 4 of the DNP includes a Plan of the settlement which is titled 'Submitted and Allocated Areas for Housing'. It is understood from recent correspondence with DPC that there is an intention to update this plan with one that accurately reflects the draft allocation site boundaries.</p> <p>Richborough note that the Figure currently shows the extent of land promoted (referred to as Submitted Area on the key) as well as the site allocations. It is unclear why the extent of promoted land has been included on this Figure and why it is relevant within a Neighbourhood Plan. This information would typically only be made available in certain evidence base documents such site assessment reports. Richborough considers this additional layer of information to be confusing and unnecessary and recommend its removal.</p> <p>Richborough has provided an up to date red line boundary for the allocated site at Appendix 1. This reflects the boundary presented by the Parish Council as part of earlier consultation exercises which noted that the site is capable of accommodating approximately 65 dwellings. Figure 4 of the Regulation 14 consultation document shows a smaller site than was previously presented and it is understood that this was a drafting error – particularly as the approximate quantum of development suitable for Site B remains as 65 dwellings. Richborough agree that Figure 4 should be updated to show the site as presented in Appendix 1.</p> | Suggested amendment accepted. |
| 356 | Pinnacle Planning Ltd | Richborough | | | <p>Site Specific Policy B: Land at Tyndales Farm West relates to the site promoted by Richborough Estates. The allocation includes a series of 'additional criteria' which the future development of the site must satisfy. Richborough make the following comments on these:</p> | No response required. |

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| 357 | Pinnacle Planning Ltd | Richborough | | | <p>1. Access will be designed in conjunction with Essex Highways, e.g. a new junction including a ghost junction turning from the A414 together with an associated diversion of Cherry Garden Lane east into the proposed access road, subject to detailed design including provision of bus stops and associated crossing points on the A414. These should be achieved through section 106 provisions. Consideration to discourage future rat - running on local lanes is required. This can be achieved with appropriate improvements, as necessary, to the local and strategic road network as required by the Local Highways Authority .</p> <p>Richborough has previously engaged with Danbury Parish Council in respect of the possible highway works required to bring the site forward. Whilst the works identified in the draft Policy reflects the access requirements previously discussed, Richborough does not consider it appropriate to list them within the written text of the Policy. It is important to provide flexibility to allow for changes to the access strategy in the event consultation with Essex Highways through the preparation of an application identifies an alternative access solution.</p> <p>Therefore, Richborough suggest the following alterations to the wording: “The access strategy will be designed and agreed with Essex Highways and may include, but is not restricted to, junction improvements from the A414, diversion of Cherry Garden Lane and accessibility improvements along A414...”</p> | Suggested amendment ID37 made. |
| 358 | Pinnacle Planning Ltd | Richborough | | | <p>4. <i>Pre-application advice should be sought from Natural England to consider potential impacts on the nearby SSSIs (Danbury Common and Woodham Walter Common). Richborough do not consider this criteria to be necessary as the site is isolated from the SSSI's by residential housing and roads.</i></p> <p>Natural England are statutory consultees for any planning application submitted to Chelmsford Council and it is appropriate for engagement with Natural England to take place during the determination of an application.</p> | Suggested amendment ID325 made. |

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| 359 | Pinnacle Planning Ltd | Richborough | | | <p><i>2. Landscape buffers:</i></p> <p><i>a. A strong landscape buffer is required to provide a new settlement edge on both the open eastern boundary immediately west of the PRow and the southern boundary of the site, with provision of green infrastructure linking hedgerows and trees; and</i></p> <p><i>b. A strong landscape buffer is also required on the northern boundary alongside the A414 and diverted Cherry Garden Lane along with the retention and strengthening of existing roadside hedgerows and hedgerow trees; and</i></p> <p><i>c. On the north western edge of the site, the rapid establishment of a landscape buffer is required to provide filtered views and soften the development edge; and</i></p> <p><i>d. To reduce the impact on residents' views from the western edge of the site the existing landscape buffer should be reinforced by maximising the introduction of characteristic landscape, visual and habitat enhancements; and e. Mitigation planting with appropriate root protection must be achieved before ground works commence.</i></p> <p><i>3. Protect existing trees within the development site; if this is not possible then a landscape strategy should be secured to ensure that any trees removed are reprovided elsewhere on site.</i></p> <p><i>6. New screening especially on the western and southern boundaries should be initiated before development and include native evergreen and deciduous whip and semimature specimens. Refer to planting guide in the Design Guide (Annex A).</i></p> <p>Richborough support the desire to provide landscape buffers to the site boundaries and to protect trees where possible. However, it is considered that there is scope to remove certain points within criteria 2, 3 and 6 to avoid duplication.</p> | Site Policy B has been updated following response to the consultation and shared with the organisation. |
| 360 | Pinnacle Planning Ltd | Richborough | | | <p>Criteria 2 sub points a-d and criteria 6 all relate to soft landscaping and screening. Reference is made to landscaping on each side of the allocation and reference is also made to elements of landscaping being implemented before construction works.</p> <p>Richborough is of the view that this level of repetition is unnecessary and will cause confusion when Chelmsford Council Officers are determining planning future applications.</p> | Site Policy B has been updated following response to the consultation and shared with the organisation. |
| 361 | Pinnacle Planning Ltd | Richborough | | | <p>There is also no justification for, or clarification as to timescales associated with the early provision of screening (criteria 6). It is unclear how this is in conformity with the CLP and should be removed. Issues in regard to landscaping and the timing of planting should be considered during the determination of the application alongside a Landscape Visual Impact Assessment.</p> | Site Policy B has been updated following response to the consultation and shared with the organisation. |
| 362 | Pinnacle Planning Ltd | Richborough | | | <p>Criteria 3 in respect of replacement tree planting is in conformity with the CLP and Richborough supports its inclusion in the Policy. Criteria 2 sub point e is a duplication of criteria 3 and isn't necessary. There is no reasoned justification for the mitigation planting to be provided prior to the commencement of ground works and it isn't clear how this meets the basic conditions for Neighbourhood Plans.</p> | Site Policy B has been updated following response to the consultation and shared with the organisation. |
| 363 | Pinnacle Planning Ltd | Richborough | | | <p><i>9. Defined Settlement Boundary to be tightly drawn around any built housing. Land beyond the built area to be allocated as open space and designated so it remains exempt from further development. This remaining open space to be allocated for tree planting, net gain- biodiversity factors, outdoor activities or allotments.</i></p> <p>It is our understanding that the criteria is seeking to draw the Settlement Boundary around the curtilage of dwellings on the site once built, despite the fact that the final design of the development won't be known at the point the Neighbourhood Plan is made.</p> <p>This approach is at odds with national guidance in respect of plan making and it isn't clear why this approach has been proposed. It is also unclear how formal open space on site would be designated post making of the Neighbourhood Plan.</p> | Suggested amendment ID139 made. |

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| 364 | Pinnacle Planning Ltd | Richborough | | | <p>The Planning Practice Guidance (PPG) states in respect of allocations in a Neighbourhood Plan (PPG paragraph 098 reference ID: 41-098-20190509)</p> <p><i>“The site being allocated should be shown on the policies map with a clear site boundary drawn on an Ordnance Survey base map. A policy in the plan will need to set out the proposed land uses on the site, an indication of the quantum of development appropriate for the site and any appropriate design principles that the community wishes to establish.”</i></p> <p>Richborough do not consider it appropriate, and question the ability, for Settlement Boundaries to be amended and/or finalised following the making of a Neighbourhood Plan. Richborough suggests relying on Figure 4 once it has been updated (see comments above), in order to align with the PPG and remove reference to future amendments to the Settlement Boundary. Therefore, the first two sentences of the Criteria 9 should be deleted.</p> <p>In its current form, the third sentence of the criteria is unclear; Richborough have queried what land is being referred to and understand that this is open space to be created within the allocation boundary. Richborough therefore recommend the following amendment to clarify that the land being referred to is future onsite open space:</p> <p><i>“This remaining Onsite open space is to be used for tree planting, net gain- biodiversity factors, outdoor activities (including formal play space) or allotments.”</i></p> | Suggested amendment ID139 made. |
| 365 | Pinnacle Planning Ltd | Richborough | | | <p>Policy DNP2 relates to housing type mix and tenure and includes seven criteria for new housing developments to meet. The criteria include the provision of First Homes at a discount of 40%; and a further two points which seek to limit the number of 4 bed houses proposed</p> <p>Criteria 3 and 4 relate to the mix of house types. Criteria 3 provides the preferred mix as percentages for 1-4 bedroom properties, whilst criteria 4 states that <i>“proposals for homes of 4 bedrooms or more will need to be supported by information that demonstrates how this is meeting local need”</i>.</p> <p>Richborough recognise the need for a mix of dwelling sizes to be brought forward in accordance with the Housing Need Assessment prepared by AECOM but consider the drafting of the two criteria to be confusing. Criteria 3 suggests the provision of 4 bedroom dwellings up to 10% of the total, however there is also a requirement for 4 bedroom dwellings to be justified. Richborough recommend the following modification to criteria 4:</p> <p><i>“Proposals with more than 10% of the units as for homes of 4 bedrooms dwellings or more will need to be supported by information that demonstrates how this is meeting local need”</i>.</p> | Suggested amendment ID159 made. |
| 366 | Pinnacle Planning Ltd | Richborough | | | <p>Criteria 5 of Policy DNP2 states that: <i>“a mix of housing should be delivered, for rental, shared or full ownership which would include, for example, homes for young families.”</i></p> <p>This should be removed as it is unclear how this will be monitored or implemented. There is also an element of duplication with the first criteria which identifies tenure mix for affordable housing – 64% social or affordable rent and 36% affordable routes to home ownership.</p> | Suggested amendment ID149 made. |

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| 367 | Pinnacle Planning Ltd | Richborough | | | <p>Policy DNP4 provides details of preferred design features and cross refers to the Design Guide which has been prepared to support the DNP.</p> <p>Richborough support the intention of DNP to impose design features that respect local character. Richborough considers the reference at criteria 7 to dwellings catering for “different needs at different stages” to be unclear. There is no clarity on what type of housing is being referred to; what this means in respect of future planning applications in Danbury; and how this would be implemented or monitored.</p> | Suggested amendment ID168 made. |
| 368 | Pinnacle Planning Ltd | Richborough | | | <p>Policy DNP6 relates to the Defined Settlement Boundary (DSB) and is provided below in full for ease of reference: <i>“1. DSB to be tightly drawn around any new built housing beyond the current DSB (2022). 2. Land within the development site, beyond the built area to be designated as open space so it remains exempt from further development. 3. Any development proposals outside the Defined Settlement Boundary should comply with the relevant Local Plan policies relating to the rural area .”</i></p> <p>Richborough have significant concerns over the ability to implement this Policy and several of these have been made in regard to criteria 9 of the Site Specific Policy B, elsewhere in this representation.</p> <p>Criteria 1 appears to suggest the settlement boundary will be established after DNP has been made and only once the extent of development on the allocated sites has been finalised. This approach is inconsistent with Plan making and is not a logical method of securing a settlement boundary. As referenced above in respect of Site Specific Policy B, the settlement boundary must be established when DNP is made.</p> <p>The settlement boundary should extend around the outside of the allocations and any future planning application at an allocated site will bring the site forward in its entirety and will include elements of open space. There will be an opportunity for Danbury Parish to comment on matters related to layout of the site as part of the statutory consultation period during determination of an application.</p> | Policy DNP6 has been removed. |
| 369 | Pinnacle Planning Ltd | Richborough | | | <p>Criteria 2 also suggests that the DNP is seeking to allow for the retrospective designation of land, following the approval or development of residential development at the allocated sites. There is no process by which policies can designate open space following the making of a Neighbourhood Plan. As noted elsewhere in this representation, land designations need to be based on substantiated evidence and be expressed on maps that clearly show the extent of the designation. The approach being advocated in the DNP cannot be achieved prior to DNP being made.</p> | Policy DNP6 has been removed. |
| 370 | Pinnacle Planning Ltd | Richborough | 44 | | <p>Policy DNP10 relates to open spaces and includes a number of criteria that should be met when new residential developments require the provision of new green space.</p> <p>Richborough supports the intention behind criteria 3 which seeks to create open spaces that are also functional for wildlife habitat. However, the criterion is overly detailed as currently drafted and several matters represent points of guidance which would be better suited as supporting text. Richborough is of the view that all but the opening sentence should be deleted or moved into the supporting text, rather than forming part of a policy.</p> | Suggested amendment accepted. |

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| 371 | Pinnacle Planning Ltd | Richborough | | | <p>Criteria 5 of the Policy states: <i>“Development proposals resulting in the loss of green space which would cause harm to the character of the village will not be permitted .”</i></p> <p>It is unclear how criteria 5 would be implemented or assessed. The loss of green space (assuming this is a green field, as opposed to formal open space) is, by fact and degree, changing the character of an area. The tests for determining if harm is to be caused to the character of the village are not defined – as drafted, this criteria could be used to object to the development of the allocated sites simply because it changes the character of the village.</p> | Suggested amendment ID186 made. |
| 372 | Pinnacle Planning Ltd | Richborough | | | <p>Policy DNP15 relates to accessibility and includes design and layout suggestions for new developments, including safe pedestrian and cycle routes.</p> <p>Criteria 5 of the Policy suggests <i>“Any new off-road path should, as far as practicable, be accessible to all vulnerable road users including pedestrians, cyclists and equestrians, and provide safe routes to Danbury’s facilities, amenities, schools, public transport network and green spaces. ”</i></p> <p>The wording of this criteria suggests developers of any new residential development will be required to provide safe routes to Danbury’s facilities (i.e. on land beyond their control). Whilst Richborough recognise there are instances where off-site highway works are required and contributions are sought by the highway authority; for example, to provide a safe access arrangement or to enhance public transport services, there is no plan making mechanism available to impose a requirement to provide safe routes to existing services and amenities.</p> | Policy DNP15 has been updated following response to this consultation. |
| 373 | Pinnacle Planning Ltd | Richborough | | | <p>The criteria also lists equestrians as vulnerable road users and suggests that any new offroad path should accommodate these users. This requirement is too onerous and may result in an over design of off-road paths. The three user paths (pedestrians, cyclists and equestrians) are not necessarily compatible for every path; for example, they require different finishing materials, widths, gradients and are typically located in significantly different character areas. Richborough therefore suggests an amendment to <i>“...Any new off-road path should, as far as practicable and appropriate, be accessible...”</i></p> <p>The approach as drafted in DNP, is not consistent with national policy. Paragraph 57 of the NPPF relates to planning obligations and confirms: “Planning obligations must only be sought where they meet all of the following tests: a) necessary to make the development acceptable in planning terms; b) directly related to the development; and c) fairly and reasonably related in scale and kind to the development.”</p> <p>Reference to the provision of “safe routes to Danbury’s facilities, amenities, schools, public transport network and green spaces” should be removed and the criteria rephrased in line with national policy.</p> | Suggested amendment ID72 made. |

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| 374 | Pinnacle Planning Ltd | Richborough | | | <p>Policy DNP20 seeks to ensure that development proposals avoid the loss of open space and positively contribute towards and improving the historic and rural character of the village.</p> <p>The first criteria states: <i>“Development proposals resulting in the loss of open space, especially within or adjoining the Conservation Area which would cause harm to the character of and their significance to the village will not be permitted .”</i></p> <p>Richborough supports the general intention behind this sentence, although there is no plan in the DNP that identifies areas of “open space” so it is unclear what land it is seeking to protect. If the criteria is seeking to protect from the loss of all areas of green space within the settlement boundary, this should be referenced. If the criteria is seeking to protect registered common land within the Parish Boundary (Figure 13) there should be a cross reference to this plan within the Policy wording.</p> <p>Without clarification as to what land is being protected, the policy could be misinterpreted as seeking to protect all undeveloped land (i.e. including the allocated sites).</p> | Suggested amendment ID210 and ID 211 made. |
| 375 | Pinnacle Planning Ltd | Richborough | | | Richborough supports the preparation of a Design Guide for future developments to take into consideration. It's important for Design Guides to be implementable in accordance with the Policies of the Neighbourhood Plan and Richborough consider there to be some conflicting elements, as noted below. | No response required. |
| 376 | Pinnacle Planning Ltd | Richborough | | | <p>There is a reference in the Deign Guide to ensuring there is sufficient off-street car parking and that developments should provide a minimum of one third of front gardens as green landscaped space (2.4 criteria c). There is an identified need for a mix of house types and sizes, including smaller properties.</p> <p>It is difficult to see how all of these requirements are to be met and considered acceptable with a scheme that includes terraced properties for example. It will be difficult to provide off road parking and a front garden with smaller terraced properties; this may result in the need to provide separate car parking areas within the site.</p> <p>Richborough would suggest removing the reference to the need to provide one third of front gardens as green landscaped space.</p> | Suggested amendment accepted. |
| 377 | Pinnacle Planning Ltd | Richborough | | | <p>There are 27 separate appendices have been attached to the Neighbourhood Plan.</p> <p>Richborough recognise that these comprise background information and evidence base documents, although reference to these within the text of the DNP draws attention away from the content of the Policies. Whilst Richborough recognise these are useful documents which are particularly relevant during the plan making process, we note that these will become out of date.</p> <p>Richborough would recommend removing the Appendices and therefore the Parish Council should be satisfied that the DNP includes all relevant information without continued reliance on these documents once the DNP is made.</p> | Suggested amendment ID218 made. |

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| 378 | Pinnacle Planning Ltd | Richborough | | | <p>Richborough supports Danbury Parish Council in the preparation of a Neighbourhood Plan. The Regulation 14 version of the DNP is considered, extensive and identifies available land for residential development in accordance with Strategic Growth Site Policy 13 – Danbury of the CLP.</p> <p>Richborough supports the allocation of Site Specific Policy B: Land at Tyndales Farm West for 65 dwellings. A Site Location Plan is provided at Appendix 1 for clarification and to inform amendments to Figure 4.</p> <p>Within this Representation, Richborough has sought to identify areas where the drafting of the Policies may lead to confusion; are not in accordance with the CLP; national policy and guidance; or where they otherwise depart from the basic conditions required for a Neighbourhood Plan. Outside of these areas, Richborough strongly support the DNP and the proposed Policies.</p> | No response required. |
| 379 | Trevor Hollinger | Blenheim Consultancy | | | <p>We support the allocation of the site at Danecroft, Woodhill Road for approximately 14 homes within the curtilage of the existing dwelling , which is to be retained .</p> <p>We confirm that the site is available for early development.</p> | No response required. |
| 380 | Trevor Hollinger | Blenheim Consultancy | 32 | | <p>As a point of clarification it would be helpful to explicitly acknowledge the retention of the existing dwelling within the policy wording. Thus: <i>“Land at Danecroft , Woodhill Road, is allocated for around 14 new homes within the curtilage of the existing retained dwelling, subject to ”</i></p> | Suggested amendment accepted. |
| 381 | Trevor Hollinger | Blenheim Consultancy | | | <p>We note the reference to Historic England in criteria 2. Whilst we recognise the importance of heritage considerations in detailed scheme design we understand that these matters will be dealt with by a specialist officer within the Local Planning Authority .</p> | This has not been updated, please see ID 325. |
| 382 | Trevor Hollinger | Blenheim Consultancy | | | <p>On our reading this criterion relates to screening the existing house from the proposed new development which we do not believe is necessary or appropriate . Indeed the intention is that the existing house should be integrated with the scheme. On this basis the criterion should be deleted .</p> | Suggested amendment accepted. |
| 383 | Trevor Hollinger | Blenheim Consultancy | | | <p>The restriction to 2 storeys should not preclude rooms in the roof where dormers are positioned within the roofslope and where other standards are met . This is entirely consistent with area character .This should be acknowledged in supporting text.</p> | Supporting Document 23b paragraph 12.12 states maximum 2 storeys to reflect the pattern of adjacent development. See also amended Policy DNP4, part 5. |
| 384 | Trevor Hollinger | Blenheim Consultancy | | | <p>We comment specifically on DNP2 below, noting our concern as to its wording . We trust that this may occasion some change to provide greater flexibility .In its current form, however, as applied to Danecroft, we are bound to express our disappointment that there is no apparent recognition of our submissions to the Steering Group centred on an appropriate mix for the Danecroft site. These have emphasised that an acceptable scheme here must have regard to site specific characteristics as well as the ‘optimum’ housing mix which the Housing Needs Assessment identifies . In particular, development clearly needs to complement the existing dwelling house which is to be retained and to reflect the existing character of nearby development . Both militate against a scheme which is primarily made up of small units.</p> <p>Irrespective of the final wording of DNP2, we believe that it is best to express something of this in the site D specific policy .</p> <p>On this basis, D (8) should say : “Given the character of the site and the retention of the existing large dwelling a variation from the preferred dwelling mix set out in DNP2 will be acceptable subject to the inclusion of some smaller or mid size dwellings”.</p> | Site Policy D-8 has been deleted. |
| 385 | Trevor Hollinger | Blenheim Consultancy | | | <p>It is unnecessary and inappropriate to repeat CCC Policy on the provision of affordable housing . This is surely a strategic policy outside the scope of the Neighbourhood Plan.</p> | Policy DNP2 has been amended. |

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| 386 | Trevor Hollinger | Blenheim Consultancy | | | The Proposed First Homes Discount of 40% does not align with CCC policy of 30% and this variation surely cannot be promoted by a Neighbourhood Plan | Policy DNP2 has been amended. |
| 387 | Trevor Hollinger | Blenheim Consultancy | | | This element of policy is unsatisfactory since it is not clear how such precise mix percentages could be addressed in any given scheme . As such it does not meet the NPPF requirement for clear unambiguous wording . | Policy DNP2 has been amended. |
| 388 | Trevor Hollinger | Blenheim Consultancy | | | Aside from this , as we note above for the Danecroft site, mix on any given site needs to reflect the character of the site and its surroundings. | Policy DNP2 has been amended. |
| 389 | Trevor Hollinger | Blenheim Consultancy | | | See comment above re the acceptability of rooms in the roof/dormers | Policy DNP2 has been amended. |
| 390 | Trevor Hollinger | Blenheim Consultancy | | | We note the stated intention to draw the new Defined Settlement Boundary tightly around new housing and to designate open areas beyond. We would point out however that open garden areas ,whilst remaining unbuilt, clearly cannot be designated as Public Open Space to secure their protection. In any event we would anticipate that precise DSB definition is a matter for the Local Planning Authority to ensure compliance with their established practice. In this regard we would note that we have already proposed a revised DSB Boundary at Danecroft which secures this consistency. | Policy DNP6 has been removed. |
| 391 | Trevor Hollinger | Blenheim Consultancy | 5 | | We note that the Objectives Assessment document incorrectly records the agreed position on access which is as documented in Appendix 15 (Highways Access Technical Note)- namely that satisfactory access including visibility splays can be achieved. | Suggested amendment accepted. |
| 392 | Andrew Ransome | ADP | | | Thank you for the opportunity to comment on the Danbury Neighbourhood Plan. The following comments are made on behalf of both the landowners of Mayesfield, Danbury, Mr G Thompson and Mrs J Wilson. This site has been identified as a site allocation within the Danbury Neighbourhood Plan. The Danbury Neighbourhood Plan has been positively prepared and represents a ‘sound’ overarching plan to guide the spatial strategy for the village | No response required. |
| 393 | Andrew Ransome | ADP | | | Policy DNP1 of the Neighbourhood Plan meets the requirements of ‘Strategic Growth Site Policy 13: Danbury’ of the adopted Chelmsford Local Plan, which requires around 100 dwellings to be allocated on specific sites within the village. This neighbourhood planning policy also supports the national planning policy approach set out in paragraphs 60 and 61 of the NPPF, i.e. to significantly boost the supply of homes and meet the meet the development needs of the area. | No response required. |
| 394 | Andrew Ransome | ADP | | | Policy DNP1 meets the collective local vision that has been developed through extensive consultation and evidence gathering to meet the needs and aspirations of the local community. | No response required. |
| 395 | Andrew Ransome | ADP | | | The landowners have been involved in the neighbourhood planning process from very early in the process and have developed a strong working relationship with the Danbury Neighbourhood Plan Working Group. The inclusion of Site E referred to as “Land at Mayes Lane/Copt Hill” as an identified site allocation in Policy DNP1 would represent a logical extension within a central and sustainable location of the village. The criteria set out in Site Specific Policy E, represent a sensible means of managing development. | No response required. |
| 396 | Andrew Ransome | ADP | | | A Pre-application was made to Essex Highways regarding proposed vehicular access to and from Site E from the bottom of Mayes Lane and a favourable response was received and sent to the DNP Committee | No response required. |
| 397 | Andrew Ransome | ADP | | | As a whole, the Danbury Neighbourhood Plan sets out an appropriate framework to develop all of the site allocations in a planned and integrated manner. We look forward to the Danbury Neighbourhood Plan being taken forward and should you have any queries regarding this site at Mayesfield, please do not hesitate to contact me. | No response required. |

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| 398 | Gladman | Gladman | | | <p>These representations provide Gladman’s response to the Danbury Neighbourhood Plan (DNP) under Regulation 14 of the Neighbourhood Plan (General) Regulations 2012.</p> <p>Gladman Developments Ltd specialise in the promotion of strategic land for residential development and associated community infrastructure and have considerable experience in contributing to the Development Plan preparation process having made representations on numerous planning documents throughout the UK alongside participating in many Local Plan and Neighbourhood Plan examinations.</p> <p>Through these representations, Gladman provides an analysis of the DNP and the policy choices promoted within the draft Plan. Comments made by Gladman through these representations are provided in consideration of the DNP’s suite of policies and its ability to fulfil the Neighbourhood Plan Basic Conditions as established by paragraph 8(2) of Schedule 4b of the Town and Country Planning Act 1990 (as amended) and supported by the Neighbourhood Plan chapter of the PPG.</p> <p>As the Parish Council are aware, Gladman are promoting land at Maldon Road, Danbury (assessed as Site D4 in neighbourhood plan documentation) for development within the neighbourhood plan area and a site submission is included within these representations at Section 6. We would welcome the opportunity to discuss this with the Parish Council.</p> | No response required. |
| 399 | Gladman | Gladman | | | <p>Before a neighbourhood plan can proceed to referendum it must be tested against a set of basic conditions set out in paragraph 8(2) of Schedule 4b of the Town and Country Planning Act 1990 (as amended). The basic conditions that the DNP must meet are as follows:</p> <p>“(a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order.</p> <p>(d) The making of the order contributes to the achievement of sustainable development.</p> <p>(e) The making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).</p> <p>(f) The making of the order does not breach, and is otherwise compatible with, EU obligations.</p> <p>(g) Prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).”</p> | No response required. |

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| 400 | Gladman | Gladman | | | <p>The National Planning Policy Framework (the Framework) sets out the Government’s planning policies for England and how these are expected to be applied. In doing so it sets out the requirements for the preparation of neighbourhood plans to be in conformity with the strategic priorities for the wider area and the role they play in delivering sustainable development to meet development needs.</p> <p>At the heart of the Framework is a presumption in favour of sustainable development, which should be seen as a golden thread through plan-making and decision-taking. This means that plan makers should positively seek opportunities to meet the development needs of their area and Local Plans should meet objectively assessed housing needs, with sufficient flexibility to adapt to rapid change. This requirement is applicable to neighbourhood plans.</p> <p>The application of the presumption in favour of sustainable development will have implications for how communities engage with neighbourhood planning. Paragraph 13 of the Framework makes clear that Qualifying Bodies preparing neighbourhood plans should develop plans that support strategic development needs set out in Local Plans, including policies for housing development and plan positively to support local development.</p> <p>Paragraph 15 further makes clear that neighbourhood plans should set out a succinct and positive vision for the future of the area. A neighbourhood plan should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency. Neighbourhood plans should seek to proactively drive and support sustainable economic development to deliver the homes, jobs and thriving local places that the country needs, whilst responding positively to the wider opportunities for growth.</p> <p>Paragraph 29 of the Framework makes clear that a neighbourhood plan must be aligned with the strategic needs and priorities of the wider area and plan positively to support the delivery of sustainable growth opportunities.</p> | No response required. |
| 401 | Gladman | Gladman | | | <p>In December 2022, Secretary of State for Levelling Up, Housing and Communities, Michael Gove, unveiled a raft of proposed planning reforms as part of the Levelling Up and Regeneration Bill. A consultation on proposed reforms to the NPPF, views on an approach to preparing National Development Management Policies alongside developing policies to support levelling up, closed on the 2nd of March 2023.</p> <p>The proposals include revisions to how housing figures should be derived, address issues in the operation of housing delivery and supply tests and several other elements. However, the Government has reiterated its commitment to delivering 300,000 homes a year, with the changes focussed on increasing housing delivery.</p> <p>The consultation document highlights that reforms to the plan-making system are intended to be introduced in late 2024 and the Government have highlighted that plan-makers will have until 30 June 2025 to submit Local Plans for independent examination under the existing legal framework.</p> <p>The Parish Council should be mindful of these changes and the potential impact to the DNP and the potential need to undertake a review of the neighbourhood plan following the Plan’s adoption. Further details on this matter are set out in section 3 of these representations.</p> | No response required. |

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| 402 | Gladman | Gladman | | | <p>To meet the requirements of the Framework and the Neighbourhood Plan Basic Conditions, neighbourhood plans should be prepared to conform to the strategic policy requirements set out in the adopted Development Plan.</p> <p>The adopted Development Plan relevant to the preparation of the DNP and the Development Plan which the DNP will be tested against is the Chelmsford Local Plan 2016-2036, adopted in May 2020. This document contains the policies and spatial strategy to guide development throughout the plan period.</p> <p>The plan specifically sets a target of around 100 homes to be delivered within or adjacent to the settlement boundary. Development constraints around the settlement are recognised with the conservation and enhancement of the Sites of Special Scientific Interest (SSSI) in and around Danbury (Blake's Wood and Lingwood Common SSSI, Woodham Walter Common SSSI and Danbury Common SSSI) a key consideration. Landscape and highway constraints are also recognised.</p> | No response required. |
| 403 | Gladman | Gladman | | | <p>As the Parish Council will be aware, Chelmsford City Council are in the early stages of developing a new Local Plan to guide development over the period up to 2041 with the draft Local Plan anticipated to be published for consultation in early 2024.</p> <p>The DNP should be sufficiently aligned and drafted with flexibility to ensure that conflicts are minimised with the strategic policies of the emerging Local Plan to avoid the risk of the DNP failing at examination. Additionally, this will ensure that the DNP is capable of being effective over the duration of its plan period and not ultimately superseded by s38(5) of the Planning and Compulsory Purchase Act 2004.</p> | No response required. |
| 404 | Gladman | Gladman | | | <p>Gladman broadly support the vision and objectives of the DNP, particularly with the plan's aspiration to accommodate sympathetic, sustainable development. Gladman support the objective to provide high-quality housing provision in the village and note that many of the other objectives can be met or complimented by sustainable residential development. For example, the provision and support of sustainable transport options, new residents to support local businesses, and contributions to local healthcare and education facilities. The contribution residential development can make should not be overlooked</p> | No response required. |
| 405 | Gladman | Gladman | | | <p>This policy sets out the sites that will be allocated to deliver 93 dwellings, with further dwellings expected through windfall development. Gladman question the likelihood of this when the plan is currently proposing to allocate what would normally be considered to be windfall opportunities to make up the 93-dwelling figure.</p> | The allocation of 93 dwellings meets the requirement of Chelmsford City Council |

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| 406 | Gladman | Gladman | | | <p>Recognising that the development quantum was established in light of development constraints around the settlement, a village the size of Danbury would otherwise be expected to deliver a housing level in excess of this figure. As such Gladman suggest that the neighbourhood plan should strive to meet the 100-dwelling target as a minimum and potentially even allocate in excess of this figure. Otherwise with the Chelmsford Local Plan Review coming on the horizon the housing quantum allocated in the DNP may quickly become outdated.</p> <p>In this regard, Gladman raise some concerns with the process undertaken in selecting sites. Land Gladman are promoting at Maldon Road (Site D4) was discounted early in the process despite having similar development constraints to other sites ultimately allocated (Sites D5 and D7). Gladman support the principle of allocation of site D5 and consider that the allocation of this site shows that Site D4 merited further consideration.</p> <p>Landscape, ecological and heritage impacts also apply to Sites D5 and D7 yet a level of flexibility is afforded to these sites through policy wording that was not afforded to the assessment of Site D4.</p> | The allocation of 93 dwellings meets the requirement of Chelmsford City Council. |
| 407 | Gladman | Gladman | | | <p>Gladman support the allocation of this site however query criterion 9 of this policy. The site measures 2.27 ha but is only allocated for 10 dwellings. With the total area of development anticipated to be 0.6 hectares, requiring 1.67 ha of land to be exempt from future development would not be an efficient use of land conflicting with Paragraph 124 of the NPPF and therefore in conflict with basic condition (a). This element of the policy should therefore be deleted.</p> <p>As the settlement is recognised to be constrained from development seeking to deliberately minimise future development opportunities does not represent positive plan making.</p> | Site allocation revised & point 9 updated - see ID133 |
| 408 | Gladman | Gladman | | | <p>In principle, Gladman support Policy DNP2 which seeks to deliver a range of housing types and sizes to meet the local communities housing needs. However, it is important to note that evidence supporting this policy only provides an assessment of need at a single point in time and will be subject to change over the duration of the plan period. It is important that this policy promotes a flexible strategy to ensure a choice of housing options are available to residents over the course of the plan period The policy should therefore be modified so that it allows consideration of the most up-to-date evidence on housing need available</p> | Policy DNP2 has been updated. |
| 409 | Gladman | Gladman | | | <p>Gladman are generally supportive of this policy however, it should not be used to arbitrarily object to development that does not meet all of the elements of the policy. The policy should be worded to reflect a degree of flexibility to ensure this is reflective of what a potential development can deliver and remain viable.</p> | Policy DNP3 has been updated. |
| 410 | Gladman | Gladman | | | <p>Gladman suggest that part 5 of this policy should be amended to be less prescriptive and ensure that a variety of house types and sizes can be delivered on sites.</p> | Policy DNP4 has been updated. |
| 411 | Gladman | Gladman | | | <p>Part 7 is already reflected within the housing mix policy. Potential developments will already reflect local need and make suitable provision for a mix of house types and size; therefore, this part is duplication and should be deleted to avoid confusion.</p> | Noted. DNP4 has been updated and agreed with CCC |

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| 412 | Gladman | Gladman | | | <p>Gladman do not consider the use of development limits to be appropriate planning tool if they would limit the ability of sustainable development opportunities from coming forward. Indeed, the approach taken is highly restrictive towards development outside the Development Limit as it fails to take into consideration the site characteristics and the benefits of development. The Framework is clear that development which is considered sustainable should go ahead without delay in accordance with the presumption in favour of sustainable development. Accordingly, Gladman recommend that this policy should be modified so that it allows for a degree of flexibility, particularly in light of the emerging Local Plan Review potentially requiring Danbury to accommodate further growth. The following wording is put forward for consideration:</p> <p>“When considering development proposals, the Neighbourhood Plan will take a positive approach to new development that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Applications that accord with the policies of the Development Plan and the Neighbourhood Plan will be supported particularly where they:</p> <ul style="list-style-type: none"> • Provide new homes including market and affordable housing; or • Opportunities for new business facilities through new or expanded premises; or • Infrastructure to ensure the continued vitality and viability of the neighbourhood area. <p>Development adjacent to the existing settlement will be supported provided that any adverse impacts do not significantly and demonstrably outweigh the benefits of development.”</p> | Policy DNP6 has been removed. |
| 413 | Gladman | Gladman | | | This is of further importance due to the status of the emerging Local Plan Review. It is yet to become apparent the quantum of housing Danbury is required to deliver in supporting the delivery of the Council’s housing needs through the Local Plan Review, but Gladman would suggest that this is likely to be higher than that in the adopted Local Plan. | Policy DNP6 has been removed. |
| 414 | Gladman | Gladman | | | <p>The need for flexibility is essential to ensure the Plan is responsive to changes in circumstance which may occur over the plan period (e.g., a Local Plan Review). Indeed, the need for flexibility was considered in the examination of the Godmanchester Neighbourhood Plan. Paragraph 4.12 of the Examiner’s Report states:</p> <p><i>“...Policy GMC1 should be modified to state that “Development...shall be focused within or adjoining the settlement boundary as identified in the plan.” It should be made clear that any new development should be either infill or minor or moderate scale, so that the local distinctiveness of the settlement is not compromised. PM2 should be made to achieve this flexibility and ensure regard is had to the NPPF and the promotion of sustainable development.”</i></p> | Policy DNP6 has been removed. |
| 415 | Gladman | Gladman | | | The scale of development would however need to be considered in the context of the settlement given Danbury’s identification as a Tier Two Key Service Settlement and the role it plays to the wider rural areas. | Policy DNP6 has been removed. |
| 416 | Gladman | Gladman | | | Gladman are supportive of this policy which is in line with national guidance. However, there is no need to duplicate national and local planning policy within a neighbourhood plan. | No response required. |
| 418 | Gladman | Gladman | | | Whilst Gladman respect what this policy is intending to achieve, the policy itself is overly technical. Any potential development site will consider the impact of lighting with regard to its impact on ecology and landscape in the relevant submission documents, and this will be considered within the planning balance. It should also be noted that well-lit streets and public open spaces are often designed with safety and designing-out-crime in mind. | Suggested amendment accepted. |

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| 419 | Gladman | Gladman | | | This policy needs to be reworded to ensure flexibility, as in some instances, the loss of a tree is required to facilitate sustainable development. It is recommended that point 1 is extended and states 'where this is not possible, suitable tree planting and landscaping should be provided on-site to offset the loss.' | Policy DNP13 has been updated. |
| 420 | Gladman | Gladman | | | Applications for sustainable residential development will typically be accompanied by an arboriculture assessment that will assess the age and quality of trees on a development site. This will then be considered in the planning balance. Any unavoidable losses of trees will be offset with new tree planting and boundary landscaping. | No response required. |
| 421 | Gladman | Gladman | | | Gladman are concerned that the proposed policy will seek to prejudice the delivery of sustainable development proposals from coming forward. The emphasis of this policy is on the 'protection' of the landscape of the surrounding area rather than seeking to integrate new sustainable development opportunities within the existing landscape and character of the local area. Furthermore, to be valued, a view would need to have some form of physical attributes demonstrating its significance. The policy must allow for a decision maker to come to a view as to whether particular locations contain physical attribute that would 'take it out of the ordinary' rather than designating vast swathes of land which may not have any landscape significance and are based solely on community support. Opinions on landscape are highly subjective therefore without robust evidence to demonstrate why these areas are considered special beyond the fact that they are 'an area of attractive and unspoilt countryside' Gladman recommend that this policy is deleted. | Policy DNP14 has been updated. |
| 422 | Gladman | Gladman | | | <p>The preparation of neighbourhood plans may fall under the scope of the Environmental Assessment of Plans and Programmes Regulations 2004 (SEA Regulations) that require a Strategic Environmental Assessment (SEA) to be undertaken where a Plan's proposals would be likely to have significant environmental effects.</p> <p>The SEA is a systematic process that should be undertaken at each stage of a Plan's preparation. It should assess the effects of a neighbourhood plan's proposals and whether they would be likely to have significant environmental effects and whether the Plan is capable of achieving the delivery of sustainable development when judged against all reasonable alternatives.</p> | The SEA has been updated based on the revised Plan. |
| 425 | Gladman | Gladman | | | <p>Gladman welcomes the opportunity to comment on the Regulation 14 Consultation currently being considered. These representations have been drafted with reference to the revised National Planning Policy Framework (NPPF2021) and the associated updates that were made to Planning Practice Guidance.</p> <p>Gladman have provided comments on a number of the issues that have been identified in the consultation material and recommend that the matters raised are carefully explored before the next stage of the neighbourhood is consulted upon.</p> <p>At present Gladman consider that the site should be considered through the SEA process and is clearly capable of allocation through the neighbourhood plan.</p> | See our responses to the points raised above. |
| 426 | Gladman | Gladman | | | We hope you have found these representations informative and useful towards the preparation of the Danbury Neighbourhood Plan and Gladman welcome any future engagement with the Council to discuss the considerations within forwarded documents. | No response required. |

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| 427 | Stonebond (Chelmsford) | Stonebond | | | <p>These representations to the submission Danbury Neighbourhood Plan (Regulation 14) (hereafter referred to as 'the NP') are made by Pegasus Group on behalf of Stonebond (Chelmsford) Ltd. (hereafter referred to as 'Stonebond'). Stonebond has been in discussions with Danbury Parish Council in respect of "Land at Mill Lane" (hereafter referred to as 'the Site') and its potential for delivering residential development since 2020.</p> <p>A Vision Document is attached at Appendix 1. This has been submitted to Chelmsford City Council as part of the Call for Sites exercise. It provides more information about the Site and the proposals.</p> <p>The Site presented covers an area of approximately 3.2ha suitable for a residential development (including affordable homes) with a landscape and biodiversity led approach to include:</p> <ul style="list-style-type: none"> • Residential development up to 30 dwellings (developable area of 2ha), of different tenures and sizes including bungalows, starter and family homes at a density which is appropriate for this edge-of-village location. • The natural bisection of the Site allows for an area for recreational or ecological/biodiversity uses for public benefit to the east. • Generous garden sizes and expansive landscaping and planting with Sustainable Drainage Systems. • Associated vehicular and pedestrian access including upgrades to the existing infrastructure and road network that has been agreed with Essex County Council (ECC). <p>The Site promoted by our client offers a sustainable and deliverable solution to housing growth within Danbury.</p> | No response required. |
| 428 | Stonebond (Chelmsford) | Stonebond | | | <p>Stonebond appreciates this formal consultation on the submission version of the Danbury NP and the work undertaken by the Parish Council in its preparation. Nonetheless, Stonebond are not supportive of the NP in its current form. Our client does not support the method taken by the Parish Council to allocate sites or their approach to existing infrastructure, which in turn could prevent further growth beyond the suggested Plan period.</p> <p>Our client is taking this welcomed opportunity to provide comment on the NP and the changes that are required to ensure a more robust document that covers the Plan period.</p> | No response required. |

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| 429 | Stonebond (Chelmsford) | Stonebond | | | <p>These representations are framed in the context of the Basic Conditions relevant to the preparation of a Neighbourhood Plan as set out in paragraph 8(2) of Schedule 4b of the Town and Country Planning Act 1990 (as amended), as follows:</p> <p>a) Having regard to national policies and advice contained in guidance issued by the Secretary of State;</p> <p>b) Having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses;</p> <p>c) Having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area;</p> <p>d) Contributing to the achievement of sustainable development;</p> <p>e) General conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);</p> <p>f) Does not breach, and is otherwise compatible with retained EU obligations; and</p> <p>g) Prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.</p> | No response required. |
| 430 | Stonebond (Chelmsford) | Stonebond | | | <p>The National Planning Policy Framework (the Framework) sets out the Government's expectations of plan-making and decision-taking in a way that achieves sustainable development and delivers positive growth (see Ministerial forewords).</p> <p>It emphasises the need to secure economic, social and environmental benefits, and at its core is the presumption in favour of sustainable development. It details the requirements for the preparation of neighbourhood plans to be in alignment with the strategic objectives of the wider area and the role which they play in the achievement of sustainable development.</p> <p>In order to meet the aforementioned Basic Conditions and criteria set out within the Framework, neighbourhood plans should be prepared in alignment with the overarching strategic policies detailed within the Adopted Development Plan.</p> | No response required. |
| 431 | Stonebond (Chelmsford) | Stonebond | | | <p>The Adopted Development Plan relevant to the preparation of the Danbury NP includes the following Chelmsford City Council (CCC) documents:</p> <ul style="list-style-type: none"> • Chelmsford Local Plan (adopted May 2020) <p>Strategic Growth Site Policy (SGSP) 13 – Danbury outlines an allocation for 100 new dwellings to adjoin the key service centre of Danbury. The site(s) accommodating this allocation are to be identified through the emerging Danbury NP. Overall principles of the site masterplan should include conserving and enhancing the Sites of Special Scientific Interest (SSSI) at Blakes Wood, Woodham Walter and Danbury Common, and provision of contributions towards mitigation measures identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS).</p> <p>The around a 100 unit allocation outlined in SGSP 13 for Danbury was initially set during the 2013 Plan period.</p> <p>Danbury is identified as a ‘Key Service Settlement, located outside the Green Belt’, with a good range of local services and facilities making it a prime location for sustainable growth. This advantageous location needs to be balanced with the not insignificant landscape, ecology, highway and heritage constraints of the settlement.</p> | No response required. |

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| 432 | Stonebond (Chelmsford) | Stonebond | | | <p>Chelmsford City Council (CCC) are currently conducting a review of the adopted Local Plan (adopted May 2020) with their Issues and Options Consultation running for 10 weeks from August until October 2022. The Council have now reviewed all comments received and feedback documents have been published (February 2023).</p> <p>The Council's Issues and Options Consultation document, continues to identify Danbury as a Key Service Settlement (larger village) within the settlement hierarchy. The Plan outlines that development through medium to large village extensions would bring additional community facilities or improvements benefiting both existing and new communities.</p> | No response required. |
| 433 | Stonebond (Chelmsford) | Stonebond | | | <p>Our client agrees with the overall objective outlined in respect of housing development "to ensure there is high quality housing provision for all ages which responds to Danbury's needs. It should be appropriate to the scale and nature of the Parish, with distinct and separate identity of Danbury retained. Green energy in all development will be encouraged."</p> <p>Nonetheless, it is considered that a series of amendments are necessary to ensure that the above objective/vision can be met, and the Plan be sufficiently flexible to positively guide development across the Plan period.</p> | No response required. |
| 435 | Stonebond (Chelmsford) | Stonebond | | | <p>It is anticipated that through the current work being conducted by CCC that a greater housing requirement will be identified and given Danbury's position within the settlement hierarchy and its inherent sustainability as a location to accommodate growth, this will be a location where further development may be directed. CCC's LP Issues and Options Consultation Document (August 2022), identifies for example, one growth option (Approach A) which provides an indicative number of 1500 homes to be provided across the five 'larger villages' which includes Danbury. If this figure were to be evenly distributed across the five settlements this would equate to 300 dwellings potentially being required within Danbury.</p> <p>The Parish Council should, therefore, explore the opportunity to positively direct development in sustainable locations within the village through Policy DNP1 and the NP more broadly. This would, ensure the vitality and viability of Danbury through the delivery of new market/affordable homes and opportunities for the expansion/enhancement of business and community facilities including upgrading and enhancements of existing infrastructure through the plan period and beyond. Thereby aligning with the Framework's overarching aim, the delivery of sustainable development, addressing the economic, social and environmental objectives outlined at paragraph 8. Failure to do so will result in the NP not meeting Basic Conditions a and d, and by not identifying a sufficient amount and variety of land to come forward, the NP will conflict with the Government's aspiration of significantly boosting the supply of homes (Framework – paragraph 60).</p> | We have worked closely with CCC throughout the process to develop the Neighbourhood Plan and are both confident the Plan will meet the Basic Conditions. |

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| 437 | Stonebond (Chelmsford) | Stonebond | | | <p>Policy DNP1: Housing Site Allocations – Site Delivery/Achievability</p> <p>The NP identifies site allocations under Policy DNP1 that it considers will deliver 93 of the 100 homes required in the LP. The remaining 7 homes are to be delivered from windfall development. It is important and indeed necessary for the NP to ensure that the allocations are realistic in order for it to be considered to meet Basic Condition e. We have reviewed the allocations and note that Land at Tyndales Farm West is identified as delivering the largest proportion of development (circa 65 dwellings).</p> <p>Figure 4 of the draft NP highlights those sites submitted and areas allocated for housing. In respect of Land at Tyndales Farm West, Figure 4 clearly shows a larger area as being submitted than has been allocated (labelled as Site B). In order to achieve the quantum of development required by the allocation, it would be necessary to provide a high density scheme in excess of 35 dwellings per hectare. This would raise significant doubts as to whether such a development would complement the character of the village and would conflict with NP's vision of ensuring that development "is appropriate in scale and nature and integrated with the landscape and existing housing." Indeed, the 'Local Area' which the site adjoins (Runsell & The Lanes) as identified within the NP's accompanying Design Guide is characterised as being of a 'low density.'</p> | <p>The allocation of 93 dwellings meets the requirement of Chelmsford City Council.</p> <p>Figure 4 has been Updated</p> <p>The yields are considered to be achievable.</p> |
| 438 | Stonebond (Chelmsford) | Stonebond | | | <p>It is understood that the land is being promoted by Richborough Estates and, therefore, a review of the information available on their website has been conducted in respect of the site. The website outlines that Richborough Estates have control of 80 acres on the eastern edge of Danbury and that their proposals are for two separate schemes of circa 30 units each which have been promoted through the NP. Therefore, there is the potential to provide 60 dwellings on land within their control. This number, however, applies to the larger area submitted through the NP process and as shaded in light purple on Figure 4. Hence, the smaller portion of land identified for allocation would not be capable of accommodating the 65 dwellings identified within policy DNP1. Furthermore, the masterplanning work available on Richborough Estates website shows the site comprising 30 dwellings, with areas of open space, landscaping and access off the A414 and Cherry Garden Lane.</p> <p>This raises significant doubt about the deliverability of the largest allocation in the NP and, therefore, calls into question the ability of the NP to deliver sufficient housing in accordance with the requirements of the strategic policies of the Local Plan (Basic Condition e) and the NP's own aspirations.</p> | <p>The yields are considered to be achievable.</p> |

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| 440 | Stonebond (Chelmsford) | Stonebond | | | In addition, AECOM's previous site assessments (2019 and 2020) concluded that Land at Tyndale Farm was unsuitable for development providing a 'red' rating owing to a significant number of constraints including landscape impact. This rating was changed to 'amber' within the latest Assessment (2021) and the site identified as having the potential for development (up to 30 dwellings). AECOM's Assessment claims that this shift results from additional landscape evidence which improves the Site's landscape capacity for development from 'low-medium' to 'medium'. The relevant updated landscape information has, however, not been included within the NP evidence base and, therefore, does not provide for further scrutiny of the findings and the conclusions which have subsequently been drawn (The document referenced is the "Technical Note: Addendum to the Landscape Sensitivity and Capacity). Assessment for Revised Land Parcels at Danbury East (September, 2020)" which whilst included in the NP evidence base is missing several pages and, therefore, only provides an assessment for site D4 and not D5, D7 or D9. As such, currently there is no supporting published evidence for the claim that landscape sensitivity is less than previously assessed, and that allocation of Land at Tyndales Farm West is suitable over other sites. | See Supporting Document 6b on the web site. |
| 441 | Stonebond (Chelmsford) | Stonebond | | | Furthermore, as detailed in AECOM's assessment an outline planning application was submitted for 100 dwellings to CCC in 2017 (LPA Ref: 17/00089/OUT) and refused with 8 reasons listed. The Officer's report outlined the proposals as forming an <i>"urban and intrusive encroachment into the open and rural landscape"</i> resulting in the loss of Danbury's <i>"undulating and open arable" setting. The proposal was, therefore, considered to be "harmful to the intrinsic character and beauty of the countryside contrary to Policies CP5 and DC2."</i> This was echoed in the Parish Council's consultee response to the application which stated, that <i>"the proposal for the site would be high density, completely out of keeping with the surrounding housing and would cause damage to the visual impact of the area, particularly since it is on the rural boundary of the village."</i> Indeed, further evidence is required to support development of the scale (65 dwellings) proposed within the NP at this site, as a result of the potential landscape impact. In the absence of this, allocation of the site would conflict with the LP, failing Basic Condition e | See Supporting Document 6b on the web site. |
| 443 | Stonebond (Chelmsford) | Stonebond | | | As such, it is contended that Policy DNP21 is not adequately justified and as currently worded would be contrary to the Framework's overarching aim and approach to growth demonstrated by its presumption in favour of sustainable development and, therefore, does not meet with Basic Conditions a and d of Schedule 4b of the Town and Country Planning Act 1990 (as amended). The Policy also impacts upon the Parish Council's ability to evidence a reliable source of smaller sites required by paragraph 71 of the Framework in light of windfall sites forming part of their anticipated supply. It is recommended that the wording of the policy be reviewed such that the lanes remain protected, however, still allow for an appropriate level of development to ensure flexibility across and beyond the Plan period and align with the Framework's positive stance to development. | DNP21 has been amended. |

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| 444 | Stonebond (Chelmsford) | Stonebond | | | <p>It should also be noted, that the accompanying transport technical note (Appendix 1), relating to Mill Lane, evidences that the traffic generated from 30 dwellings would not result in a material impact on the operation of links reviewed as part of the assessment.</p> <p>Notwithstanding this, highway improvements would be proposed to reduce any residual impact, balanced with discouraging more traffic from using these routes (from within Danbury) as discussed with ECC Highways Officers. This includes mitigation which maintains the surrounding rural lane environment whilst improving existing routes for road users. The mitigation package as discussed with ECC Highways Officers, would include the following (further detail provided at Appendix 1):</p> <ul style="list-style-type: none"> • Footway enhancements along Mill Lane and the Avenue including provision of uncontrolled pedestrian crossings (new dropped kerbs and tactile paving) and footway resurfacing as identified in the accompanying technical note (Appendix 1). • Possible contribution to CCC towards maintenance of vegetation to increase available footway widths. • Carriageway widening/creation of passing places along Mill Lane and Hyde Lane as identified in the accompanying technical note (Appendix 1). • Traffic management measures to discourage vehicular traffic using Mill Lane northwest (Protected Lane) and Hyde Lane/Mill Lane south. | The allocation has been made on sites where the access is from Priority 1 or 2 roads for the reasons stated in the Plan and Supporting Documents. |
| 446 | Stonebond (Chelmsford) | Stonebond | | | <p>The Danbury Housing Needs Survey (2020) highlights that 51 households are projected to require affordable housing to rent over the Plan period and 95 households are projected to require affordable housing for sale. Therefore, at present the proposed strategy for affordable housing delivery will not meet the identified needs of the village and wider area. This must be considered in the context of a Local Authority which as of February 2022 declared a housing crisis. In declaring this crisis, CCC welcomed a Housing Strategy in March 2022 that seeks to increase the supply of affordable homes to strengthen the Council's strategic response to meeting local need. Moreover, the current undersupply of affordable housing is recognised as a key issue within the Danbury Parish Area as detailed in the NP and as evidenced within the Danbury Housing Needs Assessment (2020).</p> <p>Having regard to the above and our position that there is a need to identify further sites for allocation, it will be important to ensure that these sites are of a sufficient size to meet the threshold for providing affordable housing. The NP should take direct and positive action to address this key issue identified by the Parish Council and Local Planning Authority. One way to address this would be to allocate further qualifying sites such as that proposed by Stonebond. Land at Mill Lane, would assist the Parish with meeting this identified need ensuring the delivery of much needed on-site affordable housing tailored to the needs of the community in line with draft Policy DNP2.</p> | Land allocated within the Plan is part of the Chelmsford City need and the housing needs of this wider area. |

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| 447 | Stonebond (Chelmsford) | Stonebond | | | <p>Whilst Stonebond support many of the aims of the policies in principle, it is considered that modifications to the NP are required in order for Basic Conditions a, d and e to be met. The Plan is, therefore, at present not fit for purpose, nor flexible enough to react positively to changes that may occur over and beyond the Plan period inhibiting its ability to contribute to the achievement of sustainable development.</p> <p>It is contended that an uplift in the housing target for Danbury is required given that the current figure was established during the 2013 Plan period, the age of the adopted LP (2020) and its current review. It is anticipated that additional development will need to be directed towards Danbury through the LP review given its position in the settlement hierarchy and, the village's inherent sustainability. The NP provides the Parish Council with the opportunity to positively direct growth in sustainable locations within and/or adjacent to the existing settlement boundary. The Parish Council should, therefore, consider the allocation of further sites which have already been assessed as suitable through the NP making process such as Land at Mill Lane (Vision Document at Appendix 1). These sites should be of a size that will meet the threshold for the provision of affordable housing given the identified need which will continue to be unmet with the draft allocations.</p> | We have worked closely with CCC throughout the process to develop the Neighbourhood Plan and are both confident the Plan will meet the Basic Conditions. |
| 449 | Sam Hollingworth | Savills (Medical Services Danbury) | | | <p>This representation on the Danbury Neighbourhood Plan Pre-Submission (Regulation 14) ("the draft DNP") has been prepared by Savills (UK) Ltd on behalf of Medical Services Danbury Ltd. We welcome the opportunity to provide comments at this stage.</p> <p>The representation is structured as follows: Section 2 provides an overview of the basic conditions that Neighbourhood Plans are required to meet, with a focus on matters of particular relevance to the matters discussed in subsequent sections of this representation. Section 3 concerns the Site specifically – its sustainability and deliverability for development – and addresses concerns identified in the draft DNP's evidence base. Section 4 concerns the draft DNP's approach to development proposals that lie beyond the proposed Settlement Boundary. Section 5 considers the SEA which accompanies the draft DNP and how it considered the Site.</p> | No response required. |

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| 450 | Sam Hollingworth | Savills (Medical Services Danbury) | | | <p>This section provides an overview of the basic conditions the DNP will be required to meet if it is to successfully progress through examination and on to referendum.</p> <p>The basic conditions are set out within paragraph 8(2) of Schedule 4B to the Town & Country Planning Act 1990, and are as follows:</p> <p>a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order;</p> <p>b) having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order;</p> <p>c) having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order;</p> <p>d) the making of the order contributes to the achievement of sustainable development;</p> <p>e) the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);</p> <p>f) the making of the order does not breach, and is otherwise compatible with, EU obligations; and prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.</p> <p>Of the above, b) and c) only apply to the consideration of Neighbourhood Development Orders, and not to Neighbourhood Plans.</p> <p>The draft DNP gives rise to concerns in relation to basic conditions a), d) and f) in particular, for the reasons discussed in subsequent sections of this representation</p> <p>Below we set out the relevant policy, guidance and legislation in respect of the issues discussed later in this representation in relation to each of these three basic conditions.</p> | No response required. |
| 451 | Sam Hollingworth | Savills (Medical Services Danbury) | | | <p>In terms of conformity with national policies and advice, we consider the following within the National Planning Policy Framework (NPPF) are of particular relevance, for the reasons discussed further within Sections 3 and 4 of this representation.</p> <p>The NPPF clarifies the meaning of sustainable development for the purposes of planning, stating that this has three overarching and interdependent objectives which should be pursued in mutually supportive ways: an economic objective (ensuring that sufficient land of the right types is available in the right places and at the right time to support growth); a social objective (including supporting strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations); and an environmental objective (including making efficient use of land).</p> <p>The NPPF makes clear that plans must promote sustainable development (paragraph 11).</p> | No response required. |
| 452 | Sam Hollingworth | Savills (Medical Services Danbury) | | | <p>The NPPF is equally clear that plans should meet the development needs of their area (paragraph 11).</p> <p>In respect of development needs relating to the provision of housing, the NPPF requires strategic policies to be informed by local housing need assessments, utilising the Standard Method as set out in the Planning Practice Guidance, unless exceptional circumstances justify an alternative approach.</p> <p>In addition, the NPPF stresses that planning policies should account for the housing needs of different groups in the community including inter alia people with disabilities and older people.</p> | No response required. |

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| 453 | Sam Hollingworth | Savills (Medical Services Danbury) | | | <p>The NPPF confirms the need for robust and proportionate evidence to be prepared which justifies the proposed plan.</p> <p>The NPPF goes on to emphasise the need for Local Plans and spatial development strategies to be informed throughout their preparation by sustainability appraisal that meets the relevant legal requirements. The PPG (Paragraph: 072 Reference ID: 41-072-20190509) states that sustainability appraisal may be useful in demonstrating how a Neighbourhood Plan meets the basic conditions.</p> | No response required. |
| 454 | Sam Hollingworth | Savills (Medical Services Danbury) | | | <p>The NPPF states that plans should set out a positive strategy for the conservation of the historic environment which takes into account the following:</p> <ul style="list-style-type: none"> g) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation; h) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; i) the desirability of new development making a positive contribution to local character and distinctiveness; and d) opportunities to draw on the contribution made by the historic environment to the character of a place. <p>The NPPF also states that Local Planning Authorities should maintain or have access to up-to-date evidence about the historic environment in their area to be used to inter alia assess the significance of heritage assets and the contribution they make to their environment.</p> <p>Additionally, the NPPF requires Local Planning Authorities to look for opportunities for new development within Conservation Areas to enhance or better reveal their significance. It goes on to state that proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.</p> | No response required. |
| 455 | Sam Hollingworth | Savills (Medical Services Danbury) | | | <p>The NPPF sets out the role of planning in achieving sustainable development, and the definition of sustainable development for the purposes of planning, as already discussed.</p> <p>In addition, the PPG states:</p> <p>“A qualifying body should demonstrate how its plan or Order will contribute to improvements in environmental, economic and social conditions or that consideration has been given to how any potential adverse effects arising from the proposals may be prevented, reduced or offset (referred to as mitigation measures).”</p> <p>“In order to demonstrate that a draft neighbourhood plan or Order contributes to sustainable development, sufficient and proportionate evidence should be presented on how the draft neighbourhood plan or Order guides development to sustainable solutions.” (Paragraph: 072 Reference ID: 41-072-20190509)</p> | No response required. |

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| 456 | Sam Hollingworth | Savills (Medical Services Danbury) | | | <p>Neighbourhood Plans must not breach, and be otherwise compatible with, EU obligations. These include those in relation to the consideration of environmental impacts, including Directive 2001/42/EC ('the SEA Directive'). The plan-making aspects of the SEA Directive are transposed into UK law through the Environmental Assessment of Plans and Programmes Regulations 2004 (Statutory Instrument 2004 No.1633) ('the SEA Regulations')</p> <p>Regulation 12(1) of the SEA Regulations states that where environmental assessment is required by any provision of Part 2 of the SEA Regulations, an Environmental Report must be prepared which accords with Regulation 12(2) and 12(3).</p> <p>Regulation 12(2) requires the Environmental Report to identify, describe, and evaluate the likely significant effects on the environment of proposed options, as well as on reasonable alternatives.</p> <p>Regulation 12(3) sets out the information required to be included within the Environmental Report, referencing Schedule 2 of the SEA Regulations. Schedule 2 states that SA/SEA should consider short, medium and long term effects; permanent and temporary effects; positive and negative effects; and secondary, cumulative and synergistic effects.</p> <p>Regulation 16 requires that the reason for the selection of options, and the reasons for the rejection of reasonable alternatives, be made clear within the Environmental Report.</p> | No response required. |
| 457 | Sam Hollingworth | Savills (Medical Services Danbury) | | | <p>The Site and its suitability for residential development</p> <p>The Site measures c.0.7ha and is broadly triangular in shape. It is a greenfield site that, with the exception of trees and hedgerows along its southern, western and northern boundaries, is relatively featureless.</p> <p>It is located to the west of Danbury Medical Centre, and specifically to the relatively large existing surface car park which serves this healthcare use.</p> <p>It is bordered by Maldon Road to the north, Gay Bowers Lane to the west, and Mill Lane to the south. With the exception of the eastern boundary (beyond which lies development) it is a well contained site.</p> <p>The Site is located centrally within the village. A neighbourhood shopping parade, including a convenience store, is located directly opposite. A public house is c.100 to the west of the Site; a medical centre immediately adjacent to the east; a pharmacy c.200 to the north-west; playing field and village hall c.300m to the west; further convenience retail c.300 to the east and c.350m to the west. Bus stops from which services to neighbouring centres including Chelmsford and Maldon are available are within 400m of the Site. The Site is considered extremely well located from an accessibility specific, with prospects of future residents being able to utilise alternative modes of transport to the private car, with resultant environmental and social benefits.</p> <p>The Site is currently in private ownership, with no public access.</p> <p>The Site lies outside of, but adjoining, the defined settlement boundary as per the current Development Plan. It is not subject to any significant environmental, ecological or landscape constraints that suggest it would be fundamentally unsuitable for development.</p> <p>It is within Flood Zone 1 – land least at risk of flooding from tidal or fluvial sources.</p> <p>It is located within the Danbury Conservation Area. However, this does not represent an absolute constraint to development. On the contrary, the NPPF is clear that planning should look for opportunities for new development within Conservation Areas to enhance or better reveal their significance.</p> | No response required. |

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| 458 | Sam Hollingworth | Savills (Medical Services Danbury) | | | <p>The Site has been subject to a detailed assessment of its contribution to the significance of heritage assets, including the Conservation Area, as well as their setting (the Built Heritage Assessment provided as Appendix A to this representation).</p> <p>Following detailed assessment, the Built Heritage Assessment concludes the Site makes only a neutral contribution to the Danbury Conservation Area. The reasons for this, in summary, are set out on page 15 of the report and are as follows.</p> <ul style="list-style-type: none"> • “There is no awareness of this area of land at all, unless one is visiting the Medical Centre. This applies whether one is walking past the Site along the Maldon Road east-west/west-east or along Gay Bowers and Mill Lanes respectively; • “When at the Medical Centre it is evident that the visitor generally enters and leaves the centre by car, focusing on arrival, departure and the centre itself, not the appreciation of this enclosed open space; • “Historically, the Site was parish land with historic maps evidencing that it was barely enclosed with vegetation. At this time, the Site could be said to be more appreciable and accessible to the village; this is not the case today - the Site is private land and cannot be entered by the public”. <p>The Built Heritage Assessment further concludes that the introduction of development to the Site would not cause any harm to either the Danbury Conservation Area or any of the listed buildings within the vicinity (potential impacts on which were also subject of a detailed assessment) provided recommendations within the assessment are incorporated into design and materials, i.e. development is not inappropriate in principle on the Site, from a heritage perspective.</p> | No response required. |
| 459 | Sam Hollingworth | Savills (Medical Services Danbury) | | | <p>The Site is greenfield but is not in agricultural use. In addition, it could not be said to have a strong relationship to open countryside to the south. Instead, it is a well contained site, the character of which is influenced by adjacent development which relates well to the established pattern of development in Danbury. Development of this land would complement the existing pattern of development in Danbury, and would not risk any encroachment into the wider countryside.</p> <p>The Site is deliverable and would help contribute to a sustainable pattern of development for Danbury.</p> | No response required. |

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| 460 | Sam Hollingworth | Savills (Medical Services Danbury) | | | <p>Planning History</p> <p>The Site was subject of a planning application for construction of a 72-bed care home, together with 22 car parking spaces and landscaping (reference 16/01770/FUL). The application sought permission in full, with no matters reserved. The application was refused 22 December 2016, and an appeal dismissed on 15 January 2018.</p> <p>In brief, the appeal was dismissed due to the Site being located outside of the settlement boundary (and the proposed development not being a form of development allowed in rural areas beyond the Green Belt); harm to the Danbury Conservation Area and setting of a listed building; and harm to biodiversity of the proposed development.</p> <p>In terms of the relevance of this appeal to the draft DNP and its decisions regarding allocations, it is important to recognise that consideration of a detailed appeal scheme for a very specific form of development is fundamentally different to considering an allocation in the preparation of a new or update of a Local Plan or Neighbourhood Plan. The former is considered in the context of the then Development Plan, whereas the latter entails changing the Development Plan. Importantly, it was a detailed development proposal that was considered through the appeal, rather than merely the development of the Site in principle. Whilst harms identified relate to issues that need to be addressed through any alternative proposal for the Site, conclusions reached through the appeal in respect of impact on designated heritage assets and ecology were done so in respect of a detailed scheme that was before the Inspector. They are not issues that should result in the Site being considered unsuitable for any form of development, and conclusions reached solely on the basis of the outcome of this appeal would be unjustified.</p> | No response required. |
| 461 | Sam Hollingworth | Savills (Medical Services Danbury) | | | <p>Proposed Development</p> <p>The Site is available and achievable for a development of c.25 dwellings, and can also accommodate some specialist housing, including potentially accommodation with elements of care / care home.</p> <p>Alternatively, the Site should also be considered available and achievable for Class E commercial development.</p> <p>The landowner is willing to take a flexible approach to the development of the Site. We would welcome further discussions with the Neighbourhood Plan Steering Group.as to what development would best help meet the needs of the community, including potential open space provision as part of a development.</p> | We are advised by Chelmsford City Council who consider the site unsuitable for allocation within the Neighbourhood Plan. |

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| 462 | Sam Hollingworth | Savills (Medical Services Danbury) | | | <p>There have been three iterations of the Site Options and Assessment Report that informs the DNP: 2019, 2020, and 2021 reports.</p> <p>The Site Options and Assessment Report 2019 assessed the Site (as site D12) and concluded that it was one of nine that were potentially suitable for residential development, subject to mitigation. The assessment included acknowledgement that the Site was within a Conservation Area.</p> <p>The Site Options and Assessment Report 2020 similarly concluded that the Site was potentially suitable for residential development.</p> <p>However, the Site Options and Assessment Report 2021 represented a change in position, concluding the Site was unsuitable. The site assessment conclusions implied that the determinant factor in this conclusion was new heritage advice received from a Chelmsford City Council Heritage Officer. Reference is made to an email received from an officer in March 2020. The Site Options and Assessment Report 2021 states: “the entirety of the site should now be ruled out for development as no development would be possible without causing harm to the conservation area and setting of the listed building.”</p> | No response required. |
| 463 | Sam Hollingworth | Savills (Medical Services Danbury) | | | <p>Separately, the key documents published alongside the draft DNP includes the Chelmsford Local Plan Heritage Assessments, Technical Note, March 17 and Addendum 2 – for Danbury, April 2019 (document reference 23a). In respect of the Site, this references the appeal for a care home and concludes inter alia that the site: <i>“provides a buffer between the historic core of the village and its modern expansion to the east. Its open character is an important feature within the Conservation Area. The harm through developing the site could not be adequately mitigated”</i></p> | No response required. |
| 464 | Sam Hollingworth | Savills (Medical Services Danbury) | | | <p>Another document which supports the draft DNP is the Chelmsford City Council Heritage and Conservation Officer advice, March 2020 (document reference 23b). This comprises an email from a Chelmsford City Council Heritage Officer. In respect of the Site it states, in full: <i>“This site is within the Danbury Conservation Area and is adjacent to a group of listed buildings. The site forms part of [a] significant open space. Development here was considered at the appeal for a care home. Any development here would be harmful to the designated heritage assets, which is a matter of great weight. Even if the site were used for single storey almshouses this would not adequately mitigate the adverse heritage impacts.”</i></p> | No response required. |

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| 465 | Sam Hollingworth | Savills (Medical Services Danbury) | | | <p>The assessment of the Site appears to be very limited, and appears to rely on the appeal decision in respect of a specific scheme for a greater quantum of development than now proposed. We have not been able to identify any detailed assessment of the Site's significance to heritage assets or to the setting of heritage assets that has informed these views. From the evidence we have been able to identify, the conclusions in respect of the Site being fundamentally unsuitable for any development from a heritage perspective do not appear to have been reached on an evidential basis. It would be wholly unjustified for the DNP to proceed on the basis of such conclusions.</p> <p>The lack of an evidential basis for rejecting the Site renders the draft DNP unjustified and contrary to national policy. In terms of the specific reasons for rejecting the Site, it also means that DNP has failed to plan positively in respect of heritage assets, to consider their significance, and look at opportunities to enhance the Conservation Area. Again, this is contrary to the NPPF.</p> <p>The Neighbourhood Plan Steering Group should be aware of the example of the Oundle Neighbourhood Plan. In December 2019, this Neighbourhood Plan was found to have failed the basic conditions, with one of the issues identified being was the failure to ensure it was supported by robust evidence justifying the spatial strategy and site selection process.</p> | The evidence is contained in the Chelmsford Local Plan Heritage Assessments – Technical Note Addendum 2 – Danbury, prepared to support the Danbury Neighbourhood Plan and part of the evidence base. Paragraph 2.5 sets out that the harm through developing the site could not be adequately mitigated. |
| 466 | Sam Hollingworth | Savills (Medical Services Danbury) | | | <p>Separately, we note the draft DNP is supported by a Strategic Environmental Assessment (SEA), with the SEA Environmental Report July 2022 forming part of the evidence base. As noted within Section 2, and discussed further in Section 5, where SEA is required of a Neighbourhood Plan, the plan and SEA must comply with the SEA Regulations. As discussed in more detail in Section 5, such regulations include the requirement to identify, describe, and evaluate the likely significant effects on the environment of not just the proposed options, but also reasonable alternatives.</p> <p>The SEA Environmental Report does not consider the Site to be a potential allocation meriting assessment through the SEA, reporting at paragraph 5.9 that it had been found unsuitable for allocation. From paragraph 5.8, it appears the basis for considering site D12 to be unsuitable is the findings of the Site Options and Assessment Report 2021. However, for the reasons noted above, this is not considered to represent a robust assessment of the Site sufficient to justify its rejection.</p> <p>As confirmed in the Stonegate (Stonegate Homes Ltd v Horsham DC [2016] EWHC 2512) judgment in relation to the Henfield Neighbourhood Plan, it is important that the reasons for rejection of options are based on robust evidence. Failure to ensure the Neighbourhood Plan is adequate can result in a Neighbourhood Plan being quashed by the High Court, as was the case in Stonegate. The judgment in Stonegate included the following: “The reason for rejecting [an option] is flawed based as it is upon an inadequate, if that, evidence base. The requirement, under the Directive, that the alternatives are assessed in a comparable manner and on an accurate basis was simply not met” (Paragraph 74)</p> | Following CCC Heritage advice the site was deemed unsuitable for allocation. This was prior to the SEA July 2022. |

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| 467 | Sam Hollingworth | Savills (Medical Services Danbury) | | | <p>A detailed heritage assessment has been undertaken in respect of the Site now, and submitted alongside this representation. We consider it essential that its findings are given due consideration in the plan-making process. To ignore this evidence would be to make a similar mistake to that which was made in the preparation of the Henfield Neighbourhood Plan, where an option was rejected on the basis of perceived adverse impact relating to highways, despite evidence to the contrary. As per the conclusions of the Built Heritage Assessment, the Site can be developed in a manner that would not harm the Conservation Area or other heritage assets. Given the other characteristics of the Site as discussed above, it therefore clearly represents an opportunity to deliver a highly sustainable development that addresses a specific need through accommodation located centrally within the village. Failure to reconsider the Site's potential allocation would be to overlook an opportunity to help facilitate sustainable development.</p> <p>The above concerns can be addressed through amendments to the draft DNP ahead of the next iteration of the plan, including revisiting the site assessment and SEA work undertaken to date with the benefit of the findings of the Built Heritage Assessment.</p> | The evidence is contained in the Chelmsford Local Plan Heritage Assessments – Technical Note Addendum 2 – Danbury, prepared to support the Danbury Neighbourhood Plan and part of the evidence base. Paragraph 2.5 sets out that the harm through developing the site could not be adequately mitigated. |
| 468 | Sam Hollingworth | Savills (Medical Services Danbury) | | | <p>Draft DNP and ensuring specialist housing needs are met.</p> <p>As noted in Section 2, the NPPF requires plans to not only meet housing needs in general terms, but to consider the housing needs of all parts of the community, including the needs of older people and of those with disabilities.</p> <p>The Danbury Housing Needs Assessment which forms part of the evidence base of the draft DNP makes a number of references to Danbury having an ageing population, but does not go on to suggest what this might mean in terms of specialist accommodation needs.</p> <p>Furthermore, the draft DNP itself does not appear to contain any policies that expressly address the accommodation needs of older people / people who may need care. This is despite acknowledging at paragraph 2.28 that the Parish's population is ageing.</p> | <p>No response required.</p> <p>No response required.</p> <p>Policy DNP2 has been updated.</p> |

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| 469 | Sam Hollingworth | Savills (Medical Services Danbury) | | | <p>The absence of policies to address specialist housing is particularly problematic given that the adopted Chelmsford Local Plan does not address this issue in a manner required by current national policy – it should be noted that the Chelmsford Local Plan was prepared and examined in relation to the 2012 NPPF, i.e. prior to the introduction into national policy of the exhortation to address the housing needs of the different sections of the community, including older people. Indeed, the Chelmsford Local Plan’s only policy (DM1) that includes encouragement to provide specialist accommodation only applies to developments of more than 100 dwellings.</p> <p>As such, it would not apply to any of the allocations currently proposed by the draft DNP. In any case, Policy DM1 does not require a specific proportion or quantum of specialist accommodation. Consequently, unless the draft DNP is updated to address this issue, there would be nothing in the Development Plan to help ensure that the accommodation needs of all of the community in Danbury are addressed, contrary to the NPPF.</p> <p>We consider the draft DNP’s failure to address the accommodation needs of older people to be a significant deficiency in the current iteration of the plan, one which renders it contrary to the NPPF and undermines its ability to achieve sustainable development (particularly in relation to the social dimension of sustainable development).</p> <p>This is a flaw however that can be cured, and the Site represents a sustainable one that is available for allocation to help do so.</p> | <p>Policy DNP2 has been updated.</p> <p>We have worked closely with CCC throughout the process to develop the Neighbourhood Plan and are both confident the Plan will meet the Basic Conditions.</p> |
| 470 | Sam Hollingworth | Savills (Medical Services Danbury) | | | <p>Policy DNP6 of the draft DNP sets out the approach to development beyond the Defined Settlement Boundary (DSB). It comprises three strands:</p> <ol style="list-style-type: none"> 1. DSB to be tightly drawn around any new built housing beyond the current DSB (2022). 2. Land within the development site, beyond the built area to be designated as open space so it remains exempt from further development. 3. Any development proposals outside the Defined Settlement Boundary should comply with the relevant Local Plan policies relating to the rural area. <p>The ‘relevant Local Plan’ in this case is currently the Chelmsford Local Plan adopted May 2020. Policy DM8 of this Local Plan concerns new buildings and structures in the rural area. It sets out a positive, criteria-based policy, which confirms in what circumstances proposals for development beyond settlement boundaries (but in neither the Green Belt nor Green Wedge) will be supported.</p> <p>One potential issue with this proposed approach is that, whilst the current Chelmsford Local Plan contains a relevant policy on development beyond the settlement boundary, this Local Plan is under review. Whilst an unlikely scenario, if the new Local Plan were not include any policy on development beyond settlement boundaries and / or contain a policy that was not compatible with the DNP objectives, this could prove problematic.</p> <p>Separately, we note that in addition to Policy DNP6, within site-specific policies for proposed allocations Site A and Site B, at point 9 in both cases, the policy makes reference to development beyond Defined Settlement Boundaries. It states that such areas will be exempt from further development. We assume this is intended to restrict new development within the area beyond the Defined Settlement Boundary within Site A and Site B, respectively, only. However, we are concerned that a decision-maker could infer this could / should apply to proposals for development beyond the Defined Settlement Boundary, generally.</p> | <p>Policy DNP6 has been removed.</p> |

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| 471 | Sam Hollingworth | Savills (Medical Services Danbury) | | | <p>Such an approach would not only conflict with Policy DNP6 (given how the relevant Local Plan policy is currently written) but would also conflict with national policy. As has been confirmed on appeal (For example, <i>Appeal Ref: APP/C1570/W/19/3242550 Land south of Rush Lane, Elsenham. Decision date: 4 September 2020</i>), absolute restrictions on development within the countryside are incompatible with the NPPF and its call for a more balanced approach in which the merits of proposals are considered in addition to harms.</p> <p>We suggest the draft DNP would benefit from further clarification and revised wording to ensure that it is not seen as being overly restrictive on development proposals beyond the Defined Settlement Boundary</p> | Policy DNP6 has been removed. |
| 472 | Sam Hollingworth | Savills (Medical Services Danbury) | | | <p>The draft DNP is accompanied by SEA Environmental Report. SEA is not always required for Neighbourhood Plans. However, within the SEA Environmental Report it is confirmed that the DNP was subject to formal screening in February 2019, through which it was determined that SEA is required in this case.</p> <p>As a plan for which SEA is required and for which an Environmental Report is being prepared, it is required to comply with the SEA Regulations. The relevant SEA Regulations insofar as concerns issues discussed in this representation are described in Section 2 of this representation.</p> <p>We note that in rejecting the Site (D12) as a potential reasonable alternative, the SEA Environmental Report appears to place great reliance on the Site Options and Assessment Report (2021) findings on the suitability of the Site for residential development. This is seemingly confirmed at paragraph 5.8 of the SEA Environmental Report, in which it states:</p> <p>“Since the 2020 Addendum, additional highways and landscape evidence has been gathered and considered, alongside the updated Chelmsford City Council Strategic Housing and Economic Land Availability Assessment (SHELAA) 2021, in a new Sites Options Assessment Report in November 2021. This report, considering the most up to date available evidence, now considers Site D7 as potentially suitable for allocation (alongside Sites D5, D9, D11, D14, D15, D20, and D21), whilst notably finding Sites D4, D8, D10, and D12 as not suitable for allocation with significant constraints present”.</p> | No response required. |

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| 473 | Sam Hollingworth | Savills (Medical Services Danbury) | | | <p>There does not appear to have been any additional highways or landscape evidence, or anything within the SHELAA 2021, since 2020 that could result in the Site now being considered fundamentally unsuitable for residential development. The only difference appears to be how the Site was assessed in the Site Options and Assessment Report 2021. As discussed in detail in Section 4, the conclusion its conclusion that the Site was unsuitable was not justified. Furthermore, subsequent detailed assessment work has now confirmed concerns raised in respect of the Site’s suitability were misplaced.</p> <p>The lack of appropriate justification in the SEA Environmental Report for rejection of the Site gives rise to concerns relating to compliance with SEA Regulations and thus basic condition f) (the making of the order does not breach, and is otherwise compatible with, EU obligations), as explained below.</p> <p>As noted in Section 2, Regulation 12 of the SEA Regulations requires the Environmental Report to identify, describe, and evaluate the likely significant effects on the environment of proposed options, as well as on reasonable alternatives. As confirmed in Stonegate, flaws in the assessment of options (as appears to be the case in the draft DNP’s SEA Environmental Report and site D12) can result in a failure to comply with Regulation 12. It is critical that the Environmental Report’s conclusions are reached on an evidential basis, but this does not appear to be the case in respect of site D12 and the DNP.</p> <p>We wish to stress that any defects in the SEA of the draft DNP can potentially be cured at subsequent stages in the preparation of the DNP, as confirmed in the Cogent5 judgment. However, and again as confirmed through Cogent, in order to do so, it is essential that the SEA and the DNP avoid merely seeking to justify a strategy already agreed, i.e. it will be necessary to reappraise site D12 in the context of the latest evidence on heritage (the Built Heritage Assessment) and to reconsider the DNP in response to this revised assessment.</p> | Following CCC Heritage advice the site was deemed unsuitable for allocation. This was prior to the SEA July 2022 and was not therefore considered in the reasonable alternatives. |
| 474 | Tom Pike | Landpro Services | | | <p>Lanpro Services Limited (‘Lanpro’ hereafter) act as planning consultants to Landvest Developments Limited (‘Landvest’ hereafter) in respect of their land interest to the north of Elm Green Lane, Danbury, Essex, CM3 4DR (‘the Site’ hereafter) – a Site Location Plan is included at Appendix A. Landvest has instructed Lanpro to submit representations to the Danbury Neighbourhood Plan 2023 – 2036: Pre-Submission (Regulation 14) consultation Version (‘Neighbourhood Plan’ or ‘NP’ hereafter) and its associated evidence base.</p> <p>The Site extends to in excess of 13-hectares (32-acres), although only a small proportion is proposed to be developed (refer to ‘Proposed Development’ Section). It is currently an agricultural field, and therefore is undeveloped. It is sustainably located in transport terms and is circa 200-metres from the nearest bus stop.</p> <p>It is broadly bounded by:</p> <ul style="list-style-type: none"> Existing properties which front onto Elm Green Lane to the south; ☒ Riffhams Lane, a Protected Lane, to the west. Beyond is Riffhams Registered Park and Garden of Special Historic Interest, which is Grade II Listed; ☒ Lingwood Common, a Site of Special Scientific Interest (‘SSSI’ hereafter), to the north; and ☒ Existing trees to the east, with a number of residential properties beyond. <p>On the Proposals Map which accompanies Chelmsford City Council’s (‘the City Council’ hereafter) adopted planning policies (May 2020), the Site is located outside of, although adjacent to, the Defined Settlement Boundary of Danbury. It is not the subject of any specific allocations or designations (i.e. it is ‘white land’). It is located in Flood Zone 1. A cluster of trees at the Site’s southern boundary with Elm Green Lane are protected by a Tree Preservation Order.</p> | No response required. |

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| 475 | Tom Pike | Landpro Services | | | <p>Landvest has been engaging with the Parish Council for a number of years in relation to the emerging Neighbourhood Plan, and specifically the proposed development of the Site. It wrote to the Sites Working Group on a number of occasions, including in December 2020 and January 2021; has virtually met with Members of the Neighbourhood Plan Steering Group on a number of occasions; and has attended a number of Parish Council Committee Meetings. The Parish Council has previously raised concern with the proposed development of the Site on the grounds of access and related transport matters; possible impacts on heritage assets in close proximity; and the presence of trees along the frontage of the Site with Elm Green Lane. Implications associated with the Lingwood Common SSSI have also been mentioned.</p> <p>Whilst the challenges associated with the Site's development are recognised, including its proximity to heritage assets and trees protected by a preservation order, these matters are considered to be surmountable in the context of a modest quantum of development in the southern part of the Site. This is reflected in the comments provided by the City Council and Essex County Council as the Highways Authority as part of Pre-Application Discussions – see below.</p> <p>A meeting took place with the City Council in March 2021, with written advice provided in April 2021. The City Council raised no objection to the principle of the development of the Site from a heritage perspective. Specifically, the written advice states:</p> <p>“...Overall there is no objection in principle to the development of the site from a heritage perspective...” and “...the retention of the landscape buffer and the modest scale on the eastern boundary would mitigate the impact on the setting of the Conservation Area... (Page 2).”</p> <p>A number of comments were made in relation to the proposed layout and design approach in general terms. Landvest consider that the vast majority of the observations can be positively responded to, and intends to further engage with the City Council.</p> | No response required. |
| 476 | Tom Pike | Landpro Services | | | <p>On behalf of Landvest, Ardent submitted a request for pre-application advice to Essex County Council as Highways Authority in March 2021. A pre-application meeting took place with Essex County Council on 8th April 2021. The subsequent email summary of the discussions provided by the Highway Authority confirms that a small number of dwellings, in the order of 5 / 6, is acceptable. It specifically states:</p> <p><i>“...The advice is that a small number of dwellings, in the order of 5 / 6 may be acceptable as frontage development to reflect the houses on the opposite side of the road. This is the preferred option for development of this site from a highways perspective, however it is understood that there may be environmental reasons why this is not possible. A private drive can accommodate up to this quantum of development therefore should an access be agreed, rather than frontage development, it would have to take the form of a private drive serving up to these dwellings only...”</i></p> <p>A number of other comments were also made in relation to connectivity for travel by sustainable modes.</p> | No response required. |

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| 477 | Tom Pike | Landpro Services | | | <p>As previously noted, the Site extends to in excess of 13-hectares. However, it is not proposed for the majority to be developed. Rather, it is considered appropriate to provide a relatively modest number of new homes in the southern portion of the Site, essentially as an extension to the existing built frontage along Elm Green Lane. This approach could assist the City and Parish Councils in meeting their obligations, including those set out in Strategic Growth Site Policy 13 of the Local Plan, and will also enable the remainder of the Site to be turned into a biodiversity rich amenity resource for the local community, potentially removing some recreational pressure from the more sensitive landscape environments in close proximity. Detailed proposals for the amenity resource are not available at this point, although it is envisaged that it could become a local park or resource for dog walkers. Furthermore, it is proposed that the ongoing management costs of this amenity resource is borne by the occupiers of the new homes by way of an estate charge, and therefore no costs will fall to either the Parish Council or the public purse more generally.</p> <p>Proposed Site Layout is appended to these representations. This represents one way that the Site could come forward. It is not intended to be a detailed proposal given the preparatory stage of the Neighbourhood Plan. The Proposed Site Layout includes 6no dwellings. Whilst larger properties are shown, this is purely to determine the capacity of the Site, and it is eminently possible for a greater range of sizes to be provided should it be considered appropriate, including in response to the findings of the 'Danbury Neighbourhood Plan Housing Needs Assessment ('HNA' hereafter) (Evidence Base Document 20)'. It should however be noted that the HNA explicitly states that the supply of larger homes should not be inhibited altogether.</p> | No response required. |
| 478 | Tom Pike | Landpro Services | | | <p>Illustrative landscaping within the development, which includes additional planting at the margins, is also included on the Proposed Site Layout to assist understanding of the type of development proposed. This would ensure that the development is appropriately screened from the built heritage sensitivities to the east and west; and existing homes to the east and south.</p> <p>The new homes would be served from a single access point, with the main road separating into a small number of secondary routes to serve each individual plot. The existing field access is to be retained as a pedestrian and footpath link. The new vehicular access has been positioned to ensure that the existing trees which are the subject of a Tree Preservation Order are retained, as well as the majority of those which are mature and of sufficient quality to merit retention.</p> <p>The Site is also considered to be 'deliverable' in the context of the 'tests' established by national planning policy. Namely:</p> <ul style="list-style-type: none"> ☑ The Site is in a single ownership and Landvest are contractually obligated to purchase the land; ☑ It offers a suitable location for residential development in that it is immediately adjacent to the Defined Settlement Boundary for Danbury, and therefore is sustainably located in transport terms; ☑ Subject to the allocation of the Site in the Neighbourhood Plan, there is a clear prospect that housing will be delivered within the next five-years; and ☑ The residential-led development of the Site is financially viable having regard to the 'tests' of planning obligations set out in national planning policy and the Community Infrastructure Levy regulations. | No response required. |

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| 479 | Tom Pike | Landpro Services | | | Landvest welcomes that the emerging Neighbourhood Plan is supported by a number of evidence base documents. It considers that all policies and allocations included within the Neighbourhood Plan should be underpinned by relevant and up-to-date evidence, which should be adequate and proportionate. Landvest considers that this approach will ensure that the Neighbourhood Plan is consistent with national policy, and the basic conditions set out in Schedule 4B of the Town and Country Planning Act 1990 (as amended) ('T&CPA' hereafter). However, Landvest has a number of concerns related to some of the evidence base documents. Furthermore, the findings of some of the evidence base documents specifically related to the Site are not consistent. These concerns are summarised below. | No response required. |
| 480 | Tom Pike | Landpro Services | | | Landvest notes the findings of the Evidence Base Documents 5A, 5B and 5C. The assessments included within these Evidence Base Documents relate to earlier iterations of the Proposed Development, and therefore Landvest considers that its findings are out-of-date and should be afforded reduced weight. | AECOM last report, Nov 2021, was used as the starting point for the selection and allocation see Supporting Document 5d. |
| 481 | Tom Pike | Landpro Services | | | Landvest welcomes and supports that the Site is considered 'suitable or potentially suitable for allocation in the Neighbourhood Plan' in the latest iteration of the Site Options and Assessment Report (November 2021). It also supports the recognition that the Site is 'potentially suitable for development of approximately 5 homes'. Notwithstanding the above, Landvest wishes to draw attention to the Site Assessment conclusions identified on Page 43 of the document. Specifically, the findings of the City Council's 2021 'SHELAA' relate to the development of the entire Site, and therefore assume a potential yield of 343 dwellings. The assessment is therefore not based on the latest iteration of the Proposed Development, which is for a much smaller proposal comprising 5 or 6 dwellings. Landvest therefore considers that reduced 'weight' should be afforded to this part of the conclusions, and considers that the Proposed Development will likely be attributed a score of 1 in the forthcoming iteration of the City Council's 'SHELAA'. | No response required. |
| 482 | Tom Pike | Landpro Services | | | Landvest welcomes the recognition in the Technical Note that the Proposed Development of the Site is 'suitable' on the grounds of transport and highways considerations. This is consistent with the view provided by the Highways Authority during pre-application discussions. It is noted that other evidence base documents, specifically the Strategic Environmental Assessment and document titled 'Impact on Local Highways Network', make the contrary conclusion. As set out in due course, it is considered that these evidence base documents should be afforded reduced weight. | No response required. |
| 482a | Tom Pike | Landpro Services | | | Landvest supports the principle of the Neighbourhood Plan. It recognises the significant efforts that it takes to prepare a Neighbourhood Plan, specifically from the Parish Council, local residents and other interested stakeholders. It therefore intends to reiterate its 'in-principle' support at the Regulation 16 stage, and is willing to assist the Parish Council if welcomed. However, Landvest objects to a number of specific matters as included in the Neighbourhood Plan. This includes, inter alia, the site-selection process, a number of evidence base documents, the proposed housing site allocations, and the omission of the Site from the proposed housing allocations. Detailed comments are provided below. | No response required. |

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| 483 | Tom Pike | Landpro Services | | | <p>Landvest requests that the assessment for the Site included within the Strategic Environmental Assessment ('SEA' hereafter) for the Neighbourhood Plan is updated to reflect the latest iteration of the Proposed Development, together with more recently available information. The SEA states that schemes of 300no, 100 and 30no dwellings have been assessed in respect of the Site. As previously noted, the latest iteration of the Proposed Development comprises 5 or 6 dwellings. Furthermore, it is clear that the colours attributed to the technical matters in Table 6.5 relate to a 'worst case' assessment (i.e. a development of 300no dwellings) and therefore provide a disproportionate and unreasonable conclusion. Specifically:</p> <p>Air Quality. The assessment accepts that a development under the low growth scenario of 30no dwellings is 'considered likely to have minimal effects'. However, a 'significant negative' effect has been attributed to the proposed development of the Site. Given that the latest iteration of the Proposed Development is significantly below the lowest scenario, it is considered appropriate for the conclusions of the SEA to be updated.</p> <p>Biodiversity. The assessment accepts that 'minor positive effects' could result from development of the smaller Site. However, a 'minor negative' effect has been attributed to the proposed development. Notwithstanding this, Landvest consider that a minor positive effect underplays the benefits associated with the remainder of the Site being turned into a biodiversity rich amenity resource for the local community, removing some recreational pressure from the more sensitive landscape environments in close proximity. It therefore considers that 'significant positive' should be attributed to the proposed development in relation to this matter.</p> | The SEA has been updated based on the revised Plan. |

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| 484 | Tom Pike | Landpro Services | | | <p>Climate Change (Mitigation and Adaptation). Landvest welcomes the recognition that the Site has ‘relatively good accessibility to the existing bus services supporting access to more sustainable transport modes, as well as day-to-day services and facility needs supporting a reduced need to travel’. For the reasons set out in this representation, and specifically the position agreed with the Highway Authority, Landvest disagree that the Proposed Development would result in negative effects on the local road network. It therefore considers that a ‘neutral effect’, as a minimum, should be attributed to the proposed development in relation to this matter and requests that the SEA is accordingly updated.</p> <p>☒ Landscape. The effect of the Proposed Development is stated in the SEA to be ‘significant negative’. However, it recognises that the growth of around 30 dwellings on a smaller parcel of land in the southwest corner of the Site would likely have more limited potential negative effects on landscape setting and character. Given that the latest iteration of the Proposed Development includes 5 or 6 dwellings, which could be largely screened by additional boundary planting, together with the remainder of the Site being turned into a biodiversity rich amenity resource for the local community, it is considered that the effects should be ‘neutral’, and Landvest requests that the SEA is accordingly updated.</p> <p>☒ Historic Environment. Landvest welcomes the acknowledgement that a more limited development could potentially be designed such that direct sight lines between the Site and Registered Park and Garden are screened to avoid an urbanising effect. Landvest also accepts that the precise nature of the effects can only be determined once the quantum of development, design and layout is fixed. Notwithstanding this, Landvest considers that the development of the Site for the number of dwellings envisaged will likely result in a ‘neutral’ effect to the significance of the heritage assets in close proximity. This reflects more recent discussions undertaken with the City Council as part of pre-application discussions.</p> | The SEA has been updated based on the revised Plan. |
| 485 | Tom Pike | Landpro Services | | | <p>☒ Transportation. Based on the advice provided by the Highways Authority, and findings of the Highways Access Technical Note, it is considered that the SEA conclusion of ‘significant negative’ should be significantly reduced. It is therefore contended that the SEA provides an inflated assessment of the likely effects of the Proposed Development in relation to transport and highway matters.</p> | The SEA has been updated based on the revised Plan. |
| 486 | Tom Pike | Landpro Services | | | <p>The SEA identifies in Paragraph 7.1 that the Site was rejected on the basis of highways evidence limiting development to a maximum of 5no dwellings, and concerns regarding the potential impact on nearby heritage assets. Paragraph 7.1 continues to state that the ‘schemes to date’ indicate a small development of large homes which are less likely to serve local housing needs. Whilst larger properties are shown, it is eminently possible for a greater range of sizes to be provided, and therefore it is not considered that this is an appropriate reason to reject the Site. Furthermore, the Parish Council’s own evidence base explicitly state that larger homes should not be inhibited. As noted above, the impacts of the Proposed Development are much reduced when compared to those stated in the SEA. Its rejection is therefore considered to be unjustified on the basis of the SEA, principally as the Proposed Development will clearly contribute to the achievement of Sustainable Development (Basic Condition D as set out in the T&CPA).</p> | The SEA has been updated based on the revised Plan. |

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| 487 | Tom Pike | Landpro Services | | | <p>Paragraph 2.8 of the Technical Note relates to the Site. It states that the Site forms part of the rural context to the Riffhams Registered Park and Garden. To mitigate the impact on the Registered Park and Garden, the Technical Note considers that a planting belt of minimum 50m width along the Riffhams boundary is required, together with a limitation of building heights to 2-storeys and vernacular built forms with a lowdensity edge to Riffhams Lane, and southern edge of the Conservation Area.</p> <p>Landvest recognises that the Site sits between two designated heritage assets: the Danbury Conservation Area to the south-east of the Site; with Riffhams Park, a Grade II registered Park and Garden focused on a Grade II Listed Building (also known as Riffhams), to the west. However, it is not considered that the proximity of the heritage assets would preclude the development of part of the Site. Riffhams Park is separated from the Site by Riffhams Lane, with the Conservation Area disconnected by dense planting and existing late 20th Century housing.</p> | No response required. |
| 488 | Tom Pike | Landpro Services | | | <p>Landvest acknowledge that the development of the Site has the potential to affect the setting and significance of Riffhams Park through altering its rural setting and view from the Park. However, it is considered that the need to provide a planting belt with a minimum of 50 metres width is arbitrary and without basis. Riffhams was constructed in 1815-1817 by John Robert Spencer Phillips as a replacement for an earlier grand house that Spencer Phillips inherited in 1809. The new house was built as a grand, neo-Classical dwelling. Humphry Repton, the renowned landscape designer, was commissioned to advise on the design and layout of the grounds. The park is focused principally to the south of the house and includes expansive areas of parkland, with 2 large ponds and a mixture of tree belts and isolated trees. The land within the immediate vicinity of the house is more formally arranged. The land to the south was used as pasture and bound by dense shelter belts.</p> <p>The setting of the registered park was historically rural. However, the development of Danbury, which has gradually spread to the west during the 20th century, has reduced the extent of this wider rural land. It is acknowledged that the Site forms part of the surviving rural setting of the park, but there is little appreciation of the Park from within the Site given the extent of intervening planting. The experience of the Park from within the Site is therefore largely limited to this boundary planting, which provides a physical and visual barrier, and which would be maintained and enhanced as part of the Site's development. The contribution made by the Site to Riffhams Park's significance is consequently limited. Whilst the Site provides some rural context, it is considered that this is weakened to the south, especially where the Site adjoins existing 20th Century residential development, both to the north and south of Elm Green Lane. The southern part of the Site therefore makes a limited contribution to the significance of Riffhams park and is considered to be of low sensitivity. It is principally for this reason that a modest enclaved development is proposed in the southern part of the Site, with the balance to be turned into a biodiversity rich amenity resource for the local community.</p> | No response required. |

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| 489 | Tom Pike | Landpro Services | | | <p>This approach will limit any impacts on the park, with the provision of additional landscaping and planting along the Site's margins further helping to reduce the visual impact of a development and retaining enclosure and rural context of the Park.</p> <p>It is considered unlikely that a development of the scale envisaged will alter the significance of the Conservation Area. The Conservation Area has not been identified by the Conservation Officer as a constraint and is separated from the Site by intervening development and planting. This part of the Conservation Area's setting is characterised by later development, which has reduced its association with the wider rural land. It is therefore considered that the development of the Site would not harm the significance of the Conservation Area, and therefore would be acceptable in policy terms.</p> <p>So whilst the Site is located between two designated heritage assets and forms part of the semi-rural setting of Riffhams Park, it is considered possible to develop the southern portion of the Site whilst conserving the significance of the surrounding heritage assets. This will be achieved through the siting of development, limiting building heights to a maximum of 2-storeys, and careful design measures, including managed landscaping. In this context, it is considered that the proposed development of the site would be acceptable in planning policy.</p> <p>Landvest therefore consider that the contents of the Technical Note related to the Site should be discounted. This contention aligns with the direction provided by the City Council as part of the Pre-Application Response.</p> | Noted - we are advised by CCC in this regard. |
| 490 | Tom Pike | Landpro Services | | | <p>The Site Selection and Allocation Report states that the Site has not been proposed to be allocated for development due to it being accessed from a 'Local Road'. The only difference between the Site's performance against the selection criteria, and that of Sites D7 (Land at Tyndales Farm West) and D14 (Danecroft, Woodhill Road), is the 'impact on the local highway network'. This is despite the Highways Authority acknowledging that a development of 5 or 6 dwellings is acceptable in transport and highways terms. Landvest therefore queries the appropriateness of the criteria used in the Site Selection and Allocation Report, especially as residents have identified a clear preference for smaller developments of 10 or fewer dwellings. Despite this, a development of approximately 65 dwellings is proposed to be allocated.</p> <p>Furthermore, the number of dwellings proposed to be allocated in the Neighbourhood Plan falls short of the figure stated in Strategic Growth Site Policy 13, and Landvest contends that the figure should be a minimum, not a maximum, requirement, and should not be treated as a tool to refuse planning permission on sustainable sites that would otherwise help to boost the supply of housing in accordance with the Government's objective in Paragraph 60 of the National Planning Policy Framework ('NPPF' hereafter) (July 2021). This is considered in further detail in the subsequent section.</p> | <p>Noted - we are advised by CCC in this regard</p> <p>The allocation of 93 dwellings meets the requirement of Chelmsford City Council.</p> |
| 491 | Tom Pike | Landpro Services | | | <p>Landvest considers that the document titled 'Impact on Local Highway Network' should be discounted on the basis that its views are not consistent with that of the Highways Authority, or Evidence Base Document 15 – Essex County Council Highways Access Technical Note (August 2021). Specifically, the Highways Authority is clear that a development of 5 or 6 dwellings is acceptable in transport and highways terms. Elm Green Lane being impassable after snow is purely conjecture and not based on any evidence which supports the Neighbourhood Plan. Landvest does not consider it appropriate for the document to be used in the site-selection process, principally as it is not based on robust evidence.</p> | Noted - we are advised by CCC in this regard. |

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| 493 | Tom Pike | Landpro Services | | | <p>Landvest notes the criteria in Paragraph 5.4 of the Neighbourhood Plan against which sites were assessed to determine their appropriateness to be proposed to be allocated. Landvest does not wish to comment in detail in relation to the criteria. Although, it considers that great weight should be afforded to proposals which enhance, not those that do not cause harm to SSSIs. As previously noted, the Proposed Development includes a biodiversity rich amenity resource for the local community. This part of the Proposed Development may potentially remove some recreational pressure from the more sensitive landscape environments, specifically the SSSIs, in close proximity. Landvest therefore considers that this element of the proposed development should be weighed in favour of the allocation of the Site. It does not appear from the Evidence Base Documents which support the Neighbourhood Plan that this element of the Proposed Development has been considered.</p> | The sites selected will meet the required allocation of dwellings to build. |
| 494 | Tom Pike | Landpro Services | | | <p>Housing Site Allocations</p> <p>Landvest objects to Policy DNP1 as currently drafted. Specifically, Landvest considers that the Site should be included within Policy DNP1 as a proposed allocation for approximately 6no dwellings. Landvest considers that failure to do so will result in the Neighbourhood Plan being found to not meet the basic conditions as set out in the T&CPA.</p> <p>Danbury is a Key Service Settlement located outside of the Green Belt with a good range of local services and facilities. Danbury is therefore a sustainable settlement, which is reflected in Strategic Growth Site Policy 13 requiring an allocation of “around 100 new homes to be accommodated within or adjoining the Defined Settlement Boundary.” As stated in Paragraph 7.360 of the Local Plan, the number of dwellings required to be allocated by Policy 13 represents approximately a 5% increase in the number of homes within Danbury. Landvest consider this to be a very minor increase, and see no reason why the number of dwellings stated in Policy 13 should not be treated as a minimum (as opposed to a target).</p> <p>The Neighbourhood Plan as currently drafted only seeks to allocate approximately 93no dwellings. Whilst it is recognised that the balance of the requirement may come forward as windfall development on smaller sites, as stated in the second part of Draft Policy DNP1, Landvest queries why additional allocations cannot be identified to ensure greater consistency with the requirements of Policy 13. Whilst the Neighbourhood Plan does not appear to include a definition of ‘smaller sites’, a threshold of less than 10 dwellings was used in the Residents’ Questionnaire (Evidence Base Document 11). Given that the Proposed Development comprises 5 or 6 dwellings, it constitutes a ‘smaller site’, and therefore its proposed allocation would be entirely consistent with the preferred option identified by residents (Paragraph 5.6 of the Neighbourhood Plan).</p> | We have worked closely with CCC throughout the process to develop the Neighbourhood Plan and are both confident the Plan will meet the Basic Conditions. |

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| 495 | Tom Pike | Landpro Services | | | <p>In addition to the above, the NPPF is clear at Paragraph 74 that housing land supply targets should be considered a minimum, not a maximum, requirement, and should not be treated as a tool to refuse planning permission on sustainable sites that would otherwise help to boost the supply of housing in accordance with the Government's objective in NPPF Paragraph 60. Whilst it is accepted that this direction in the NPPF relates to five year housing land supply, Landvest contends that the same principle should be afforded to Policy 13 and the Neighbourhood Plan. Landvest considers that failure to do so could render the Neighbourhood Plan inconsistent with national policy, and the basic conditions set out in the T&CPA.</p> <p>Landvest notes from the City Council's latest development trajectory that 50no dwellings are anticipated to be delivered within the Danbury Neighbourhood Plan Area within the period 2025/26 to 2029/30. Given that the Danbury Neighbourhood Plan Area was originally designated in March 2016, that it has taken approximately 7-years to reach the Regulation 14 stage, that it still needs to progress through the Examination and Referendum stages, and that planning permission will also need to be granted before dwellings are delivered, Landvest considers it prudent for additional allocations to be identified to maximise the prospects of Policy 13 being achieved.</p> <p>The Evidence Base which supports the Neighbourhood Plan clearly demonstrates that the delivery of the Site is appropriate. Specifically, Supporting Evidence Base Document 5D – Site Options and Assessment Report (November 2021) states that the Site is 'suitable or potentially suitable for allocation in the Neighbourhood Plan' and explicitly states that the Site is 'potentially suitable for development of approximately 5 homes'. This reflects the views of Essex County Council as the Highways Authority who have accepted that the development of the Site comprising 5 or 6 dwellings is appropriate. Such a development would not detrimentally impact on the heritage assets in close proximity, specifically the Conservation Area to the east or the Registered Park or Garden to the west. Furthermore, there is no other technical constraint which would preclude the development of the Site for the number of homes envisaged, including the presence of trees protected by a preservation order to the south.</p> | <p>The sites selected will meet the required allocation of dwellings to build.</p> <p>Supporting Document 24 sets out the criteria and process to allocate the 93 dwellings.</p> |

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| 496 | Tom Pike | Landpro Services | | | <p>As identified in the preceding section, the Evidence Base which supports the Neighbourhood Plan is not consistent in terms of its assessment of the Site's Proposed Development, and parts should be largely discounted. This includes, inter alia, the SEA providing a disproportionate and unreasonable conclusion in relation to the Site; the Heritage Assessment Technical Note and Addendum for Danbury; and Impact on Local Highways Network. Landvest considers that failure to omit these documents from the Evidence Base may result in the Neighbourhood Plan being found to be inconsistent with the basic conditions set out in the T&CPA.</p> <p>It is considered that the Site provides an opportunity to deliver real benefits to the community, specifically the biodiversity rich amenity resource which may potentially remove some recreational pressure from the more sensitive landscape environments in close proximity. It will also assist the City and Parish Councils with meeting the requirements of Strategic Growth Site Policy 13. A development of 6-dwellings in the southern part of the Site will not impact upon the heritage assets in close proximity or the trees protected by a preservation order. It will also be appropriate in transport and highways terms, and the Site is considered to be 'deliverable' in the context of the 'tests' established by national planning policy.</p> <p>Landvest considers that the failure to propose to allocate the Site for development clearly undermines the robustness of the evidence base which is intended to support Neighbourhood Plan. Furthermore, it may result in the Neighbourhood Plan being found to be inconsistent with the basic conditions set out in the T&CPA. Specifically, the Neighbourhood Plan will not be consistent with national policies, or in general conformity with the strategic policies contained in the development plan. Landvest therefore requests that the Site is proposed to be allocated for approximately 6 dwellings in subsequent iterations of the Neighbourhood Plan.</p> | <p>The SEA has been updated based on the revised Plan. We are advised the evidence base supports the allocation of housing within the Danbury Neighbourhood Plan.</p> <p>We have worked closely with CCC throughout the process to develop the Neighbourhood Plan and are both confident the Plan will meet the Basic Conditions.</p> |
| 497 | Tom Pike | Landpro Services | | | <p>Figure 9 of the Neighbourhood Plan identifies Elm Green Lane, and Riffhams Lane southwards from Elm Green Lane as 'Rural Lanes'. Draft Policy DNP21 states that development proposals which affect protected and non-designated local lanes, which is assumed to include 'Rural Lanes', will not be supported if it would give rise to intensification of traffic. Landvest objects to this on the basis that there is currently no evidence which supports the identification of Elm Green Lane as a protected or non-designated local lane. To the contrary, Evidence Base Document 18B discounted Elm Green Lane from full assessment on the basis that it did not meet the required threshold for integrity and diversity. Even if it had reached the threshold for protected status, intensification of use of Elm Green Lane does not automatically result in additional harm. Given that the Highways Authority has accepted that the development of the Site for 5 or 6 dwellings is appropriate in transport and highways terms, it is considered that there is no justification for seeking to protect Elm Green Lane as a Rural Lane. Landvest therefore requests that Elm Green Lane is not identified as a Rural Lane in subsequent iterations of the Neighbourhood Plan.</p> | <p>Elm Green Lane is classified as a Local Road by Essex Highways. Supporting Document 24 sets out the criteria and process to allocate the 93 dwellings.</p> |
| 498 | Tom Pike | Landpro Services | | | <p>We trust that this response is helpful in the context of the emerging Neighbourhood Plan. We would be grateful for confirmation that the response has been received, and that the comments have been duly made. We wish to be kept updated regarding consideration of the representations, and the progress of the Neighbourhood Plan more generally.</p> | <p>No response required.</p> |

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| 499 | Marrons | Martin Grant Homes | | | <p>These representations have been prepared by Marrons on behalf of our clients Martin Grant Homes who are promoting the Land at Little Fields, Danbury (Appendix 1).</p> <p>These representations have been prepared by Marrons on behalf of our clients Martin Grant Homes who are promoting the Land at Little Fields, Danbury (Appendix 1). This Neighbourhood Plan representation is intended to help shape the Neighbourhood Plan and ensure it meets the basic conditions as set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 (as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004).</p> <p>The Parish Council has been working on its Neighbourhood Plan for a number of years with a Call for Sites exercise held in 2017 and, subsequently, a Call for Sites Assessment published in November 2018. Marrons submitted a letter to the Parish Council in October 2022 on behalf of Martin Grant Homes bringing the availability of the site at Land at Little Fields to their attention as it had not been previously considered through the Site Assessment. We are disappointed that no further assessment has been undertaken in relation to the site nor consideration as part of the development of the plan.</p> <p>The Regulation 14 Pre-Submission plan was published for a six-week period of public consultation from 1st February 2023 and ending on 15th March 2023. The Plan has been advanced on the basis of a housing requirement of around 100 dwellings as identified in the adopted Chelmsford City Council Local Plan (2020).</p> | No response required. |
| 500 | Marrons | Martin Grant Homes | | | The site selection process utilised to support the Plan is set out within the Sites Selection and Allocation Report (March 2022), this Report outlines that no additional sites have been considered further to the original 21 sites submitted to the call for sites exercise in 2017. We consider this approach to be flawed. The failure to consider alternative sites outside of those submitted as part of original call for sites exercise creates an unstable foundation which risks failing to deliver the plan's Vision, objectives and the basic conditions related to achieving sustainable development through the narrow scope of the assessment undertaken. | Noted - we are advised by CCC in this regard |
| 501 | Marrons | Martin Grant Homes | | | The Plan has identified five allocations within Policy DNP1 with a combined development potential of 93 dwellings. This is 7 dwellings below the 100 dwelling requirement contained in Strategic Policy S7 of the Chelmsford Local Plan. Policy DNP1 (2) notes that the "balance of the Local Plan housing requirement may come forward as windfall development on smaller sites and will be determined against the policies in the development plan." This provides no certainty that the necessary 100 dwellings will be delivered within the plan period and is not considered to be positively prepared, in line with National Planning Policy Framework (NPPF) paragraph 35, nor consistent with Strategic Policy S7. | The allocation of 93 dwellings meets the requirement of Chelmsford City Council. |
| 502 | Marrons | Martin Grant Homes | | | Policy DNP6 states that the defined settlement boundary is to be tightly drawn around any new built housing beyond the current boundary. The policy as drafted provides insufficient flexibility to delivery sustainable development adjacent to the settlement boundary, part 3 of the policy states that "Any development proposals outside the Defined Settlement Boundary should comply with the relevant Local Plan policies relating to the rural area." This limits development to a number of criteria contained within the Local Plan including for rural worker's dwellings, replacement buildings and limited affordable housing for local needs (Policy DM8). | DNP6 has been removed. |

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| 503 | Marrons | Martin Grant Homes | | | <p>As a result of the very significant affordable housing need in Danbury, recognised in the Neighbourhood Plan, and the limited ability to deliver this housing on identified allocations we consider that additional allocations should be sought through a further site assessment exercise. The identification of additional allocations would ensure that an increased number of affordable properties could be delivered and a fresh assessment would allow for further sites not previously considered to be assessed.</p> <p>Notwithstanding our commentary on the need for additional allocations to support affordable housing delivery within Danbury, the failure to assess the Land at Little Fields site as part of the site selection process is a critical error. Our previously submitted letter clearly demonstrates that the site performs more favourably in a number of criteria that the allocated Land at Sand Pit Field, East of Littlefields site (Site A). This includes:</p> <ul style="list-style-type: none"> • the Land at Little Fields site has a stronger relationship with the Settlement Boundary and is not as open in character as Land at Sand Pit Field, East of Littlefields site (Site A); • Site A has an amber score for highways access, presumably because a point of access needs to be created from Little Fields whereas the Land at Little Fields has an existing access point and therefore should be awarded a green score; and • Site A has amber scores for both harm to SSSIs and heritage assets and harm to the landscape. The Land at Little Fields does not have the same impact and as a result should be awarded a green score for both of these categories. <p>The conclusions of an appropriately completed site assessment results in the Land at Little Fields site performing better than sites identified as allocations in the Neighbourhood Plan and should be favoured as an allocation instead.</p> | Noted - we are advised by CCC in this regard |
| 504 | Marrons | Martin Grant Homes | | | <p>In respect of other policies in the Plan, Policy DNP8 aims to secure a minimum biodiversity net gain of 10%. The policy state that this biodiversity net gain should be delivered on-site wherever possible unless undeliverable, in which case proposals for net gain will be sought off-site within the Neighbourhood Plan area. The policy wording, and particularly the requirement for compensation off-site but within the Neighbourhood Plan area is far too limiting in scope. The policy should be modified to allow sufficient flexibility to deliver off-site biodiversity net gain at suitable sites outside of the Neighbourhood Plan area. In the absence of this flexibility there is no guarantee that the identified housing allocations, or other supported sites, could accord with Policy DNP8.</p> | Noted - we are advised by CCC in this regard |

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| 505 | Marrons | Martin Grant Homes | | | <p>In summary, we remain committed to the promotion of Land at Little Fields for future development and are willing to explore the opportunities this site could bring with the Parish Council.</p> <p>We consider that the site selection process utilised to support the Plan is flawed given that no further sites have been considered since the original call for sites exercise was undertaken in 2017, despite additional submissions having been made. The failure to consider alternative sites creates an unstable foundation which risks failing to deliver the plan's Vision, objectives and the basic conditions related to achieving sustainable development through the narrow scope of the assessment undertaken.</p> <p>It is clear that were a fresh site assessment exercise undertaken accounting for the Land at Little Fields it would score more positively than sites allocated in the Neighbourhood Plan.</p> <p>In respect of those sites allocated in the Plan, Policy DNP1 confirms that their combined development potential is 93 dwellings. This is 7 dwellings below the 100 dwelling requirement contained in Strategic Policy S7 of the Chelmsford Local Plan with the balance to be delivered as windfall development and small sites. This provides no certainty that the requirement of 100 dwellings will be delivered within the plan period and is not considered to be positively prepared, in line with NPPF paragraph 35, nor consistent with Strategic Policy S7</p> | <p>We followed the recommended process and this site was not submitted within the correct timescale.</p> <p>The allocation of 93 dwellings meets the requirement of Chelmsford City Council.</p> |
| 506 | Marrons | Martin Grant Homes | | | <p>Critically, the Danbury HNA (2020) identifies a housing need of 95 affordable home ownership dwellings and 51 affordable rent dwellings within the plan period. These totals 146 affordable homes in the 2021-36 period. On the basis of a housing requirement of 100 dwellings and a 35% affordable housing requirement on qualifying sites the delivery is expected to be below 35 affordable dwellings. This is a very significant shortfall and at most would deliver just 24% of the affordable housing need in Danbury. More should be done to meet the acute affordable housing need in Danbury and this includes the allocation of additional sites.</p> <p>The Plan has been advanced on the basis that the defined settlement boundary is to be tightly drawn around any new built housing beyond the current boundary (Policy DNP6). The approach, and the policy itself, provide insufficient flexibility to delivery sustainable development adjacent to the settlement boundary and require modification.</p> <p>In context with the very significant affordable housing need in Danbury, recognised in the Neighbourhood Plan, and the limited ability to deliver this housing on identified allocations we consider that additional allocations should be sought through a further site assessment exercise alongside increased flexibility within Policy DNP6 to allow for sustainable development to be brought forward adjacent to the settlement boundary. This modification and identification of additional allocations would ensure that an increased number of affordable properties could be delivered and the Plan would ensure the delivery of the 100 dwelling requirement in conformity with the Local Plan.</p> | <p>No response required.</p> <p>Policy DNP6 has been removed.</p> |

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| 507 | Marrons | Martin Grant Homes | | | <p>We do not consider that the Plan as drafted is positively prepared, in line with NPPF paragraph 35, nor consistent with Strategic Policy S7. Without modification and a new Site Assessment exercise being undertaken, we consider that it fails to comply with the basic conditions as set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 (as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004).</p> <p>We would therefore request that the Parish Council consider the points outlined in this response carefully. We would reiterate our desire to work with the Parish Council to promote this site and to ensure that sufficient sustainable development will be delivered in Danbury.</p> | The allocation of 93 dwellings meets the requirement of Chelmsford City Council. We have worked closely with CCC throughout the process to develop the Neighbourhood Plan and are both confident the Plan will meet the Basic Conditions. |
| 508 | Peter Rawlinson | Gleeson Land | | | <p>The following representation is submitted by Gleeson Land in relation to our land interest at Land North of Runsell Lane, Danbury.</p> <p>Gleeson commends the Neighbourhood Plan Steering Group in undertaking the extensive work required to prepare a Neighbourhood Plan to help meet the development requirements for Danbury, as set out in the adopted Chelmsford Local Plan. Neighbourhood planning provides a powerful set of tools for local people to ensure they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider area. As a 'Key Service Settlement' Danbury has an important role to play in delivering sustainable development, supporting not only the needs of local residents, but also those living in the surrounding area.</p> <p>Gleeson's site 'Land North of Runsell Lane' provides an opportunity create a new high quality and sustainable residential development, set within a mature landscape context. The new homes would be designed to reflect the existing character of Danbury, using high quality materials and detailing. The design of the development will be led by the surrounding landscape to ensure that the new homes integrate with the surrounding landscape, as a cohesive addition to the village. Location Plan attached.</p> <p>The site extends to a total of 3.6ha and is situated to the east of the village on the northern-eastern side of Runsell Lane. The site is comprised of a single parcel of land in agricultural use in single ownership, and is being promoted as a deliverable and developable residential scheme. A site location plan showing the site boundary edged in red is include with this submission. Future development on the site would provide much needed market and affordable housing on the edge of Danbury in a sustainable location, within walking distance of key services and facilities including Tesco Express (9 minute walk), St Johns C of E Primary School (11 minute walk), and Danbury Sports and Social Centre (20 minute walk).</p> | No response required. |

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| 509 | Peter Rawlinson | Gleeson Land | | | <p>Our vision for the residential development is to create a harmonious and sustainable community that complements the natural beauty of the surrounding area. To achieve this vision we propose to:</p> <ol style="list-style-type: none"> 1. Design the development in a way that is sympathetic to the natural landscape: We will work with landscape architects to create a design that minimises the impact on the surrounding area and enhances its natural beauty. The development will deliver a net gain in biodiversity and be permeable to wildlife through and around the development. We will also ensure that the development is designed to be energy efficient and sustainable. 2. Provide a mix of housing types: We will provide a mix of housing types, including affordable homes, to create a diverse and inclusive community, providing the type of homes local residents need. We will include housing designed to be adaptable and accessible, so that it can meet the needs of a wide range of residents. 3. Create community facilities: We will create community facilities, such as green spaces, playgrounds, and allotments, to encourage social interaction and community engagement for the benefit of new and existing residents. 4. Encourage sustainable transport: We will encourage sustainable transport, such as walking, cycling, and public transport, to reduce the impact of the development on the surrounding area and road network. We will also provide adequate parking for residents and visitors, while ensuring that the parking is designed to be unobtrusive and in keeping with the natural landscape. <p>Overall, our vision is to create a sustainable and harmonious community that respects the natural landscape and the existing character of the village. We believe that by working closely with the local planning authority, parish council, landscape experts, and the community, we can create a development that enhances the quality of life for its residents while respecting and enhancing the surrounding landscape.</p> | No response required. |

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| 510 | Peter Rawlinson | Gleeson Land | | | <p>Development of the site could bring numerous benefits to the area as set out below:</p> <p>1. Benefits to the surrounding landscape and environment:</p> <ul style="list-style-type: none"> • The creation of green spaces and community allotments will provide new habitats for wildlife and encourage biodiversity in the area. • The development will incorporate sustainable design features, such as energy efficient buildings and renewable energy sources, which will reduce the carbon footprint and help preserve the local environment. • Encouraging sustainable transport will reduce the carbon footprint and air pollution in the local area. <p>2. Benefits to the local economy and businesses:</p> <ul style="list-style-type: none"> • The development will create job opportunities in the construction industry and related sectors, providing a boost to the local economy. • The provision of affordable housing will make it easier for local workers to live in the area, reducing commuting times and supporting local businesses. • Facilitating home working will encourage and enable residents to use local services and spend money in the village. <p>3. Social benefits:</p> <ul style="list-style-type: none"> • Financial contributions through CIL can be used to improve facilities in the village. • Community facilities such as green spaces, playgrounds and allotments will encourage social interaction and community engagement. • The provision of affordable housing will enable a diverse range of people to live in the area, promoting social inclusion and diversity. • Providing accessible and adaptable housing will cater to the needs of a wide range of residents, including those with disabilities and older people. • New footpaths and viewing areas can provide new opportunities for people to appreciate views from the site. | No response required. |
| 511 | Peter Rawlinson | Gleeson Land | | | <p>Neighbourhood Plan Vision & Objectives</p> <p>The vision for a flourishing village, separate from Chelmsford, with a strong community spirit, where people of all ages will be able to enjoy Danbury's unique character and identity is supported.</p> <p>The objective for housing and development to ensure high quality provision for all ages, which responds to Danbury's needs is also strongly supported. There is a need for new homes suitable for young families and particularly for affordable housing, which new development sites are able to deliver. New development can also contribute towards the recreation and leisure objective to improve Danbury's existing facilities and increase provision where a shortfall exists.</p> <p>Development on the east side of the village would help increase the provision in this area where there is a recognised deficiency.</p> <p>New homes can also support local businesses and the local economy through an influx of new residents that will spend time and money in the village. New homes can also be designed with home working in mind with layouts conducive to home working, and by providing superfast broadband to all new residents. Providing space for home working increases the likelihood of new residents to use local services and facilities during the working week, further contributing towards local businesses.</p> | No response required. |

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| 512 | Peter Rawlinson | Gleeson Land | | | <p>Housing and Development</p> <p>The Plan rightly identifies that one of the key issues to be addressed is to find sites to accommodate 100 homes, as set out in the adopted Chelmsford Local Plan. We do not have any specific comments to make on the suitability of individual sites, however it is considered that there is potential for the Neighbourhood Plan to be more ambitious and seek to allocate more than 100 homes. The National Planning Policy Guidance (NPPG) at paragraph 103 states that ‘Neighbourhood planning bodies are encouraged to plan to meet their housing requirement, and where possible to exceed it. A sustainable choice of sites to accommodate housing will provide flexibility if circumstances change, and allows the plan to remain up to date over a longer time scale.’ There are available and deliverable sites such as Gleeson’s ‘Land North of Runsell Lane’ that would be able to provide additional homes, while still being in conformity with the strategic policies of the Local Plan and when adopted the Neighbourhood Plan.</p> <p>It is also important to note that the Chelmsford Local Plan was adopted in May 2020. Under regulation 10A of The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) local planning authorities must review local plans at least once every five years. The Local Plan is therefore required to be reviewed by May 2025. This is just over 2 years away and accordingly the City Council have embarked on this process, consulting on potential ‘issues and options’ in December 2022. The ‘issues and options’ consultation set out that the housing requirement is expected to increase to 1,000 homes per year, a notable increase from the existing target of 805 homes per year. The 100 homes apportioned to Danbury is based on the current target, but as set out above this target will likely increase relatively soon after the Neighbourhood Plan is scheduled to be ‘made’. It is therefore recommended that the Neighbourhood Plan allocate additional sites now, to ensure it remains in step with the up to date housing requirement once the Local Plan Review has taken place.</p> | <p>We have worked closely with CCC throughout the process to develop the Neighbourhood Plan and are both confident the Plan will meet the Basic Conditions.</p> <p>We followed the recommended process and this site was not submitted within the correct timescale.</p> |
| 513 | Peter Rawlinson | Gleeson Land | | | <p>Increasing the number of new homes will also have the additional benefit of providing more affordable housing. The Housing Needs Assessment 2020 explains that there is a projected need for 51 affordable rent homes and 95 affordable homes for sale in Danbury. It is clear that the need will not be met by the currently proposed allocations in the Neighbourhood Plan. Providing more affordable homes to meet the identified need would be in accordance with the important objective for housing and development to ensure high quality provision for all ages, which responds to Danbury’s needs.</p> | <p>Noted - we are advised by CCC in this regard.</p> |
| 514 | Peter Rawlinson | Gleeson Land | | | <p>Site selection and housing allocations</p> <p>We support the decision to include a larger site for allocation. As set out in the Plan larger sites are better able to meet Danbury’s needs in terms of housing mix, affordable housing and community facilities. Smaller developments may not meet the threshold where affordable housing is required, and may not be able to provide additional benefits to the local area and remain viable. Our site would be able to provide policy compliant levels of affordable housing and would be able to support additional community benefits in the form of children’s play space and community allotments. In regards to site selection criteria it is considered that when considering sites in the future, the preference for sites to have direct access from Priority 1 or Priority 2 Roads needs to be balanced against the potential benefits a site could deliver and the overall appropriateness of a development, when assessed as a whole.</p> | <p>We followed the recommended process and this site was not submitted within the correct timescale.</p> |

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| 515 | Peter Rawlinson | Gleeson Land | | | <p>We support the intention of Policy DNP3: Sustainable Housing Design, for seeking a high level of sustainable design and construction, and for new development to be optimised for energy efficiency, targeting zero carbon emissions. However, it is considered that the most effective way for this goal to be achieved will be through following the national Future Homes Standard that will be delivered through building regulation changes, which will require new homes to be zero carbon ready by 2025. The Future Homes Standard is a comprehensive and effective policy that has been designed to address the energy efficiency of new homes. It includes a range of measures designed to reduce the carbon emissions and energy consumption of new homes. These measures include improved insulation, more efficient heating systems, and the use of renewable energy sources.</p> <p>By ensuring new homes meet these standards through building regulations the carbon footprint of buildings can be significantly reduced, contributing to meeting climate change targets. Additional policies in a neighbourhood plan are not necessary to achieve this goal. Neighbourhood plans are designed to provide more specific guidance on planning issues at a local level. While they can be useful for addressing certain issues, they are not necessary for delivering energy efficient homes.</p> <p>Furthermore, adding additional policies to a neighbourhood plan could create confusion and lead to inconsistencies in planning policy. This could create unnecessary barriers to development and ultimately slow down the delivery of much-needed new housing.</p> | No response required. |
| 516 | Peter Rawlinson | Gleeson Land | | | <p>The requirement in Policy DNP8: Environment and Biodiversity, for sites to deliver a net gain of 10% biodiversity, in line with the requirements of the Environment Act 2021 is supported. It is agreed that biodiversity gains should be delivered on site as far as possible, but that it may be appropriate for biodiversity net gain to be provided off-site, depending on the particular circumstances of a development</p> <p>The requirement for off-site biodiversity net gain to be provided within the Neighbourhood Plan area is not supported. There is no requirement in the Environment Act 2021 for biodiversity net gain to be provided within such a limited distance from a development site. It may be that suitable land outside the Neighbourhood Plan area is better able to deliver a net gain in biodiversity with wider benefits to the environment. Sustainable development should not be prevented if there is no land available for biodiversity net gain within the Neighbourhood Plan area. Flora and fauna are not restricted to policy boundaries and so there is no need or justification for off-site biodiversity net gain to be limited to just the Neighbourhood Plan area.</p> | <p>It is difficult for the Neighbourhood Plan to require actions outside of the NP designated area. However, BNG sites need to be registered so it is not certain that a site will be available within the NP area.</p> <p>Paragraph 3 has been updated.</p> |

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| 517 | Peter Rawlinson | Gleeson Land | | | <p>Landscape Character and Setting</p> <p>The Neighbourhood Plan notes that Danbury is set on a hill and enjoys uninterrupted views across the Chelmer Valley, the Blackwater River and Estuary, woodland and farmland. The two most prominent views as identified by the Neighbourhood Plan are from the top of St John's Church spire, and from the War Memorial. Given the topography and historical development of the village it is clear any notable development is likely to have an impact on existing views and the surrounding landscape. Policy DNP14 sets out seven Key Views around Danbury to be designated for protection. The policy requires that <i>'development proposals falling within these views will be expected to be accompanied by a Visual Impact Assessment demonstrating how the benefits of the proposal outweigh the harm caused or that the harm can be suitable mitigated.'</i></p> <p>Whilst it is recognised that these views are valued by local residents, the protection of views should be justified through landscape led evidence. In relation to Gleeson's land interests, which are adjacent to view <i>'c) From Runsell Lane over Blackwater'</i>, it is considered that protection of this view is not supported by robust evidence. Whilst our site has not been specifically assessed, the Landscape Sensitivity and Capacity Assessment (2017) reviewed the adjacent land to the west under Sub-area DLP1b. The assessment found that while the sub area has a high visual sensitivity overall it was judged to be of moderate value. Stating <i>'This is an area of ordinary non-designated landscape and whilst it has recognisable and intact character, there are few nature conservation interests (associated with hedgerows and ditches) and is showing evidence of decline as a result of the removal and undermanagement of hedgerows. Whilst there is no public access, the area is viewed from Runsell Lane that skirts the edge of the settlement. However the land has a moderate or ordinary aesthetic appeal (with attractive views towards woodland and across open countryside of the north and east) with some detracting features (associated with residential properties on the settlement edge) . There is nothing to suggest in this assessment that the view is worth of specific protection.</i></p> | DNP14 has been updated. |
| 518 | Peter Rawlinson | Gleeson Land | | | <p>The adjacent site to the west was also the subject of a planning appeal. In the appeal the Inspector concluded that the while the site was an attractive area of countryside it did not form part of a valued landscape for the purposes of the NPPF, and was not untypical of its landscape character area.</p> <p>We therefore object to the designation of the protected views. In particular view <i>'c) From Runsell Lane over Blackwater'</i> is not part of a valued landscape and there is no robust landscape evidence to justify this designation.</p> <p>Notwithstanding our objections to the designation of protected views, it is considered that protecting and enhancing a view can be achieved through well-designed residential development. By carefully selecting the layout, design, and scale of the development, it is possible to create a development that complements and enhances the view, rather than detracting from it.</p> <p>Firstly, by carefully selecting the location of development within the site, it is possible to minimize its impact on the view. A well-placed development can help to frame the view and create a sense of depth and perspective, better integrating the edge of the village with the surrounding landscape.</p> <p>Secondly, a well-designed residential development can enhance the view by incorporating design features that complement and accentuate the surrounding landscape. For example, the use of materials and colours that blend in with the natural environment can help the development blend in with the landscape, while still being visually appealing. Additionally the placement of open green spaces, community allotments and landscaping can enhance the view by adding more greenery and helping mitigate the impact of development on the landscape.</p> | DNP14 has been updated. |

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| 519 | Peter Rawlinson | Gleeson Land | | | Finally, a well-designed residential development can provide more public access to the view, creating opportunities for people to enjoy and appreciate it. Currently the view can only be appreciated from the public highway. By incorporating features such as public footpaths, viewing platforms, benches, and other amenities, the development could provide new ways for people to experience and appreciate the view. It is therefore considered that a suitably sited and well-designed development could be accommodated on land to the north of Runsell Lane whilst retaining and enhancing views through to the south and east. | No response required. |
| 520 | Peter Rawlinson | Gleeson Land | | | A balance needs to be struck between protecting key characteristics of the village whilst not stifling progress and preventing development that can provide the new homes local people need. While consideration needs to be given to non-designated local lanes this should not be a barrier to sustainable development. Any proposed development would still need to demonstrate there has been no unacceptable harm to the surrounding landscape and character of an area, which will include non-designated local lanes where they form part of the character of an area. The aspiration to identify additional lanes for protection as set out in table 5 is therefore not supported and is not justified. | DNP21 has been updated. |
| 521 | Peter Rawlinson | Gleeson Land | | | To summarise the above points, Gleeson Land supports the overall intention of the Danbury Neighbourhood Plan to meet the needs of local people and to deliver sustainable development that the village needs. New development can bring a range of benefits to support the local economy and existing businesses, whilst preserving the important attributes of the village. It is considered that the number of new homes to be allocated in the Neighbourhood Plan could be increased to as a minimum meet the needs identified in the adopted Local Plan. The Local Plan requirement for Danbury is a minimum and the Neighbourhood Plan should go further and strive to deliver the homes people need now, particularly new market and affordable homes for young families that wish to live in Danbury. The desire to protect valued areas should be balanced against the needs of local people, including those who need a new home to live in so that they can remain in the village. Policies need to be based on robust evidence to ensure the neighbourhood plan is effective, sustainable, and meets the needs of the local community. Where the basis for a policy is not evidence based it is unlikely to be justified and should not be included in the plan. | No response required. |

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| 522 | Rachel Hough | BDP | | | <p>On behalf of Grosvenor Property UK and landowners Hammonds Estates LLP, BDP is pleased to submit the following representation to the Regulation 14 Consultation of the Danbury Neighbourhood Plan.</p> <p>Grosvenor Property UK and Hammonds Estates LLP are jointly promoting land at Hammonds Farm for allocation in the ongoing Chelmsford Local Plan Review, covering the period from 2022-2041. The Local Plan Regulation 18 Issues and Options Consultation held in Autumn 2022 identified Hammonds Farm as a significant component of Spatial Approach E, with potential to deliver 4,000 homes in the next plan period.</p> <p>The south-eastern part of the Hammonds Farm site, as shown in the site boundary provided in the Appendix to this letter, falls within the parish of Danbury and would therefore be subject to the Neighbourhood Plan's policies should it be successfully adopted. We note that the overall principle of accommodating future housing growth within a new settlement at Hammonds Farm is a strategic matter for consideration by Chelmsford City Council during the Local Plan Review, and acknowledge that paragraph 1.27 of the draft Neighbourhood Plan commits to review and update the Plan when a new Local Plan is adopted.</p> <p>We value the engagement being undertaken by the Neighbourhood Plan Steering Group, and have made a series of comments on the draft Neighbourhood Plan policies using the response form on the next page. Grosvenor and Hammonds Estates LLP commit to working with local people to ensure that our proposed development is designed with the local community's aspirations in mind, and in this regard the Neighbourhood Plan provides a valuable policy basis to understand local views</p> <p>We look forward to working with the local community if a strategic housing allocation at Hammonds Farm is identified by Chelmsford City Council, through its Local Plan Review, as the most appropriate approach to delivering Chelmsford's housing and community needs.</p> | No response required. |
| 523 | Rachel Hough | BDP | | | <p>We support the vision for Danbury set out in the neighbourhood plan. It is important that Danbury retains its character as an independent village, with its own unique character and identity, while not precluding new development of an appropriate form, scale and nature. We note that existing designated wildlife sites and open spaces on the existing settlement boundary, which the Hammonds Farm masterplan would seek to retain and enhance, would ensure appropriate separation from any new development on our site, and support protection of the parish's woods and green spaces as identified within the vision.</p> | No response required. |
| 524 | Rachel Hough | BDP | | | <p>We support the provision of high quality housing for all ages which responds to Danbury's needs. Given the affordability challenges that Chelmsford faces, we consider that delivering the size, types and tenures of housing which meet the needs of local residents is of key importance to ensuring that people can remain in their local area for the long term, and to reinforcing local and community networks.</p> <p>The approach to new housing provision at Hammonds Farm will be to promote long term housing security, delivering a wide variety of choice in order to create clear pathways for people to move house locally. We are exploring a diverse range of housing and stewardship models in order to provide access to a range of housing types and price points, addressing both shortages of smaller and mid-size dwellings within Danbury, as well as the need for larger family-sized homes across the wider Chelmsford area. This may include provision of build-to-rent properties offering longer tenancies for those who want them; bespoke local lettings arrangements to prioritise affordable homes for key workers; as well as wider affordable housing provision via a local trust. There will also be space for self-build and custom build housing, and a range of plot sizes enabling SMEs to become involved in construction and delivery. We consider that this aligns well with the principles set by Policy DNP2.</p> | No response required. |

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| 525 | Rachel Hough | BDP | | | We support the requirement for new development to meet a high level of sustainable design and construction, and take innovative approaches to the construction of low carbon homes – in particular, the requirement to be ‘Future Homes Standard’ ready. This target has also informed our emerging design concepts for Hammonds Farm, which will embed sustainable living and net zero carbon emissions into the community from the start; through a range of measures including energy efficient buildings as identified in section 1.3 of the Design Guide, and delivery of on-site renewable energy. Grosvenor is committed to all of its developments achieving net zero carbon emissions by 2030. | No response required. |
| 526 | Rachel Hough | BDP | | | We are supportive of the general approach to built form identified in Policy DNP4 and throughout the Design Guide, insofar as this relates to the housing site allocations in the Local Plan. Should the Local Plan Review see future identification of Hammonds Farm as a suitable location for delivery of a new settlement, we consider that this may require some revision of Policy DNP4 and associated guidance in order to take account of the nature and scale of the development, but acknowledge that this is a matter that should be dealt with through a future review of the Neighbourhood Plan, if necessary. Considering the requirements of the policy as currently proposed, new development at Hammonds Farm would seek to respond to local design cues, and provide a range of property sizes and designs in order to create an inclusive community. | No response required. |
| 527 | Rachel Hough | BDP | | | We support the requirement for new development in the Neighbourhood Plan area to secure a minimum 10% Biodiversity Net Gain, which is consistent with forthcoming national requirements brought forward under the Environment Act 2021. Our response to policies DNP9 and DNP10 below suggests how this target may be met or exceeded at Hammonds Farm, where the scale of the site allows for new housing and employment uses to be brought forward while also protecting and enhancing existing habitats, and retaining a large proportion of the site as undeveloped land for the creation of new ecological and recreational spaces. | No response required. |
| 528 | Rachel Hough | BDP | | | We support the identification of wildlife corridors in order to connect ecologically important habitats within and beyond the Neighbourhood Plan area. While none of the corridors identified within Danbury parish run through the Hammonds Farm site, we note the Sandon Brook corridor beyond the parish boundary to the north. Our emerging landscape strategy for Hammonds Farm, which will locate all development outside designated wildlife sites, includes the creation of an ecological spine along Sandon Brook, alongside wider enhancements to the existing hedgerow network, and creation of new grassland, wetland and woodland habitats to provide permeability for wildlife throughout the development. This is intended to incorporate strong links to surrounding habitats and corridors such as those identified in the Neighbourhood Plan, which is welcomed. We also support the approach to open spaces proposed by draft policy DNP10, which has good alignment with our approach to development at Hammonds Farm. As part of the new settlement, we intend to provide a significant 70 hectare country park bordering the banks of the River Chelmer, together with smaller scale green spaces for doorstep play, sports, food production and wellbeing. As discussed at paragraph 6.14 of the Neighbourhood Plan, this will redirect pressure from and avoid overuse of ecologically important areas. | No response required. |
| 529 | Rachel Hough | BDP | | | We agree that all new development proposals should be safe and flood resilient for their lifetime, taking into account the current and future impacts of climate change. We are also supportive of the delivery of SuDS which deliver multi-functional benefits for wildlife, amenity and landscape, as proposed by the draft policy and discussed in our response to the plan’s wildlife policies above. | No response required. |

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| 530 | Rachel Hough | BDP | | | We are supportive of the retention of existing viable trees and hedges wherever possible, and the incorporation of existing natural and landscape features into new development as described with reference to our emerging landscape strategy above. We are also supportive of incorporating street tree planting, which offers multi-functional benefits of noise reduction, shade, biodiversity, sustainable drainage and character. Street trees will be provided at a high level throughout the Hammonds Farm development in addition to new and enhanced forested areas. | No response required. |
| 531 | Rachel Hough | BDP | | | We welcome the identification of key views within the parish, which are helpful in informing the development of the Hammonds Farm masterplan. While we do not consider that any of the views designated for protection would be subject to change as a result of our proposals, the undesignated view (identified as valued, although not needing protection) looking uphill from Hammonds Lane towards Danbury, and the spire of St John's Church, is noted. We would welcome further clarification on the location of this view, which is not identified on the key views map. Our emerging design concepts have been informed by a careful process of landscape and visual assessment, and we will seek to utilise careful masterplanning which takes account of views in and out of the new development, particularly towards local landmarks such as the church spire. The retention of existing woodland and open spaces between Hammonds Farm and the Danbury settlement boundary will provide a buffer for these views, to ensure that their character is maintained as far as possible. | This view has been withdrawn and Figure 7 has been updated. |
| 532 | Rachel Hough | BDP | | | We are supportive of new development sites incorporating good access to existing public, community and active transport routes, and village amenities within Danbury. The potential scale of development at Hammonds Farm means that, while falling within the existing parish area, it would operate as a clearly separate and self-sustaining settlement in a different manner to those currently allocated within the Neighbourhood Plan, with amenities provided to meet the needs of new residents on-site (as discussed further in our response to DNP22/23 below). The layout of the new development will provide good walking, cycling and public transport connections throughout to ensure that these amenities are within easy reach of residents. Hammonds Farm is located between two major transport hubs at Sandon Park & Ride and Beaulieu Park Station, but these facilities are currently disconnected from one another and present limited onward connections to the east. In response, the new settlement will seek to connect these through a new orbital sustainable transport corridor supported by onward active and public transport routes. This is intended to unlock sustainable transport around the east of Chelmsford for the benefit of existing residents within surrounding villages as well as new residents at Hammonds Farm, providing a step change in public transport provision. Our proposals will also address congestion at Junction 18 of the A12. We acknowledge that, at present, the Neighbourhood Plan has been prepared with reference to the current spatial strategy within the Local Plan and the proposed Danbury site allocations; and consider that as drafted Policy DNP15 is appropriate to their scale and nature. We trust however that the above provides the Steering Group with useful context regarding our intention for future development at Hammonds Farm. | No response required. |

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| 533 | Rachel Hough | BDP | | | <p>We are strongly supportive of the protection of existing, and provision of new or improved recreational facilities within Danbury. We note supporting text within the Neighbourhood Plan which identifies a shortfall of youth play space and sports and recreation grounds, residents' desire for outdoor exercise equipment, and the pressure put on ecologically sensitive spaces by the presence of mountain bikers.</p> <p>We are currently considering the sports and recreational offer of the Hammonds Farm development. Alongside provision of local and doorstep facilities we consider that the shortfall of cycling sports facilities within Chelmsford, coupled with our aspirations to encourage a cycling culture for both travel and recreation, presents a significant opportunity to fill this gap; and are exploring the potential provision of a velodrome or BMX park to supplement our location on National Cycle Route 1. This could also be used to alleviate the existing pressures within the Danbury area as discussed in the Neighbourhood Plan.</p> <p>To the north of the site, we intend to provide a significant 70ha Country Park comprising land along the River Chelmer, and a large lake. This will include water-based and other sporting facilities with city-wide appeal; and could also form a new resource for residents within Danbury, albeit outside the parish area.</p> | No response required. |
| 534 | Rachel Hough | BDP | | | <p>We are supportive of the protection of existing local open space by Policy DNP20 of the Plan, and will protect and retain designated open spaces adjacent to the Hammonds Farm site boundary. This will serve to provide a significant green buffer between the Hammonds Farm site and existing built development within Danbury parish, and thereby protect the existing character of the village.</p> | No response required. |
| 535 | Rachel Hough | BDP | | | <p>We are strongly supportive of the retention and enhancement of existing, and provision of new community facilities which support those living in Danbury and the wider area. We consider that, should a new development at Hammonds Farm be selected as one of the City Council's preferred Spatial Options, Policy DNP23 provides a positive framework for the provision of new community facilities at Hammonds Farm. The new development would deliver a series of socio-economic infrastructure in order to meet the demand created by new residents, including up to three primary schools and a new secondary school; a health centre and health and social care provision; wrap-around childcare facilities; formal and informal sports facilities; employment opportunities including space for small businesses; and a potential satellite of Chelmsford College. This would not only allow the settlement to operate as a self-sustaining place, but would also provide a resource for those within the wider parish, supported by excellent active and public transport connections.</p> | No response required. |
| 550 | Resident | | | 1 | <p>A well formulated plan that has taken into consideration all access problems locally and the desire to satisfy the planning authorities/govt but at the same time, protecting the identity and design of the village.</p> | No response required. |
| 551 | Resident | | | 1 | <p>I have carefully read the Plan and am very please with the outcome. It provides a realistic description of the village ant the aspirations of the residents. I believe the plan provides an acheivable route for the development of the village, its environment and its people.</p> | No response required. |
| 552 | Resident | | | 6 | <p>This process/document is essentially a mechanism to apply a housing development quota to the village. In that respect, using the results of a survey (the 2018 Questionnaire) that represents only 20% of the village population as the primary foundation for the choices made in the plan is to me inappropriate. It is not statistically or democratically valid. Given that the respondent profile was a skewed segment of the community, it is qualitatively imbalanced also. These results are also now five and six years old.</p> | The Plan has been written following the recommended process. |
| 553 | Resident | | 2.18 | 15 | <p>Add the following Paragraph after Horne Row. Ludgores Lane is an unlit unmade narrow lane, designated a bridle-way, leading from Sporehams Lane directly to the Backwarden Nature Reserve with adjoining farm land to the south. There are some 1920s housing by Bakers and also some 18th century dwellings.</p> | See ID 4055 |
| 554 | Resident | | 2.18 | 15 | <p>Add the following Paragraph after Horne Row. Ludgores Lane is an unlit unmade narrow lane, designated a bridle-way, leading from Sporehams Lane directly to the Backwarden Nature Reserve with adjoining farm land to the south. There are some 1920s housing by Bakers and also some 18th century dwellings.</p> | See ID 4055 |

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| 555 | Resident | | 2.18 | 15 | Re Horne Row suggest amending to: Horne Rowe is an area of unmade and narrow single tracks with no pavements and no street lighting. Although allowing vehicular access to the properties, the tracks are designated as bridleways or footpaths. Housing is largely 18th to 20th century bordering Danbury Common to the north-east and the wildlife corridor linking Backwarden and Blakes Wood to the south-west. | Suggested amendment accepted. |
| 556 | Resident | | 2.18 | 15 | Reword first sentence as currently this implies that the localities are the DSB | Suggested amendment accepted. |
| 557 | Resident | | Fig2 | 15 | With reference to Figure 2 this shows a path running from Hyde Lane along the boundary of the houses in Barley Mead and Hyde Green to the eastern end of Cherry Garden Lane. Effectively along the western boundary of the lilacc area and allocated area B. I live at 24 Barley Mead and to my knowledge and that of my immediate neighbours this is not and never has been a designated footpath. I'm fact the landowner puts up a sign every few year informing people that this is private land and there is no public right of way. Neither does the Ordnance Survey maps of the area. Therefore, I believe the map used in the Neighbourhood Plan is incorrect and misleading people to trespass on private land. Please could you investigate this and provide a response as well as confirming the map has been corrected and will be changed in the Neighbourhood Plan. If on the other hand this is now an adopted footpath please could you point me at the appropriate planning application? | Figure 2 has been amended. Figure 4 has been corrected in the NP. |
| 558 | Resident | | 3 | 16 | Is it possible here to elaborate on the comment regarding hedgehog "highways" with specific mention of ways to add in "holes" to aid hedgehog movement or the provision of premade hedgehog friendly gravel boards. Reference is at www.hedgehogstreet.org Reference maybe could be made to the research on this appendix too. | Suggested amendment accepted. |
| 559 | Resident | | 3 | 16 | Is it possible here to elaborate on the comment regarding hedgehog "highways" with specific mention of ways to add in "holes" to aid hedgehog movement or the provision of premade hedgehog friendly gravel boards. Reference is at www.hedgehogstreet.org Reference maybe could be made to the research on this appendix too. | Suggested amendment accepted. |
| 560 | Resident | | 2.32 | 18 | LSOA area with high deprivation (amongst 50% most deprived) i.e. Chelmsford 016E. Furthermore when analysing the demographics of that data Chelmsford 16E has a higher proportion of children (0-16) than the other areas (16C and 16D). | Census data updated as 2021 |
| 561 | Resident | | 3.6 | 19 | I am in total agreement with the list of key issues facing the village. Excellent presentation! | Noted, thank you |
| 562 | Resident | | 4.2 | 21 | It would be wonderful to see something stronger than "Green energy in new developments will be encouraged" I suppose the word "mandated" is out of the question? | Where possible green energy and climate change aspirations have been included. Until planning legislation is changed so that green energy can be conditioned, it has to remain an aspiration. Should legislation be changed the requirement can be conditioned via the Chelmsford Local Plan rather than at Neighbourhood Plan level. |
| 563 | Resident | | | 23 | The plan is done and the process is set, but I question whether it is right for the Parish Council to propose on my behalf (even in a quasi-democratic way), in conjunction with landowners, housing development allocation. I can understand consultation and representation concerning brownfield sites around/at the edge of the settlement boundaries. Proposing infill sites in this plan, and developing solutions to the shortcomings of them, I disagree with. | No response required. |

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| 564 | Resident | | | 23 | However, in doing so, there is created an implication that now/ultimately such development is unstoppable/impossible to effectively object to, were that the wishes of the actual neighbours/adjacent property owners (in the usual way a planning application proceeds). For the specific instances, this process does not seem to give better representation/determination to the community/residents, it feels more to take it away. However, I can see how a landowner, especially if development planning has previously been refused, might be happy about it. | No response required. |
| 565 | Resident | | | 23 | I note the plan contains reasoned justifications for each site allocation. If the idea is that a referendum will decide whether these proposals are ultimately adopted, should there not be reasoned objections/problems in order to give a balanced view? | No response required. |
| 566 | Resident | | | 23 | It is my view that the housing allocation should seek to be attained (as far as it can) by means of the brownfield sites, and private infill development should be left to the usual development planning processes. | The site allocations can only be made with land which comes forward within the Plan process. |
| 567 | Resident | | 5.5 | 24 | Again, can only totally agree. All new development must be directly accessible from primary roads. Development on secondary roads would destroy the character of Danbury | No response required. |
| 568 | Resident | | | 25 | I am well aware of the vast amount of work that has gone into the production of the proposed Danbury Neighbourhood Plan and am most grateful to the members of the Steering Group for their hard work in producing it. While I support the contents of the plan, there is one matter on which I feel I must comment. | No response required. |
| 569 | Resident | | | 25 | It is widely accepted that the major problem in the village is the congestion at the Eves Corner intersection and the associated air quality readings. I would therefore have expected that at least 50% of the proposed new housing would be to the west of Eves Corner to minimise increased congestion and air pollution. I am therefore surprised to find that more than 80% of the proposed dwellings are proposed to be east of Eves corner. . | Noted. Only sites put forward that are suitable can be selected. No sites west of Eves Corner met this criteria. |
| 570 | Resident | | | 25 | In particular, I feel that the proposed development of 68 units at Tyndales Farm is inappropriate. Not only is it to the east of Eves Corner but it is also outside the boundary of the current defined settlement. It would also be further linear development of the village, likely to encourage future proposals for yet further developments oppose on the north side of Maldon Road and be a reduction of the separation of the villages of Danbury and Woodham Walter. | The site was put forward for consideration to meet the need to build around 100 homes identified in the Local Plan on land either within or adjoining the Defined Settlement Boundary. This plot meets this requirement and has been assessed accordingly and found to be suitable for development. |
| 571 | Resident | | | 25 | I note that outline planning permission for a development at Tyndales Farm was refused by Chelmsford Council in 2017. I believe the proposal for access to the site to be available via Cherry Garden Lane is misconceived. The current cross roads of Cherry Garden and Hyde Lanes are dangerous and any attempts to improve the sight lines are likely to destroy the remaining character of these historic Lanes with over 200 years of history. Cherry Garden Lane would be used by much of the traffic from the development and could also be liable to be used as a rat run round part of Maldon Road. | Part of the requirements of this allocation is for the developer to remodel the junction of Cherry Garden Lane/A414 which will enable traffic to turn safely into it and to deter rat-running. |
| 572 | Resident | | | 25 | Whether or not the site is a short distance from key village amenities is debatable, particularly for those without cars | The site is in a sustainable location on a major bus route and within a short walking distance of local facilities. |
| 573 | Resident | | | 25 | Since the plan started to be drawn up how many properties have been built in Danbury - surely this should reduce the number being forced upon us. There are also plans or projects in development for numerous houses to be built on the A12 nullifying the requirement for building further properties in this area. | Unfortunately, the houses you mention cannot be included. The Chelmsford Local Plan allocated around 100 homes for Danbury under the Neighbourhood Plan process. |
| 574 | Resident | | 5.11 | 27 | Would it not be wise to ensure the more local perspective of the National Trust and Essex Wildlife Trust in addition to that of Natural England? | NT and EWT were consulted at Reg 14 and did not comment. |

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| 575 | Resident | | | 28 | Population and Community - The assessment says” Residents will be located close to many of their day-to-day services and facilities, but it is likely they will continue trends in travelling further/ outside of the settlement to access a wider range of goods, services and employment opportunities. Also, it may not be possible to access some of these services entirely on foot in the absence of car-free footpaths all the way to the village centre.” Planners should expect that there may well be two cars per house provided on this site, and suitable parking should be provided. This is relevant to my point above about the existing problems of on-street parking on South View Road from neighbouring properties, and the potential for this to be exacerbated. | Development of the sites allocated within the Plan will conform to the Parking Standards currently in force at the time of planning determination. |
| 576 | Resident | | | 29 | We are probably one of the most affected houses by this proposed development. We currently enjoy far reaching views across the field seeing as far as the blackwater We have heavily invested and modeled our house to enjoy the views across the field Putting houses on the field will ruin both our view and our privacy We appreciate that our comments aren’t going to stop the scheme if it is supported by the council etc therefore feel it is absolutely essential that we have full assurance that should something go ahead; 1.The boundary between our garden and the start of the development is maximised as much as possible. 2.There is substantial planting done at least 3 years ahead of the development start date that will; Ensure privacy from proposed development and provide a new natural outlook that stands in between us and the houses to the point that we wont be able to see them Provide privacy and sound protection for when constructions is underway | Prior to any planning application the developer has undertaken to carry out a public consultation where such issues can be considered and mitigated. The Site policy includes a requirement to strengthen landscaping prior to development. Essex Highways require extensive remodelling of the junction to the proposed development along with a new pedestrian crossing which will improve safety in the location. |
| 577 | Resident | | | 29 | Besides this we feel that the main road struggles as it is along with Hyde Lane where we regularly witness near misses with the narrow and blind bends without introducing the traffic of another 65 houses – surely there must be a better location – why not the bottom of the field and make it one way in and one way out of the development via Mill Lane onto the B1418 We are living down one of the most prestigious roads of Danbury, we bought the house due to this and by now landing this behind we are concerned about loosing out on our investment – what compensation is there? | Because of the importance placed by residents to protect the local lanes, all site allocations are accessed via a Priority 1 or 2 road. |
| 578 | Resident | | | 29 | If anyone would like to visit our property to fully appreciate the utter eyesore that will be dumped right behind us we welcome it. | Unfortunately there is no 'right to a view' in planning policy and no compensation can be paid for the loss of same. |
| 579 | Resident | | | 29 | I write as owner occupier of Little Heyrons, Cherry Garden Lane to provide my response as an interested party to the above plan; since we live in a property which will be profoundly affected by this proposed development I hope that you will give my comments due consideration. I fully recognise the challenges faced by those involved in the decision making process over the choice of site but must object to the selection of the Tyndales field option which will seriously affect our property and thereby our quality of life' I would strongly request that you consider the multiple effects , noise, visual, nuisance and security hazard which will impact upon the our privacy consequent to the placement of a new road and housing potentially a mere 5 metres from our kitchen window. I am particularly concerned by these adverse effects during the construction phases of development and so would ask that, should this development proceed, actions should be taken early on to mitigate these impacts viz by development of a shelter belts of substantial depth comprising native woodland shrubs and trees, both deciduous and evergreen, graduated by height, foliage and density. As well as providing us with the necessary security and privacy the added advantage would be the enhancement of the local biodiversity from its current agrarian monoculture to one which would favour a wide variety of plant, animal, insect and bird life. This would complement the fast establishing mixed field hedge, (hawthorne, wild rose, hazel, holly and privet) which we planted in place of the fence on our boundaries shortly after purchase 2 years ago. Thank you for your consideration. | Prior to any planning application the developer has undertaken to carry out a public consultation when such issues can be flagged up and incorporated into the final masterplan. The existing policy does specify a requirement for strengthened landscaping undertaken prior to development. |

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| 580 | Resident | | | 29 | Transportation - The assessment says "There does not appear to be segregated pedestrian access for the full extent of the route to the village centre, particularly along Penny Royal Road. In this context the site is unlikely to be a location which reduces car dependency and supports walking and cycling as a viable means of transport for meeting day-to-day needs. Whilst there is good access to bus services, when considered alongside the potential safety issues associated with the site access to Woodhill Road it is considered that there could be potential for significant negative effects in relation to transport." This is relevant to my points above about the potentially dangerous access to this development from Woodhill Road, and the suggestion that the speed limit in this area is reduced to 30mph, for the benefit of both vehicular entry/exit to the site but also increased pedestrians on the route to the village centre. | ECC Highways advised the site access is suitable. |
| 581 | Resident | | | 30 | Again, the local perspectives of National Trust and Essex Wildlife Trust should be sought as well as that of Natural England | NT and EWT were consulted at Reg 14 and did not comment. |
| 582 | Resident | | | 30 | Totally agree with the tight drawing of the Settlement Boundary given the past history of proposed development at and within Tyndales Farm. Development should be this far and no further. | The Defined Settlement Boundary is a matter for the Local Plan policies map, and will be drawn according to CCC's technical note https://www.chelmsford.gov.uk/media/5oonisly/eb-083b-urban-area-and-defined-settlement-boundary-review-updated-technical-note-january-2018.pdf |
| 583 | Resident | | | 32 | Danbury Neighbourhood Plan – Site D: Danecroft, Woodhill Road Thank you for the significant amount of work that has been carried out on behalf of the residents of Danbury. Although the proposed development is adjacent to my home, I believe that it will have a limited effect on my property. This will depend on precise plans of where the houses will be sited and what trees will be removed. I presume that the detailed proposal will not become available until plans are submitted? I have tried to be objective and the concerns I have raised below are of a general nature based on a genuine concern and love of the local area where I have lived for the past 35 years. When previously rejected the site was identified as outside of the settlement boundary and classed as countryside. As it stands, does the site remain outside of the settlement boundary? Is it currently classed as countryside? What is the justification for changing this classification and building on countryside? It appears that this is being reviewed as a matter of convenience to enable the development to take place. | The site was put forward for consideration to meet the need to build around 100 homes identified within the Neighbourhood Plan on land either within or adjoining the Defined Settlement Boundary. This plot meets this requirement and has been assessed accordingly and found to be suitable for development within the selection criteria. |
| 584 | Resident | | | 32 | This has an impact on greenbelt, being so close to National Trust land. Building a housing estate on this site will significantly change the character of the area. Views from the field behind The Cricketers and Woodhill Road will be impacted. There will inevitably be light, noise and air pollution. Cramming 14 houses into a limited space would totally change the character of the area from rural to a housing estate with the mix of properties that will not be in keeping with the area and adversely affecting all neighbouring properties. What trees will be preserved? Will the established oak trees north west of the site be protected? Removal of mature trees would pose a threat to the ecological balance of the area and impact on wildlife. | These concerns were considered in the assessment of the site. The overall assessment meets the selection criteria. Residents will be able to comment on the detailed planning application when this is made. |
| 585 | Resident | | | 32 | Access to and from the site will result in disruption and additional traffic to the already very busy Woodhill Road. This is an increasing problem as the developments in Maldon are putting further pressure on the A414 and motorists are using Woodhill Road as a rat run. Despite the proposed change to Lyndhurst there is concern that vehicles turning into Woodhill Road will present an accident risk. Cars already speed along this road and cannot be seen until they turn round the bends from both directions from the entrance/exit to the site. The pavements along this stretch are very narrow. Increased traffic is a real risk to both pedestrians and cyclists, in particular, children living on the proposed development. | Extensive discussions with ECC Highways have taken place and they have no objections to the proposed access with the requirement to move the parking facilities at Lyndhurst to the rear of the property, thereby enabling sufficient sight lines and splays. |

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| 586 | Resident | | | 32 | The infrastructure cannot support additional properties on this site. This applies to all proposed developments but this proposal will certainly put additional pressure on Danbury Park School, doctors and dentist, all of which are at capacity. In addition to Woodhill Road this would also increase traffic on all surrounding roads, in particular, Well Lane which is already recognised as a pinch point. This site was previously rejected for development and it is difficult to see what has changed to support the plan now. Taking into consideration all of the above points it would appear that the site is unsuitable for housing development. | These concerns were considered in the assessment of the site. The overall assessment meets the selection criteria. Residents will be able to comment on the detailed planning application when this is made. |
| 587 | Resident | | | 32 | As neighbours directly impacted by the proposed plan, we are surprised that we were not contacted individually about the development of Danecroft. | It was not practical to inform every household within an area of each site allocation; an exhibition was carried out to inform residents of the sites that had been allocated which was also available on the website. |
| 588 | Resident | | | 32 | We feel that the proposed number of properties on the site, is absolutely ridiculous! Initially 6 properties on this land were proposed and failed. Now more than twice that number are being proposed. Existing traffic is already a complete nightmare and on | The overall assessment for the development meets the selection criteria. Residents will be able to comment on the detailed planning application when this is made. |
| 589 | Resident | | | 32 | This policy says this site has been allocated around 14 new homes. However the Danbury Design Guide on p 11, 2.2 (a) says “an area’s prevailing character, setting and density should be respected” as an essential point. It also says (p 5) that the Park Neighbourhood, where this development is located, has an “open and airy feel”, “good sized gardens with trees, shrubs and hedges”. The proposal to put 14 homes on this site suggests the likely density of the housing will make it difficult or impossible to respect this essential requirement. A lower density of housing on this site is more appropriate and more likely to meet this essential requirement of the Design Guide. | The overall assessment for the development meets the selection criteria. Residents will be able to comment on the detailed planning application when this is made. |
| 590 | Resident | | | 32 | Reasoned Justification bullet 3 The comment says “Access will be from Woodhill Road with very little impact on the characteristic local lanes which the residents value.” However Woodhill Road suffers from “ratrunning” and cars travel fast along this road, which has poor visibility. The comment significantly underplays the potentially dangerous impact of cars exiting the new development onto Woodhill Road (already a problem with the exit from South View Road especially in the morning and evening). I believe further mitigation is required – eg reducing the speed limit on Woodhill Road between Well Lane and Penny Royal Rd to 30mph. | Essex Highways have confirmed access is acceptable here. |
| 591 | Resident | | | 32 | There is no specific comment in relation to parking on this site, except for the relocation of parking for Lyndhurst (1 (b)). At present quite a few cars from the properties along Woodhill Road to the south of this site park at the bottom of South View Road, which can create problems for entry and exit to/from South View Road. If more cars were to park in this area this would exacerbate this problem. DNP16 (1) paragraph 7.2 page 57 is also relevant to this point. “Residential and visitor parking provision to be sufficient within future developments, with no reliance on nearby street parking” As the | Essex Highways have confirmed access is acceptable here. |
| 592 | Resident | | | 32 | Further to the recent meetings and invitations to discuss the neighbourhood plan I write to say that the development of site D will probably have a significant effect on my property and I would prefer any future applications to be as unsupportable and therefore rejected. | No response required. |
| 593 | Resident | | | 32 | I have not as yet seen any specific plans regarding the location on the plot of the houses, garages, access roads, lighting, drainage, services etc or indeed the number of trees and areas of grasslands that are becoming mature would be removed from the site. | Selection of the sites does not involve detailed investigation of the detail will be published in the planning application once the Plan is adopted. |

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| 594 | Resident | | | 32 | Planning permission for four houses was declined on this particular plot a couple times before and I cannot see any reason why this should now be overruled and replaced with fourteen. Is the site outside the settlement boundary? Is it classed as countryside? I refer to Refusal of Outline Planning Permission 22 January 2010 and Dismissal of Approval dated 4 October 2010 made by John Felgate BA (Hons), MA, MRTPI | The overall assessment for the development meets the selection criteria. Residents will be able to comment on the detailed planning application when this is made. |
| 595 | Resident | | | 32 | Building fourteen houses on the site will change the nature of the area completely from a pleasant rural setting to a housing estate and the countryside and views will be destroyed. | The overall assessment for the development meets the selection criteria. Residents will be able to comment on the detailed planning application when this is made. |
| 596 | Resident | | | 32 | There are oak trees in the north west of the proposed site and removal of these would pose a threat to the ecological balance of the area and impact on wildlife, flora and fauna. No mention is made of the results of Bat/Bird or protected species surveys. | The site specific policy requires existing trees to be retained as far as possible; if any have to be removed they will be replaced. |
| 597 | Resident | | | 32 | One very major insurance company is requesting details of any subsidence within one hundred and fifty metres of an insured property. They must have had significant issues to require this notification. What will be the effect of fourteen additional new houses, cars and roads etc. have on the foundations of existing properties and local roads? | The site requirements will be investigated during planning application stage. |
| 598 | Resident | | | 32 | Plot D if allowed to be developed will allow vehicles access to Woodhill Road which as mentioned is already over congested roads has a speed limit of 40mph coupled with a blind bend to the right of the access road to the development it will no doubt cause a major accident at some point. | This access has been deemed acceptable by ECC Highways |
| 599 | Resident | | | 32 | Adding a further twenty eight vehicles (two per household) trying to access this busy Woodhill Road will end in disaster. Vehicles using Woodhill Road from both directions travel above the speed limit. | This access has been deemed acceptable by ECC Highways |
| 600 | Resident | | | 32 | The development Danecroft in particular would cause unacceptable harm to the character and appearance of the countryside and a development of any size should be rejected. | The overall assessment for the development meets the selection criteria. Residents will be able to comment on the detailed planning application when this is made. |
| 601 | Resident | | | 38 | <p>This site arises from the conversion of the garden of Danecroft for development. However DNP5 (7) says "Splitting of gardens and back land developments should be avoided as both destroy the open contribution these make in all 6 of Danbury's main residential localities". The likely density of homes to meet the 14 house proposal on this site will certainly destroy the open contribution of this site to the area.</p> <p>Reinforcing this point, the Danbury Design Guide p 11 2.2 (d) says "the splitting of residential gardens for new building should be avoided because it can reduce the sense of spaciousness and can lead to an unsuitable suburban character" as a desirable point. The Park neighbourhood has an open and airy feel, with a variety of size and design and good sized plots. A dense development of 14 houses on this site will certainly be out of character for this area and will not be harmonious with the existing housing stock.</p> <p>For both of these reasons, a lower density of housing on this site is more appropriate to both the Neighbourhood Plan and the Danbury Design Guide.</p> | The site was put forward for consideration to meet the need to build around 100 homes identified within the Neighbourhood Plan on land either within or adjoining the Defined Settlement Boundary. This plot meets this requirement and has been assessed accordingly and found to be suitable for development within the selection criteria. |
| 602 | Resident | | 6.25 | 50 | DNP 14 designates a number of Key Views for protection, of which 1(a) is "St John's Church over Hanningfield Reservoir" Further to the above point if the mature trees and hedges (especially on the eastern boundary of the site) are removed as part of the planning, this protected view may be impacted as this site adjoins Church Field and the trees and hedges are directly in the line of sight of this view. | Noted, but no response required. |

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| 603 | Resident | | | 32 | The site specific policy specifies “Protect existing trees within the development site; if this is not possible then a landscape strategy should be secured to ensure that any trees removed are reprovided elsewhere on site, including some semi-mature.” The site contains several mature trees within the plot, as well as around the boundary particularly to the east of the plot adjacent to the Church Field which is close to the Danbury Common SSSI. If these mature trees are removed this will be a significant loss of biodiversity and rural aspect as any planting of young or semi-mature trees will not reach maturity for a decade or more, and potentially impacts wildlife and birdlife on the Common. DNP13 paragraph 6.20 page 49 is also relevant to this point “Existing viable trees and hedges should be protected from development wherever possible” | The site specific policy requires existing trees to be retained as far as possible; if any have to be removed they will be replaced. |
| 604 | Resident | | | 33 | The site at Copt Hill/Mayes Lane is not suitable for x2 properties and not in keeping with properties in those roads. 1 additional property on the land would be in keeping. Further there is a considerable Local Wildlife impact. A family of Muntjac deer are currently living on the site and would be displaced due to the number of properties being considered. | The overall assessment for the development meets the selection criteria. Residents will be able to comment on the detailed planning application when this is made. |
| 605 | Resident | | | 34 | Is Chelmsford Policy 11 or more not 10? | DNP2 rewritten |
| 606 | Resident | | | 34 | Young people' needs to be more specific | DNP22 rewritten |
| 607 | Resident | | | 34 | 'discount of 40%' of what? | DNP2 rewritten |
| 608 | Resident | | | 35 | Should smart meters be a requirement? | They are not a statutory requirement so this cannot be enforced. |
| 609 | Resident | | | 35 | All the above statements are very welcome and fully supported however they seem to only cover the scenarios when planning permission would be required e.g. new build or alteration beyond permitted development. The opportunity to state an aspiration in regard of more general retrofit of properties to achieve similar aims of decarbonisation have perhaps been omitted in a way that they have not under the sections e.g. on Environment, Connectivity, Recreation and leisure, Business and Economy, Heritage assets and Amenities. Given that the retrofitting of existing properties is widely agreed (reference the recent Skidmore report) to be a major economic opportunity (and one which local trades people could take a major (economic) share of), I would like to see an aspiration included in the DNP that states that the retrofitting of existing properties be encouraged and supported by the DNP and the Parish council, working in partnership with local providers and other local organisations. This could be accompanied by some targets for the village in line with national objectives e.g. Net Zero 2050. | DPC is awaiting policy guidance from CCC and therefore it is not appropriate to include this now |
| 610 | Resident | | DNP 3 | 35 | DNP3 Sustainable Housing design 3. Alterations to existing buildings must be designed with energy reduction in mind following guidance set out in the Net Zero Carbon Toolkit (see section 5.14 of this document for more details). | Policy DNP3 has been updated |
| 611 | Resident | | | 35 | s5.14 should be 5.19 | 5.19 correct |
| 612 | Resident | | | 35 | DNP3 3. Alterations to existing buildings must be designed with energy reduction in mind following guidance set out in the Net Zero Carbon Toolkit (see section 5.14 of this document for more details). The reference to NZCT appear to be incorrect | Policy DNP3 has been updated and reference corrected |
| 613 | Resident | | | 35 | Change 'high speed' to 'fibre to the premises' | Amended to ECC wording |
| 614 | Resident | | 5.17 | 36 | 5.17 Future growth and development in Danbury represent an opportunity to secure reduced emissions, potentially through the construction of highly energy efficient homes, the provision of decentralised energy networks and the retrofitting of existing homes to reduce their energy use and fuel bills . Buildings..... <i>er replacing gas or electric boilers with heat pumps wherever feasible.</i> | Suggested amendment accepted. |

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| 615 | Resident | | | 38 | Suggest that DSB be extended to include south side of Runsell Lane from junction with Little Baddow Road for approx 300m and East side of Little Baddow road to boundary with Little Baddow parish. This area contains large plots with scope for redevelopment, and development has already resulted in 3 additional properties over last 20 years through plot splitting. | The Defined Settlement Boundary is a matter for the Local Plan policies map, and will be drawn according to CCC's technical note https://www.chelmsford.gov.uk/media/500nisly/eb-083b-urban-area-and-defined-settlement-boundary-review-updated-technical-note-january-2018.pdf |
| 616 | Resident | | DNP 7 | 39 | DNP7 Restorations, Conversions and Extensions 5.28 The Net Zero Toolkit makes clear that the embodied carbon of existing buildings also requires awareness and good design, with the refurbishment and retrofit of existing buildings preferred over demolition and redevelopment. The Publicly Available Specification (PAS) 2035 is the UK's first retrofit standard. <i>This favours a 'fabric first' approach to reduce heat demand, ensure homes are well ventilated and issues in respect of damp and humidity are avoided. To support the transition to low carbon, low energy buildings, the refurbishment of existing buildings should consider replacing gas or electric boilers with heat pumps wherever feasible.</i> | DNP7 has been removed, but this paragraph included in DNP3 |
| 617 | Resident | | | 39 | Suggest corridors are numbered | Noted, but no amendment required |
| 618 | Resident | | | 40 | Replace with. To protect, conserve, and enhance the environment which is a significant element of Danbury's character, especially it's open spaces, local lanes, wildlife and SSCI areas. | Noted, but no amendment required. |
| 619 | Resident | | | 40 | Replace with. To protect, conserve, and enhance the environment which is a significant element of Danbury's character, especially it's open spaces, local lanes, wildlife and SSCI areas. | Noted, but no amendment required. |
| 620 | Resident | | | 40 | If we want the village to stay as it is and to value the countryside and rural lanes, as a case in point I do not understand why a project such as replacing the green natural verge along Penny Royal Road with a hard landscape path in 2022 (which is now in March 2023 having a roadside kerb installed to further urbanise the scene) is undertaken. | No response required. |
| 621 | Resident | | | 40 | There is a network of off road paths to connect this area with the centre of Danbury that have been there for decades, if not centuries, which are used by residents and visitors alike, including along the opposite side of the road to the new path. What has this project achieved? My view would be very little amenity for walkers (it does not/rarely gets used), it has spoiled the country nature of the road, and it has created space that people use to park cars against the side of the road causing obstructions (and blocking the way for walkers). In most contexts, not a success at all. Perhaps, a path from the Cricketers PH to the entrance to Church Field is all that was needed, plus some helpful signage about walking routes. In the name of community planning, perhaps local resident viewpoints should/could have been sought on a matter like this. | No response required. |
| 622 | Resident | | 6.18 | 47 | Replace first sentence with. The ponds at Eves Corner and Runsell Green are fed solely by run off from the surrounding roads. For Runsell Green and Ludgores Lane, the neighbouring fields act as Sustainable Drainage Systems. | Noted, but no amendment required. |
| 623 | Resident | | 6.18 | 48 | Replace first sentence with. The ponds at Eves Corner and Runsell Green are fed solely by run off from the surrounding roads. For Runsell Green and Ludgores Lane, the neighbouring fields act as Sustainable Drainage Systems. | Noted, but no amendment required. |
| 624 | Resident | | 6.26 | 50 | Add a bullet point 12, A View from Ludgores Lane Lane. See Below:- (Photos attached) 12 From Ludgores Lane (South) towards Bicknacre and East Hanningfield | This is not one of the views requested by residents in the questionnaire therefore not included |

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| 625 | Resident | | 6.26 | 50 | Add a bullet point 12, A View from Ludgores Lane Lane. See Below:- (Photos attached) 12 From Ludgores Lane (South) towards Bicknacre and East Hanningfield | This is not one of the views requested by residents in the questionnaire therefore not included |
| 626 | Resident | | | 50 | Add bullet point h to the list. (photos attached) h) Ludgores Lane looking South towards Bicknacre and East Hanningfield | This is not one of the views requested by residents in the questionnaire therefore not included |
| 627 | Resident | | | 50 | Add bullet point h to the list. (photos attached) h) Ludgores Lane looking South towards Bicknacre and East Hanningfield | This is not one of the views requested by residents in the questionnaire therefore not included |
| 628 | Resident | | Fig7 | 51 | Add a view 12 with the view icon to Ludgores Lane looking South. | This is not one of the views requested by residents in the questionnaire therefore not included |
| 629 | Resident | | Fig7 | 51 | Add a view 12 with the view icon to Ludgores Lane looking South. | This is not one of the views requested by residents in the questionnaire therefore not included |
| 630 | Resident | | | 56 | The A414 is too dangerous for cyclists (7.6). We need cycle tracks to Chelmsford and to Maldon. Despite "cycling" being mentioned seven times in DNP15, It is omitted from the Transport & Movement OBJECTIVE! | Cycling is covered under 'sustainable transport' in the Objective. |
| 631 | Resident | | | 56 | I am concerned about the traffic issues. The A414 is already saturated, bottlenecks occur at the Tesco garage by traffic turning in and out of the forecourt extending onto the road. Similarly at the Co op, traffic turning right causes backing up as far as the mini roundabout and beyond. Cyclists on the A414, traffic is often forced to drive at a snail's pace due to lack of overtaking opportunities. This will only get worse if 65 houses are built at Tyndales Farm West. Quarry traffic rattles up and down the A414, delivery lorries have increased. Air quality will be adversely affected. | The A414 is recognised as a major issue within the Parish but the allocation requirement of around 100 units is required, and the NP Steering Group took the decision to protect the lanes and all sites allocated will access onto either a Priority 1 or 2 road. |
| 632 | Resident | | | 56 | The single major issue that most affects community life in Danbury is the volume of road traffic that travels through it, both on the A414 and the "rat runs" to the south of the village connecting with Sandon/Baddow/Chelmsford/Bicknacre, the associated pollution (air and noise) that goes with it, and the speed of drivers in these areas. | It is noted that the A414 and other lanes is a major issue within the parish but this is outside the scope of the Neighbourhood Plan. |
| 633 | Resident | | | 56 | Although, as I understand it, the powers of the Parish Council are limited in this area, I think the Plan should have a greater voice about these issues. One aspect I believe should be considered is reducing speed limits or more measures to calm traffic and slow drivers down across the entire area of the village, including the "rat runs" routes. | The PC is keen to address these issues. |
| 634 | Resident | | | 56 | The road system in Danbury was classed as unacceptable some ten years ago and has limped on since then with numerous pot holes that appear to be neglected or when repaired done cheaply so they need doing a month or two later. | Outside of the scope of the NP. |
| 635 | Resident | | | 56 | The roundabout at Well Lane and Main road is a potential accident blackspot and will be an accident blackspot. | Outside of the scope of the NP. |
| 636 | Resident | | | 56 | Repair work to the pavements and road near the Eves Corner and main Road roundabout have still not stopped the cracking caused by the clay subsoil. May I suggest you go to Maldon to see the effects of roads being constructed over clay subsoil. | Outside of the scope of the NP. |
| 637 | Resident | | | 56 | With large housing developments in Bicknacre, Maldon and surrounding areas the owners of properties from these areas are now using the only two roads in Danbury (Main Road and Woodhill Road) to get to Chelmsford or the A12. | Outside of the scope of the NP. |
| 638 | Resident | | | 56 | Turning left or right from Southview Road onto Woodhill Road is now taking several minutes due to the increasing streams of traffic from Maldon, Bicknacre and other areas. | Site D access has been deemed acceptable by ECC Highways |
| 639 | Resident | | | 56 | There are increasing volumes of cyclists using Woodhill Road in particular for road cycling and more for the mud/off roading facilities that are available in the local area. | No response required. |

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| 640 | Resident | | | 56 | Food Stores: The Co-Op has a small car park for the number of users and shares the site with the drivers dropping their children at the local independent school and also visitors to the veterinary practice that adjoins the parking area. Throwing more more vehicles on to the main road is just waiting for yet another accident to happen. In the last few years there has been on fatality on the crossroads. | Noted, but outside the scope of the NP. New developments within the Plan will be required to contribute a commuted sum to both Health and Education |
| 641 | Resident | | 7.3 | 57 | Parking restrictions need to be enforced in Well Lane and The Heights. At present they are being used as a car park during the day and irresponsible drivers park their cars on the pavement in The Heights causing pedestrians to walk in the road. | Noted. Parking enforcement falls outside of the scope of the NP but will remain an aspiration for the PC to monitor. |
| 642 | Resident | | | 57 | Parking of cars and traffic volumes passing the school and business park on Well Lane is dangerous and now Penny Royal Lane outside The Cricketers Arms public house is becoming a nightmare with cars parking on and off the pavements blocking traffic. | Noted. Outside of the scope of the NP. |
| 643 | Resident | | | 57 | The National Trust car park on Woodhill Road feeding Penny Royal Lane is constantly full leaving vehicles to randomly park all around the area. | Noted. Outside of the scope of the NP. |
| 644 | Resident | | 7.12 | 60 | The footpath No. 8 on Danburymap allows access to the A414 opposite Riffhams Lane. This access goes straight on to the Main Road where there is no footpath and is dangerous. I would like to suggest you stop that access and people use the short path No 61 which takes them up to The Bell where there is a crossing, footpath and passageway to Riffhame from there. | The Public Rights of Way network is operated by Essex Highways and any path amendments or diversions/closures would be determined by them as the highways authority. |
| 645 | Resident | | Table 2 | 62 | More needs to be done to slow down traffic on the A414 from the east. Despite the 40mph speed limit traffic approach the blind bend before the Hyde Lane junction far too fast. A vehicle activated sign and reduced speed limit to 30mph is needed here. | This is not within the scope of the Neighbourhood Plan. It is included as an aspiration and will be persued by the Parish Council |
| 646 | Resident | | 8.1 | 66 | Inappropriate use by bikers is also occurring in the EWT Danbury central reserves where some bikers refuse to keep to keep to designated bridleways and instead 'off road' on footpaths causing a danger to walkers and dog walkers | This is not within the scope of the Neighbourhood Plan. An aspiration is included which will be persued by the Parish Council to provide a suitable site for mountain biking to encourage bikers away from Danbury Common. |
| 647 | Resident | | 8.7 | 66 | Similar conflicts occur in the EWT Danbury central woods, often through bikers using footpaths instead of sticking to bridleways | Suggested amendment accepted. |
| 648 | Resident | | | 71 | Change 7th bullet point to read. The houses built by Bakers of Danbury along Woodhill Road, Fitzwalter Lane and Ludgores Lane. | Suggested amendment accepted. |
| 649 | Resident | | | 71 | Change 7th bullet point to read. The houses built by Bakers of Danbury along Woodhill Road, Fitzwalter Lane and Ludgores Lane. | Suggested amendment accepted. |
| 650 | Resident | | 10.1 | 71 | Pensioner's Box, what is the attraction? - I have recently visited this site. The entrance track has a cement (or asbestos cement) shed near the start. There are then views over the roof of a large wooden factory-like building. Not sure of the use of this building. There are two buildings at the end of this track. One of which is a new dwelling still under construction. This new build dominates the area despite being surrounded on two sides by National Trust land. Personally, I cannot see any good reason for including this area as NDHS so request that it be removed. | Suggested amendment accepted. |
| 651 | Resident | | | 77 | Is there/will there be sufficient access to the GP surgery and the primary schools. | There will be a requirement for developers to contribute to health and education provision as required by Essex County Council. |
| 652 | Resident | | | 77 | Regarding Healthcare: The Beacon Health Group GP practice has been over capacity for several years now and provides a dire service recognised by most inhabitants of the village, the two dental practices in the area are fully booked and not taking NHS patients. | Noted but outside the scope of the NP. New developments within the Plan will be required to contribute a commuted sum to both Health and Education |

| ID | Name | Organisation | Page | Para/Fig | Response | NP Group Response |
|-----|----------|--------------|-----------|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 653 | Resident | | | 77 | The situation is not much better with Education, the primary school in Well Lane appears over capacity as well as poor access and parking. The independent school on Eves Corner is full and parking and parental driving skills are in short supply. | Noted but outside the scope of the NP. New developments within the Plan will be required to contribute a commuted sum to both Health and Education |
| 654 | Resident | | | | Call For Sites Methodology. Use of 2 paid for methods (Essex chronicle and Contact magazine) which would not have reached all residents, and advertorial magazine (Focus) especially during holiday season was insufficient and ineffective in reaching all Da | The NP Steering Group aimed to ensure all households were informed and the Focus magazine is delivered to every household in the parish. |
| 655 | Resident | | Table 5-1 | 76 | Lanes that should be considered for protection: Hyde Lane South, the rest of Capons Lane, the North East end of Gay Bowers Road, Runsell Lane, the South East end of Mill Lane east of Hyde Lane, the Horne Row area including Horne Row, Plumptre Lane, Ludgores Lane, Pump Lane, Fitzwalter Lane and the remainder of the section of Sprehams Lane up to the junction with Woodhill Road and Woodhill Common Road by Woodhill Road and the rest of the triangle. | Suggested amendment accepted. |
| 656 | Resident | | | 5 | There are two RED assessments for this site (more than any of the other sites). One is in relation to the environmental impact due to the site's proximity to the Danbury Common SSSI, which is relevant to my comments about the potential loss of mature trees and hedges in particular on the side of the site nearest to the SSSI. The other red is in relation to site access, and the issue of the dangerous nature of the exit/entry to the site which I have also highlighted above. I would like to know how the plans for this site will be address these issues before a final plan is approved. | ECC Highways and Natural England both responded to this consultation and amendments have been made. You will have the opportunity to comment on Regulation 16. |
| 657 | Resident | | | | Reword title of map to The 6 Local Areas of Danbury | Suggested amendment accepted. |
| 658 | Resident | | | | A very thoughtful and thorough Design Guide | No response required. |



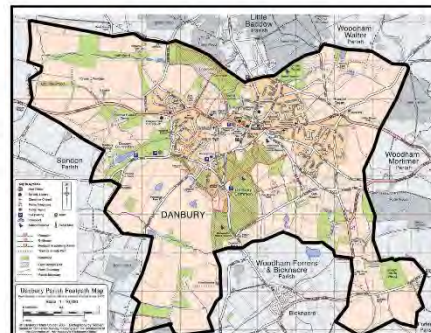
Danbury Neighbourhood Plan Our Parish, Our Future

Welcome

Thank you for visiting today

The purpose of this event is to give residents the opportunity to discuss the content of the draft Plan and for us to answer your questions. Printed copies of the draft Plan are available for you to refer to.

The draft Plan has been created by a group of Volunteers and Parish Councillors through listening to the views of the residents and businesses of the Parish. It has evolved to help deliver the local community's aspirations and requirements for the future up to 2036.



We welcome your comments and have prepared an online form for you to complete by going to www.danburyneighbourhoodplan.com.

If you are unable to comment online, a printed version is available which you can complete and hand deliver it or post it to the Parish Office. You can also download this version and once complete please email it to parish.council@danbury-essex.gov.uk.

The consultation ends on Wednesday 15th March at 4pm.

This display is an introduction and no substitute for reading the draft Plan:

- a) Vision and Objectives of the draft Plan
- b) Selected Sites to meet around 100 new homes
- c) Next Steps.



Danbury Neighbourhood Plan

Our Parish, Our Future

Vision and Objectives

Vision

The vision for Danbury, strongly supported through earlier consultation is:

Danbury in 2036 will be a flourishing village, separate from Chelmsford, with a strong community spirit, where people of all ages will be able to enjoy Danbury's unique character and identity. Its countryside, woods and green spaces will be protected, as will its heritage and distinguishing features of local character.

Any development will be sympathetic to, and not detract from, the character of the village, will be sustainable and appropriate to its scale and nature and be integrated with the landscape and existing housing.

Opportunities will be taken to improve leisure, recreation, and retail facilities for residents. Danbury's geographical position within the area's road network is likely to continue to be a challenge and ways to improve this will be actively.

Objectives

The objectives below develop the vision and provide a framework for the policies within the draft Plan. All objectives were strongly supported by residents.

Housing and Development

To ensure there is a high-quality housing provision for all ages, which responds to Danbury's needs. It will also be appropriate to the scale and nature of the Parish, with the distinct and separate identity of Danbury retained. Green energy in new developments will be encouraged.



Danbury Neighbourhood Plan

Our Parish, Our Future

Objectives continued

Environment

To seek protection, conservation, and enhancement of this significant element of Danbury's character, open spaces, and local lanes.

Transport and Movement

To promote clean, safe streets and spaces, seeking creative solutions to the traffic issues that currently affect Danbury, encouraging sustainable transport, addressing parking issues and improvements to pavements where possible.

Recreation and Leisure

To improve Danbury's recreation and leisure facilities and increase provision where a shortfall exists.

Business and Economy

To maintain existing businesses and encourage new economic growth and local employment opportunities, including working from home, to meet and support village needs.

Heritage

Conserve and enhance Danbury's heritage assets and features which contribute to the village. Development should respond positively to and contribute to the special character and qualities that help define Danbury.

Heritage

To ensure that important amenities are retained and sufficient for the future needs of residents.



Danbury Neighbourhood Plan

Our Parish, Our Future

New Housing Development - Map of Sites





Danbury Neighbourhood Plan

Our Parish, Our Future

New Housing Development

Danbury has been allocated around 100 new homes within the Chelmsford Local Plan 2020, to be accommodated within or adjoining the Defined Settlement Boundary.

The following sites are proposed for housing development within the Neighbourhood Plan area:

| Site | No. of dwellings |
|-----------------------------------------------------|------------------|
| Site 1 - D5 Sandpit Field, East of Little Fields | 10 |
| Site 2 - D7 Land at Tyndales Farm West (large site) | 65 |
| Site 3 - D11 Old Play Area South of Jubilee Rise | 2 |
| Site 4 - D14 Danecroft, Woodhill Road | 14 |
| Site 5 - D21 Land at Mayes Lane/Copt Hill | 2 |
| Total Allocation of around 100 dwellings | 93 |

Site specific Policies

The draft Plan includes Specific Policies relevant to each site which identifies the mitigation required for the proposed development to meet the Housing and Development Objective.

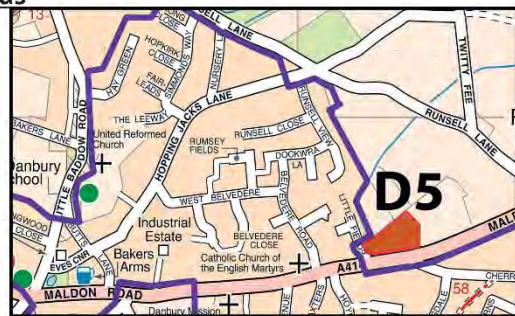
Site 1 D5 Sandpit Field, East of Little Fields

Access – via Little Fields, which Essex Highways advise is lightly trafficked and can be considered a minor road leading directly to the Priority 1 road (A414).

Landscape and Heritage - the site forms part of the wider setting of Grade 11 Garlands Farmhouse and any development will be low form dwellings.

An open space will be created at the southeast of the site to preserve the setting of the heritage asset.

Size of development – it is proposed to allocate land to build 10 homes which are anticipated to be almshouses, subject to the Site Specific Policy.





Danbury Neighbourhood Plan

Our Parish, Our Future

Allocated sites

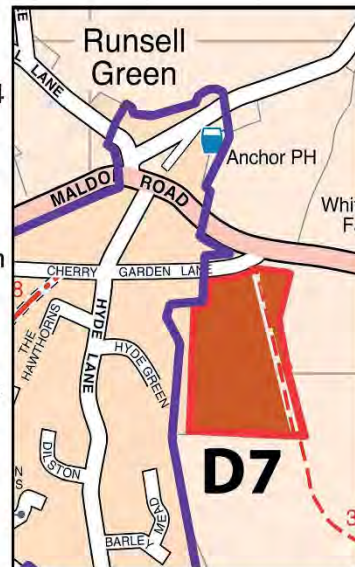
Site 2 - D7 Land at Tyndales Farm West (large site)

Access - provision of a new, improved junction. This will include a new access road to the site from the A414 with Cherry Garden Lane east diverted to join this new road. The current access from the A414 will be closed.

The access is subject to detailed design including provision of bus stops and associated crossing points on the A414.

Allocated land - the main development will form an area bounded on the eastern side by the existing public right of way and on the southern boundary to the limit of the existing trees adjacent to Barley Mead.

Construction of the new access will require additional land to the northeast of the Public Right of Way.



Landscape¹ - a review of the partial site required for the proposed development was conducted in 2020 which revised the landscape capacity from low-medium capacity to medium capacity making it more suitable for development subject to extensive mitigation measures.

These would include strong landscape buffers on all sides of the development and provision of green infrastructure linking hedgerows and trees alongside A414 and Mill Lane and encompassing the closer sections of the Public Right of Way.

Size of development - it is proposed to allocate land to build 65 homes subject to the significant mitigation within the Site Specific Policy.

The Steering Group have concluded this larger allocation is the best option available to meet Danbury's needs in terms of the required housing mix, affordable housing and provision of community facilities whilst at the same time retaining the character of Danbury. Subject to implementation of the proposed mitigation, the benefit from this development will outweigh the harm caused from the increased housing on this site.

¹ Landscape capacity refers to the degree to which a particular landscape type or area can accommodate change without significant effects on its character, or overall change of landscape character.



Danbury Neighbourhood Plan

Our Parish, Our Future

Allocated sites

Site 3 - D11 Old Play Area South of Jubilee Rise

Access - via Jubilee Rise, a local road.
Consideration of an adjacent electrical substation and a protected tree are also required.

Size of development - it is proposed to allocate land to construct 1 building which can be used as 1 or 2 dwellings, which is considered to have limited impact.



Site 4 - D14 Danecroft, Woodhill Road

Access - access from a Priority 2 road, (Woodhill Road) is likely to be achievable.

The design of housing on the site needs careful consideration to prevent harm to the Conservation Area and Grade II listed heritage assets. Tree planting to act as a visual buffer surrounding the existing house is needed.

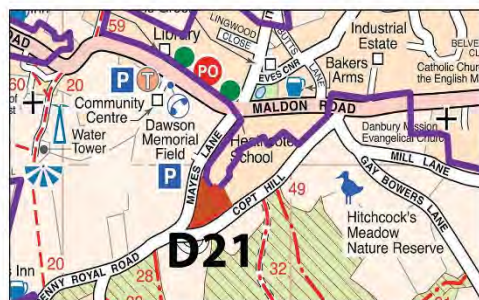


Size of development - it is proposed to allocate land to build 14 homes subject to the mitigation within the Site Specific Policy.

Site 5 D21 Land at Mayes Lane/Copt Hill

Access - The existing access is not acceptable, and a new access from a Priority 2 road, (Mayes Lane) is required in accordance with the current standards.

Design - the site is suitable for a small development, designed to retain the spacious character of the site.



Size of development - it is proposed to allocate land to build maximum of 2 homes subject to the mitigation within the Site Specific Policy.



Danbury Neighbourhood Plan

Our Parish, Our Future

Next Steps

The following steps are required to complete the Danbury Neighbourhood Plan:

- Complete Public Consultation to consider the draft Plan (Regulation 14), where residents have the opportunity to make comments on the Plan's contents
- Review comments received from the Public Consultation and revise the draft Plan
- Submit draft Plan to Chelmsford City Council (Regulation 15)
- Chelmsford City Council organise wider Public Consultation (Regulation 16)
- Chelmsford City Council submit draft Plan for examination (Regulation 17)
- Examiner reports on draft Plan (Regulation 18)
- Finalise draft Plan with Examiner's recommendations
- Public referendum for Danbury residents
- Chelmsford City Council make Danbury Neighbourhood Plan (Regulations 19 & 20).

Appendix 2c - Consultation feedback form (Regulation 14)



Danbury Neighbourhood Plan Our Parish, Our Future

Regulation 14 Pre-Submission Consultation Comment Form

Why are we conducting this consultation?

The Danbury Neighbourhood Plan has been drafted by the Steering Group (comprising of a number of volunteers and 2 Parish Councillors). It is now ready for formal consultation in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. This provides an opportunity for the Danbury Neighbourhood Plan, Design Guide and supporting documents, to be presented to statutory consultees and other stakeholders. The consultation runs from Wednesday 1st February until Wednesday 15th March 2023.

The Draft Plan and other documentation are available to view or download at www.danburyneighbourhoodplan.com. Plan documents are also available to view at the Parish Council Office, Danbury Leisure Centre and Danbury Library.

A drop-in session to answer your questions has been arranged at The Old Pavilion Main Road (opposite the Co-op) on Saturday 4th March between 9.00am and 5.00pm.

Completed forms to be received by 4.00 pm on Wednesday 15th March. You can send it either by email to parish.council@danbury-essex.gov.uk or by post or delivered to the Parish Council Office.

All responses received will be considered by the Steering Group and the Parish Council to produce a revised version of the Plan, which will then be submitted to Chelmsford City Council, as the local planning authority, for consultation under Regulation 16 and examination by an independent examiner.

Once any further amendments have been made, the Plan will be subject to a local Referendum, if the Referendum is successful the Plan will be "Made" by Chelmsford City Council.

Please note that fields marked with an asterisk * are required. Failure to provide the required information may result in your response not being considered.

This is still a working document, and we need your comments to ensure it reflects the matters of importance and relevance to our parish.

The Draft Plan includes draft policies which cover aspects of housing & development, environment, transport & movement, recreation & leisure, business & economy, heritage and amenities in the neighbourhood plan area. In respect of the various documents, please could you consider the following:

- Are there things we have omitted?
- Are there elements that are unclear or require further explanation?
- Are there facts which are incorrect?

Please record your comments in the response boxes below.

Thank you for your support.

1. Please confirm that you have read the following privacy statement *:

Privacy Statement: The purpose of this consultation is to help develop the Danbury Neighbourhood Plan. The information you provide on this comment form will be used solely for the use and development of the Danbury Neighbourhood Plan. Your comments will be shared with third parties and published. Where appropriate, responses from organisations will be published together with the name of the organisation. Any other personal data will not be published but may be shared with third parties for the purpose of collating responses for use. This will include Chelmsford City Council to facilitate the preparation of the Regulation 16 consultation.

To view the Danbury Parish General Privacy Notice please follow this link [Privacy Policy](#).

I have read and accept the privacy statement

N.B. We cannot accept your comments unless you have given your agreement above.

2. Enter your details: * (you must complete this section)

Name *:

Address *:

Postcode *:

Email address:
(so we can contact you)

Company or
Organisation:

3. Please tick all that apply: * (you must complete this section)

- I live in the parish
- I work in the parish
- I am responding on behalf of a client
- I am responding on behalf of an organisation
- I am a landowner
- None of the above

4. Consent to contact you (optional)

The tick boxes below are optional and relate to us being able to contact you in future regarding the Neighbourhood Plan (we will need you to have provided a postal address or email in Section 1). Please confirm whether you consent to the following:

- I consent to be contacted regarding my response by Danbury Parish Council
- I consent to being kept up to date on the status of the Danbury Neighbourhood Plan by Danbury Parish Council

5. Subject to any comments you may have, do you support the submission of the Plan to Chelmsford City Council. Please confirm whether you consent to the following:

- Yes
- No

6. Your Responses

There is provision for you to make up to 10 comments with reference to the various documents using the boxes below. If you have additional comments you wish to make, a free text area is provided at the end of this form. To assist compilation and meaningful analyses of the responses, please complete the reference section that your comment relates to and be brief and clear in your comment(s).

Comment 1

| | | | |
|-------------------------------------------|--|---------------|--|
| Document – Enter Plan, Design or Appx No. | | | |
| Section Number | | Page Number | |
| Paragraph Number | | Figure Number | |
| | | | |

Comment 2

| | | | |
|-------------------------------------------|--|---------------|--|
| Document – Enter Plan, Design or Appx No. | | | |
| Section Number | | Page Number | |
| Paragraph Number | | Figure Number | |
| | | | |

Appendix 2d – List of statutory organisations consulted (Regulation 14)

| | |
|---------------------------------------------------------------------------|--------------------------------------------------|
| Accord Energy Limited | Historic England |
| Age UK Essex | Homes England |
| Anglian Water Services Ltd | JACOBS UK LIMITED |
| Arriva The Shires and Essex | Jacobs UK Limited |
| Atkins Telecom | Little Baddow Parish Council |
| Bradwell Power Generation Company Ltd | Maldon District Council |
| BT National Notice Handling Centre | Mid and South Essex Integrated Care Board (ICB) |
| BT Openreach, Southend ATE | Mid Essex CCG |
| Centrica LTD | Mid Essex Hospital Services NHS Trust |
| Chelmer & Blackwater Navigation Co Ltd | Mobile Broadband Network Limited |
| Chelmsford City Council Planning Listed Building and Conservation Officer | National Grid |
| Chelmsford City Council Planning and Housing Policy | National Grid Consents Officer East Anglia GREEN |
| Chelmsford Mencap | National Grid UK |
| Confederation of Passenger Transport UK (Hedingham/Chambers) | National Trust |
| Corporate and Financial Affairs Department EE | Natural England |
| Coryton Energy Company Ltd | Neos Networks |
| Rocksavage Power Company Ltd Intergen | NHS England East |
| Danbury Mission | NHS Improvement Team |
| Data Energy Management Services Ltd | NIBS Buses |
| Diocese of Chelmsford | North Essex Partnership NHS Foundation Trust |
| Director of Estates for CCGs in Mid & South Essex | Opus Energy Ltd |
| NHS Mid and South Essex Sustainability and Transformation Partnership | |
| E.ON UK Plc | Police, Fire and Crime Commissioner |
| East Anglian Water | RSPCA |
| East Hanningfield Parish Council | Sandon Parish Council |
| East of England Ambulance Service NHS Trust | Scottish & Southern Energy Pipelines |
| EDF Energy | Sky Telecommunication Services Ltd |
| ENI UK Ltd | South East LEP |
| Environment Agency | Southern Electric |
| Esperance Energies | SP Power Systems |
| Essex Ambulance Service | SSE Pipelines Ltd |
| Essex County Council | Stephenson's of Essex Ltd |
| Essex Fire | Telecom Plus PLC |
| Essex Minerals and Waste | The Coal Authority |
| Essex Parks | Three |
| Essex Wildlife Trust | UK Power Networks |
| Exolum Pipeline System Ltd | Virgin Media |
| First Essex Buses Ltd | Virgin Media Services |
| Forestry Commission | Vitol Gas Ltd |
| Hatfield Peverel Parish Council | Woodham Ferrers and Bicknacre Parish Council |
| Help The Aged | Woodham Mortimer with Hazeleigh Parish Council |
| Highways England | Woodham Walter Parish Council |

Appendix 2e – List of community organisations consulted (Regulation 14)

1159 Productions
Accord Energy Limited
Active Anywhere
Additions
Adk Brothers Ltd
Alliance Boots Pharmacy
Andrew Nicholas interiors
Anglo Plumbing
Annas Interiors
Aspen Carpets & Flooring Ltd
Apex Dental Care Ltd
Averkey Locksmiths
BabyKalm
Bakers Funeral Services
Bakers of Danbury Ltd
Barclays Bank
BE INSPIRED MEDIA LTD
Beacon Health Group Partnership
BECKWITH & SON (ENGINEERING)
Bellhouse Estates
Ben Oates
Billericay and district angling club
BILLERICAY FUEL SERVICES LTD
Blooming Felt
Blossom Hill Florist
Bluebell Tea Rooms
BOND RESIDENTIAL DANBURY LTD
Boots Uk Ltd
Brooks Bros Timber Yard
Charles Thake
Chelmsford Cancer Charity Shop
Chelmsford Star Co-operative Funeral Services
Chem-Dry Countywide
Chimes Medivet
Church & Hawes
CJR Photography Ltd
Co - op Supermarket
Colemans Heating
COMPREHENSIVE CARPENTRY SERVICES
Cosmo Yoga
Cube 1994 Landscaping
Danbury Aggregates Ltd
Danbury Auto Electrical Ltd
Danbury Bookkeeping Services
DANBURY BOWLING CLUB
Danbury Dental Care
Danbury Electrical Services Ltd
Danbury Garden Services Ltd
Danbury Medical Centre
Danbury Mission
Danbury Osteopathic & Complementary Health Clinic
DANBURY PARK COUNTY PRIMARY SCHOOL
DANBURY PRE-SCHOOL LTD
DANBURY TENNIS CLUB
Danbury Tree Surgery
David Thurgood
Devoted to Travel
Dish Food Ltd
Eden Aesthetics
EJ Coombes
EMMA PICKLES ACCOUNTANTS LTD
Essex Outdoors
Feel Good Body
FLOOR TALK LIMITED
Frost Residential Lettings Ltd
Galleywood Timber Products Ltd
Gemini Beauty Salon
Glynn Williams Architects Ltd
HARDWICKE CONTRACTS LTD
HEATHCOTE SCHOOL LTD
Howlett Plumbing & Gas
Images
J & D Hinton
JAMES HALLS GARDEN DESIGN LTD
Jaytrade Uk Ltd
Jesters Kids Clubs & Nursery
John Webb Hypnotherapy
Jpl Brickwork and Building Ltd
K R Whiteley Building
K.J. SIMS (HOLDINGS) LIMITED
Little Owls Nursery
LOT 33 PIZZA LTD
Martin & Co
MB Designs
Medivet Group Ltd
Mgc Welding Ltd
Millcot Tools
MONTROSE T C LTD
Mr Noel Sawyer
National Pool Company
Natural Beauty by Chantal
Oasis Dental Care

Parkdale Lettings
Paul Churchouse
Peaches
Poulton Portables
Professional Foot Health
Progressive Living
PSL Electrical
Randell Surveying Associates
RED BALLOON OF THE AIR
Richard Swan
Roseco Stores
Rustic Oak
Soft Soles - Podiatry Clinic
Softflow Water Softeners
ST JOHNS CHURCH OF ENGLAND SCHOOL
St Joseph's Care Home
Stone Carter
Sue Lees Consultancy
Sweet Peas Cake Boutique
Taylor & Co Hair Salon
Tea on the Green
Tesco Express
The Alpine Room & Yacht Equipment
The Anchor
The Aussie BBQ Company
The Bakers Arms
The Bell Inn
The BLT/Danbury Fryer
THE COPPER HOUSE CATERING LTD
The Coutyard Clinic Dentist
The Cricketers
The Griffin Inn
The Hair Gallery
The National Pool Company
Tomorrows Talent
Westcar Builders
Woodford Medical
Wych Elm Bed & Breakfast
Xtreme Muscle Gym
XTREME TEAM LTD

Appendix 3 – Evidence base

A full list of supporting documents providing background and evidence to the Danbury Neighbourhood Plan is listed below. The documents can be viewed using the link below. www.danburyneighbourhoodplan.com and in paper form at the Danbury Parish Council Office.

| Supporting Document | Title | Source |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| A | Danbury Design Guide | Danbury |
| 1 | Open Countryside and Protected Areas | Danbury |
| 2 | Standing Advice/Guidance from Natural England – Ancient Woodland etc https://www.gov.uk/guidance/ancient-woodland-ancient-trees-and-veteran-trees-advice-for-making-planning-decisions | |
| 3 | Local Wildlife Sites - Wildlife Trusts https://www.wildlifetrusts.org/cy/node/19383 | |
| 4 | Natural England/Chelmsford CC Statement of Common Ground https://www.chelmsford.gov.uk/media/qnahgebq/socg-02-statement-of-common-ground-natural-england.pdf | |
| 5a | Site Options and Assessment Report, April 2019. AECOM | Danbury |
| 5b | Individual Site Pro-formas, May 2019. AECOM | Danbury |
| 5c | Site Options and Assessment Report, March 2020. AECOM | Danbury |
| 5d | Site Options and Assessment Report, November 2021. AECOM | Danbury |
| 6a | Extract from Landscape Sensitivity and Capacity Assessment Report, Amec Foster Wheeler, 2017 relating only to Danbury. | Danbury |
| 6b | Addendum to the Landscape Sensitivity and Capacity Addendum, Wood. September 2020. | Danbury |
| 7 | Residents' Questionnaire No 1, 2017 | Danbury |
| 8 | Air Quality AQMA Revocation Report - November 2023 | Danbury |
| 9 | ECC Position Statement Traffic on A414, 2015 https://www.maldon.gov.uk/info/7050/planning_policy/9164/pre-submission-local-development-plan-evidence-base | |
| 10 | Maldon Position Statement on strategic highways issues, 2015 https://www.maldon.gov.uk/publications/LDP/supporting_documents/3%20Statement%20of%20Common%20Ground/DOC119.pdf | |
| 11 | Residents' Questionnaire No.2. QA Research Report, 2018 | Danbury |

| Supporting Document | Title | Source |
|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| 12 | Sustrans Route 1 https://www.sustrans.org.uk/find-a-route-on-the-national-cycle-network/route-1/ | |
| 13 | St Johns School Questionnaires Report, 2017 | Danbury |
| 14a | ECC Minerals and Waste Planning Authority Response, March 2019 | Danbury |
| 14b | ECC Minerals and Waste Planning Authority Response, April 2019 | Danbury |
| 15 | Essex County Council Highways Access Technical Note, August 2021 | Danbury |
| 16 | Register of buildings of local value https://www.chelmsford.gov.uk/media/hh5b5zzv/local-legacy-guide-to-the-register-of-buildings-of-local-value-in-chelmsford.pdf | |
| 17 | Historic Environment Characterisation Project, p25 | Danbury |
| 18a | Protected Lanes – Assessment Update, 2017 https://www.chelmsford.gov.uk/media/2d1hoxm2/eb-088-protected-lane-assessment-additional-lanes.pdf | |
| 18b | Protected Lanes Study – Summary Report, 2009 https://www.chelmsford.gov.uk/media/hmal4vel/eb-086-protected-lanes-study-summary-report.pdf | |
| 19 | BBC Canyon Effect https://www.bbc.co.uk/pressoffice/pressreleases/stories/2009/10_october/30/pollution.shtml | |
| 20 | Danbury Housing Needs Assessment (HNA), 2020 | Danbury |
| 21 | Strategic Environmental Assessment for the Danbury Neighbourhood Plan, March 2024 | Danbury |
| 22 | Open Space Study, Green Space Area Profiles, 2016-2036, part 2 of 2 https://www.chelmsford.gov.uk/media/od0lfcoh/eb-101d-open-space-green-space-area-profiles-part-2-of-2.pdf | |
| 23a | Chelmsford Local Plan Heritage Assessments, Technical Note, March 17 and Addendum 2 – for Danbury, April 2019 | Danbury |
| 23b | Chelmsford City Council Heritage and Conservation Officer advice, March 2020 | Danbury |
| 24 | Sites Selection and Allocation Report, March 2022 | Danbury |
| 25 | Call for Sites Report, November 2018 | Danbury |
| 26 | Impact on Local Highways Network, March 2022 | Danbury |
| 27 | Assessment of Selected Sites against Plan Objectives, December 2022 | Danbury |
| 28 | Chelmsford City Council - Making Places SPD https://www.chelmsford.gov.uk/media/idpmbu3z/making-places-spd.pdf | |
| 29 | Historic England List of Danbury assets 20-12-2023 | Danbury |
| 30 | Essex Wildlife Trust – Danbury Ridge Final Version | Danbury |
| 31 | Almshouse requirements for occupation | Danbury |
| 32 | RAMS SPD http://www.chelmsford.gov.uk/media/Ofznria3/essex-coast-rams-supplementary-planning-document.pdf | |
| 33 | Greater Essex Planning Policy Position for Net Zero Carbon Development https://www.essexdesignguide.co.uk/media/2954/net-zero-carbon-planning-policy-for-greater-essex-november-2023.pdf | |