

Site Options and Assessment Report

Site Options and Assessment

Danbury Parish Council

November 2021

Quality information

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Executive Summary

This report is the third in a series of Site Options and Assessment reports to support the Danbury Neighbourhood Plan. An initial Site Assessment was produced in May 2019 and considered a number of potential development sites for allocation in the Neighbourhood Plan. Subsequently, a number of changes to site allocation criteria and the availability of additional evidence led to an addendum report in 2020. The current report builds on the previous reports and includes additional information on Highways and Landscape constraints as well as new information drawn from the Chelmsford City Council Strategic Housing and Economic Land Availability assessment (SHELAA) 2021.

This report is intended to represent a full and up to date Site Assessment to support the Neighbourhood Plan.

The Chelmsford City Council Local Plan (adopted in May 2020)¹ sets out that an allocation of around 100 new homes is to be accommodated within or adjoining the Defined Settlement Boundary of Danbury on sites to be identified and consulted upon through the emerging Danbury Neighbourhood Plan.

The original Site Assessment in 2019 assessed all potential known sites to establish which, if any, would be suitable for allocation in the Neighbourhood Plan to meet the Local Plan requirement. The Neighbourhood Plan Steering Group subsequently made the decision to limit the site areas to a size which would accommodate no more than 30 homes on each, which was taken into account in the 2020 report and in this report.

This report concludes that there are a number of potentially suitable sites within the NP area to accommodate this level of growth, although no sites are free of constraints. The sites which are suitable or potentially suitable for allocation are:

- D5: Sand Pit Field (East of Little Fields, North of Maldon Road
- D7: Land at Tyndales Farm West (SHELAA 2021 – CFS56 & 15SLAA45)
- D9: Land on the south west side of Mill Lane (SHELAA 2021 – CFS116)
- D11: Play Area, Jubilee Rise, Danbury (SHELAA 2021 – CFS243)
- D14: Danecroft, Woodhill Road (SHELAA 2021 - CFS188)
- D15: Well Lane Industrial Area (SHELAA 2021 - CFS274)
- D20: Land North of Elm Green Lane (SHELAA 2021 - 18SLAA4)
- D21: Land at Copt Hill / Mayes Lane

The sites which are not suitable for allocation in the Neighbourhood Plan are:

- D4: Land north of A414 Maldon Road, and south west of Runsell Lane (SHELAA 2021 – CFS58)
- D8: Land at Tyndales Farm East (SHELAA 2021 - CFS21, CFS57)
- D10: Field South of Jubilee Rise (SHELAA 2021 - CFS159)
- D12: Bay Meadow, Land adjacent to the medical centre (Land at Maldon Road)

This report can be used by Danbury Parish Council to guide decision-making on site selection and as evidence to support site allocations in the Neighbourhood Plan if they

¹ Available at <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-local-plan/adopted-local-plan/>

choose to do so. The emerging site allocations should be discussed with Chelmsford City Council and landowners/site promoters and the findings of the Strategic Environmental Assessment and other evidence should also be taken into account.

1. Introduction

- 1.1 This report is a Site Assessment for the Danbury Neighbourhood Plan as part of the Neighbourhood Planning technical support programme led by Locality and DLUHC². It follows two previous Site Assessment reports produced by AECOM in February 2020 and May 2019.
- 1.2 This additional report has been requested by the Neighbourhood Plan Steering Group as new evidence has come forward which might affect the site assessment conclusions in terms of suitability for development. New evidence considered as part of this report includes:
- Highway Access Technical Note, Danbury Neighbourhood Plan Steering Group (August 2021)³
 - Addendum to the Landscape Sensitivity and Capacity Assessment for Revised Land Parcels at Danbury East (Wood Environment and Infrastructure solutions (September 2020)
 - Chelmsford Heritage Officer's comments (March 2020)⁴
- 1.3 The information is intended to guide decision making on potential site allocations in the Neighbourhood Plan, to allow the Neighbourhood Plan to meet the housing requirement in line with the adopted (May 2020) Chelmsford Local Plan.

² Department for Levelling Up, Housing and Communities.

³ This note contains advice provided by Essex Highways Dept to Danbury Neighbourhood Plan Steering Group and has not been verified by AECOM.

⁴ Email from Chelmsford City Council Heritage Officer (March 2020) provided by the Steering Group.

2. Methodology

- 2.1 The approach to the assessment of sites is based on the DLUHC Planning Practice Guidance. The relevant sections are Housing and Economic Land Availability Assessment (March 2015)⁵ and Neighbourhood Planning (updated February 2018)⁶. The methodology also follows the Locality Neighbourhood Planning Site Assessment Toolkit⁷.
- 2.2 Although a Neighbourhood Plan is at a smaller scale than a Local Plan, the Planning Practice Guidance for assessing the suitability of sites for housing is still appropriate. This includes an assessment of each site to establish if it is suitable, available and likely to be achievable for the proposed development.

Task 1: Identifying sites to be included in the assessment

- 2.3 The methodology for identifying sites and carrying out the site appraisal is presented below.
- 2.4 The first task is to identify which sites should be considered as part of the assessment. This report follows a previous Site Assessment produced in February 2020 following on from an initial assessment in May 2019 and therefore the sites identified in this assessment have been taken from the initial Site Assessment (April 2019).
- 2.5 The sites came from the 2018 Chelmsford Strategic Housing and Economic Land Availability Assessment, as well as a Call for Sites undertaken by Danbury Parish Council in September 2017. This addendum report is required following new information, in relation to highways and landscape assessments.
- 2.6 The most recent Chelmsford City Council Strategic Housing and Employment Land Availability Assessment (SHELAA) (2021) was also reviewed as a potential source of additional supply.

Task 2: Site Assessment

- 2.7 An initial desktop assessment was carried out using a site appraisal proforma to assess each site against a range of criteria, including physical, environmental and built heritage constraints as well as site availability, viability factors and planning policy. This enabled a consistent evaluation of each site against an objective set of criteria.
- 2.8 The desktop assessment was supplemented by a site visit which allowed a survey of each site to explore site specific factors such as the visual impacts of new development on the surrounding landscape and built environment.

⁵ Available at <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

⁶ Available at <https://www.gov.uk/guidance/neighbourhood-planning--2>

⁷ Available at <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development>

2.9 All sites assessed in the previous Site Assessment have been reconsidered in this report in light of new information to determine the potential suitability for development.

Task 3: Consolidation of Results

2.10 All the site assessment information is drawn together into a summary table which provides a conclusion showing whether each site is suitable for allocation in the Neighbourhood Plan.

2.11 A 'traffic light' rating of all sites has been given based on the three 'tests' of whether a site is appropriate for allocation – i.e. the site is suitable, available and likely to be achievable. The colours indicate the following:

- 'Green' is for sites relatively free from constraints, or which have constraints that can be resolved, and therefore are suitable for development. Sites rated green are appropriate for allocation for proposed use in a neighbourhood plan (if financially viable).
- 'Amber' sites have constraints that would need to be resolved or mitigated, so the site is potentially appropriate for allocation (if also financially viable) for proposed use in a neighbourhood plan.
- 'Red' sites are unsuitable for development and therefore not appropriate to allocate for the proposed use in a neighbourhood plan.

2.12 The evidence reviewed as part of this assessment is based on an assumption that there will be a limit of 30 homes per site, which is the intended site threshold for the Neighbourhood Plan allocations. Higher housing capacities have not been tested, therefore the figures stated in the report assume a maximum 30 dwellings per site.

3. Policy Context

- 3.1 Since the last Site Assessment, there are two changes of note to the planning policy context.
- 3.2 The National Planning Policy Framework (NPPF) was revised on 20 July 2021 and replaces the previous 2019 version. There are no changes to the NPPF which would change the conclusions of the Danbury Site Assessment.
- 3.3 The emerging Chelmsford Local Plan has now been adopted (May 2020).

Chelmsford Local Plan (2013-2036) adopted May 2020⁸

- 3.4 The policies of relevance to development in Danbury are listed below:
- 3.5 Strategic Policy S1 – Spatial principles: The Council will require all new development to accord with the following Spatial Principles were relevant:
 - Optimise the use of suitable previously developed land for development
 - Continue the renewal of Chelmsford City Centre and its Urban Area
 - Locate development at well-connected and sustainable location
 - Locate development to avoid or manage flood risk
 - Protect the Green Belt
 - Respect the character and appearance of landscapes and the built environment and preserve or enhance the historic environment and biodiversity
 - Focus development at the higher order settlements outside the Green Belt and respect the existing development pattern and hierarchy of other settlements
 - Ensure development is deliverable
 - Ensure development is served by necessary infrastructure
 - Utilise existing and planned infrastructure efficiently
- 3.6 Strategic Policy S2 – Addressing climate change and flood risk: The Council, through its planning policies and proposals that shape future development, will seek to mitigate and adapt to climate change.

⁸ Available at <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/adopted-local-plan/>

- 3.7 Strategic Policy S3 – Conserving and enhancing the historic environment: The Council will conserve and where appropriate enhance the historic environment recognising the positive contribution it makes to the character and distinctiveness of Chelmsford through the diversity and quality of heritage assets.
- 3.8 Strategic Policy S4 – Conserving and enhancing the natural environment: The Council is committed to the conservation and enhancement of the natural environment through the protection of designated sites and species, whilst planning positively for biodiversity networks and minimising pollution.
- 3.9 Strategic Policy S6 – Housing and employment requirements: 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 at an average annual rate of 805 net new homes per year.
- 3.10 Strategic Policy S7 – The Spatial Strategy: The Spatial Strategy applies the Spatial Principles to focus new housing and employment growth to the most sustainable locations by making the best use of previously developed land in Chelmsford Urban Area; sustainable urban extensions around Chelmsford and South Woodham Ferrers; and development around Key Service Settlements outside the Green Belt in accordance with the Settlement Hierarchy. Danbury is classed as a Key Service Settlement outside the Green Belt.
- 3.11 In addition, at any of the Settlement categories, new growth sites which are in accordance with the Local Plan Spatial Principles and Strategic Policies can be allocated through relevant Neighbourhood Plans. The policy allocates 100 homes to Danbury over the plan period. There will also be opportunities for small-scale rural exception sites providing affordable homes to meet identified local needs in locations where there are policies of constraint. All development allocations will be located to ensure existing settlements maintain their distinctive character and to avoid coalescence between them.
- 3.12 Strategic Growth Site Policy 13 – Danbury: An allocation of around 100 new 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 through the emerging Danbury Neighbourhood Plan. Amount and type of development:
- Around 100 new homes of mixed size and type including affordable housing.

Site masterplanning principles:

- Conserve and enhance the SSSI in and around Danbury (Blake’s Wood and Lingwood Common SSSI, Woodham Walter Common SSSI and Danbury Common SSSI) ensuring any new development avoids direct impacts and mitigates indirect impacts (i.e. recreational damage) as a priority and provides any required mitigation measures where necessary (including those set within any emerging visitor impact studies / strategic solutions)
- Where appropriate, contributions from developments will be secured towards mitigation measures identified in the Essex Recreational

disturbance Avoidance and Mitigation Strategy (RAMS) which will be completed by the time the Local Plan is adopted. Prior to RAMS completion, the authority will seek contributions, where appropriate, from proposed residential development to deliver all measures identified through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitats Regulations and Habitats Directive.

3.13 Policy DM1 – Size and type of housing: The Council will protect existing housing from redevelopment to other uses.

- A) Within all developments of 10 or more dwellings the Council will require: i) the provision of an appropriate mix of dwelling types and sizes that contribute to current future housing needs and create mixed communities; and ii) 50% of new dwellings to be constructed to meet requirement M4(2) of the Building Regulations 2015, or subsequent government standard.
- B) Within all developments of 30 or more dwellings that Council require A) i and A) ii above, and: i) 5% of new affordable dwellings should be built to meet requirement M4(3) of the Building Regulations 2015, or subsequent government standard.

3.14 Policy DM2 – Affordable housing and rural exception sites: A) Affordable Housing: The Council will require the provision of 35% of the total number of residential units to be provided and maintained as affordable housing within all new residential development sites which: i) comprise of 11 or more residential units.

3.15 Policy DM13 – Designated heritage assets: A) The impact of any development proposal on the significance of a designated heritage asset or its setting, and the level of any harm, will be considered against any public benefits arising from the proposed development.

In addition to Part A) development will be permitted in Conservation Areas where:

- i) The siting, design and scale would preserve or enhance the character or appearance of the area; and
- ii) Building materials and finishes are appropriate to the local context; and
- iii) Features which contribute to the character of the area are retained; and
- iv) Important views are preserved

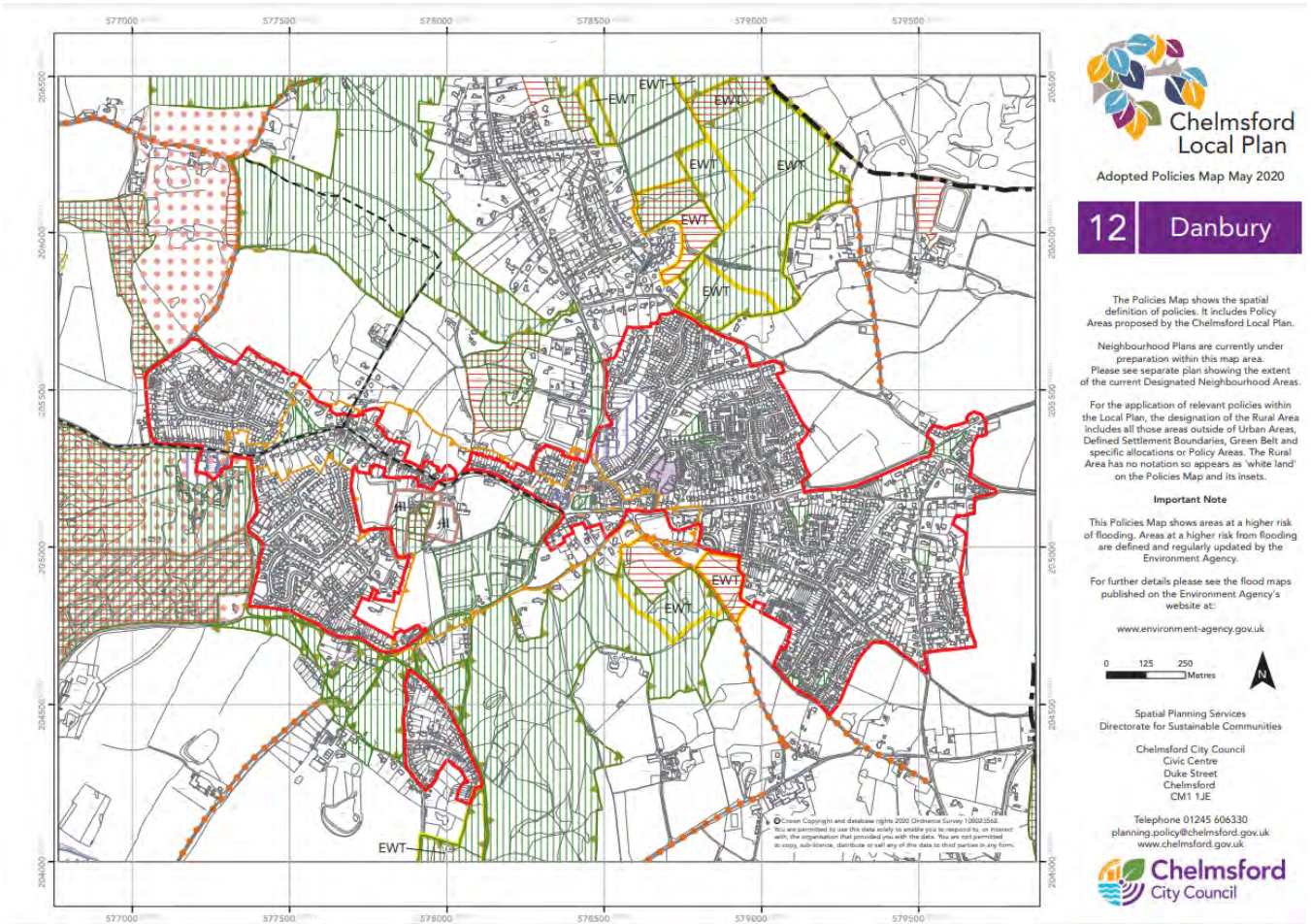
3.16 Policy DM16 – Ecology and biodiversity: Development proposals within or outside a SSSI, likely to have an adverse effect on a SSSI, will not be permitted unless, on an exceptional basis, the benefits of the development clearly outweigh both the adverse impacts on the features of the site and any adverse impacts on the wider network of SSSIs.

3.17 Policy DM18 – Flooding/SUDS: A) Planning permission for all types of development will only be granted where: i) it can be demonstrated that the site

is safe from all types of flooding, either because of existing site conditions or through flood risk management from the development, now and for the lifetime of the development; and ii) it does not worsen flood risk elsewhere.

3.18 Figure 3-1 illustrates Danbury's policy map which is included in the Chelmsford Local Plan (May 2020).

Figure 3-1 Chelmsford Local Plan: Danbury policy map (May 2020)



12 Danbury

The Policies Map shows the spatial definition of policies. It includes Policy Areas proposed by the Chelmsford Local Plan.

Neighbourhood Plans are currently under preparation within this map area. Please see separate plan showing the extent of the current Designated Neighbourhood Areas.

For the application of relevant policies within the Local Plan, the designation of the Rural Area includes all those areas outside of Urban Areas, Defined Settlement Boundaries, Green Belt and specific allocations or Policy Areas. The Rural Area has no notation so appears as 'white land' on the Policies Map and its insets.

Important Note

This Policies Map shows areas at a higher risk of flooding. Areas at a higher risk from flooding are defined and regularly updated by the Environment Agency.

For further details please see the flood maps published on the Environment Agency's website at:

www.environment-agency.gov.uk

0 125 250 Metres

Spatial Planning Services
Directorate for Sustainable Communities

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- Chelmsford City Council Area
 - Inset
 - Chelmsford and South Woodham Ferris Urban Areas (S7)
 - Chelmsford City Centre (S1, S8, S12, DM5)
 - South Woodham Ferris Town Centre (S12, DM5)
 - Defined Settlement Boundary (S7, DM2)
 - Area for the former Runwell Hospital Major Developed Site (7.320)
 - Boundary of Strategic Growth Site Allocations 2, 3a, 5 and 7a
 - New Housing Site (S7 and Relevant Growth Site or Strategic Growth Site Policies)*
 - New Garden Community for Major Housing and Employment Development (SGS8)
 - Specialist Residential Accommodation (SGS7b, GS12)
 - New Gypsy and Traveller Site (GT1)
 - Proposed Employment Area (S7, SGS6, SGS3a, DM4)
 - Existing Employment Area (S8, DM4)
 - Rural Employment Area (S8, DM4)
 - Green Belt (S11, DM6, DM9, DM10, DM11, DM12)
 - Special Area of Conservation (SAC) (S4, S9, DM16)*
 - Special Protection Area and Ramsar Site (S4, S9, DM16)*
 - Marine Conservation Zone (S2)*
 - Site of Special Scientific Interest (SSSI) (S4, DM16)*
 - Scheduled Monument (S3, DM13)*
 - Registered Park and Garden of Special Historic Interest (S3, DM13)*
 - Local Nature Reserve (S4, DM16)*
 - Local Wildlife Site (LoWS) (S4, DM16)
 - EWT Essex Wildlife Trust Nature Reserve (S4, DM16)*
 - Green Wedge (S11, DM7, DM9, DM10, DM11, DM12)
 - Protected Lane (S3, DM17)
 - Conservation Area (S3, DM13)
 - Area for Conservation / Strategic Landscape Enhancement (SGS7a)
 - Country Park*
 - Proposed Country Park (SGS3, SGS6)
 - Land Allocated for Future Recreation Use and / or SUDS (S4, SGS2, SGS7a)
 - Open Space (S11, DM21)
 - New Railway Station (S9)
 - Railway Station Access Road (S9)
 - Radial Distributor Road (RDR1) (S9)
 - Proposed RDR2 Detailed Design within New Garden Community Masterplan Area (S9, SGS8)
 - Proposed Link Road (SGS3a, SPAS)
 - Route Capacity Improvement (S9, SGS10)
 - Proposed Cycle Route*
 - Proposed Bridge (S9, SGS1a, SGS10)
 - Existing Park and Ride
 - Park and Ride Area of Search (S9)
 - Proposed Chelmsford North East Bypass - Detailed Design within Masterplan Area (S9, SGS8)*
 - Proposed Chelmsford North East Bypass - Safeguarded Corridor (S9, SGS8)*
 - Route Based Strategy (S9)
 - Strategic Trunk Route
 - Strategic Non-Trunk Route
 - Regional Route
 - Location for Primary School
 - Existing School, Further / Higher Education Establishment (DM22)
 - Retail Allocation (SGS10)
 - Primary Shopping Area (S12, DM5)
 - Primary Frontage (S12, DM5)
 - Secondary Frontage (S12, DM5)
 - Principal Neighbourhood Centre (S12, DM5)
 - Retail Frontage of Principal and Local Neighbourhood Centres (S12, DM5)
 - Special Policy Area (S7, SPA1-SPA6)
 - Hazardous Substance Site Safeguarding Zone (DM30)*
 - Flood Zone 2 (S2, DM18)*
 - Flood Zone 3 (S2, DM18)*
 - Flood Alleviation Scheme
 - Air Quality Management Area (DM30)
 - Minerals and Waste Site*
- *New Housing Site
Please note that site policies are abbreviated to the site number
- *These notations are designated by third parties not Chelmsford City Council and are subject to change
- Spatial Planning Services
Directorate for Sustainable Communities
- Chelmsford City Council
Civic Centre
Duke Street
Chelmsford
CM1 1JE
- Telephone 01245 606330
planning.policy@chelmsford.gov.uk
www.chelmsford.gov.uk
-

3.19 Other evidence base documents of relevance include:

Chelmsford City Council Strategic Housing and Employment Land Availability Assessment (SHELAA) Report 2021⁹

3.20 The SHELAA forms part of Chelmsford's Local Plan. Danbury sites include (see Figure 3-2):

- CFS6: Land north of peaches house, Southlands Chase, Sandon, Chelmsford, Essex
- CFS18: Land north of White Elm Cottage, Hyde Lane, Danbury, Chelmsford, Essex
- CFS21: Land East of Junction with Hyde Lane and Mill Lane, Danbury, Chelmsford, Essex
- CFS39: Land North West of St Cleres Hall, Main Road, Danbury, Chelmsford, Essex
- CFS56: Land North of Mill Lane East of Barley Mead and South of Maldon Road, Danbury, Chelmsford, Essex (part of site D7 is within this site boundary)
- CFS57: Land North of Mill Lane East of Barley Mead and South of Maldon Road, Danbury, Chelmsford, Essex
- CFS58: Land East of Little Fields and North of Maldon Road, Danbury, Chelmsford, Essex
- CFS83: Land East and West of the A12 and North and South of the A414, Great Baddow and Sandon, Chelmsford, Essex
- CFS116: Land East of 1-15 Millfields, Danbury, Chelmsford, Essex
- CFS159: Field South of Jubilee Rise, Danbury, Chelmsford
- CFS173: Land adjacent Danbury Mission Evangelical Church, Maldon Road, Chelmsford, Essex
- CFS174: Land west of Byfield house, Stock Road, Stock, Ingatestone, Essex
- CFS243: Play area, Jubilee Rise, Danbury, Chelmsford
- CFS274: Bell Works, Well Lane, Danbury, Chelmsford
- 15SLAA45: Land north of Mill Lane east of Barley Mead and south of Maldon Road, Danbury, Chelmsford

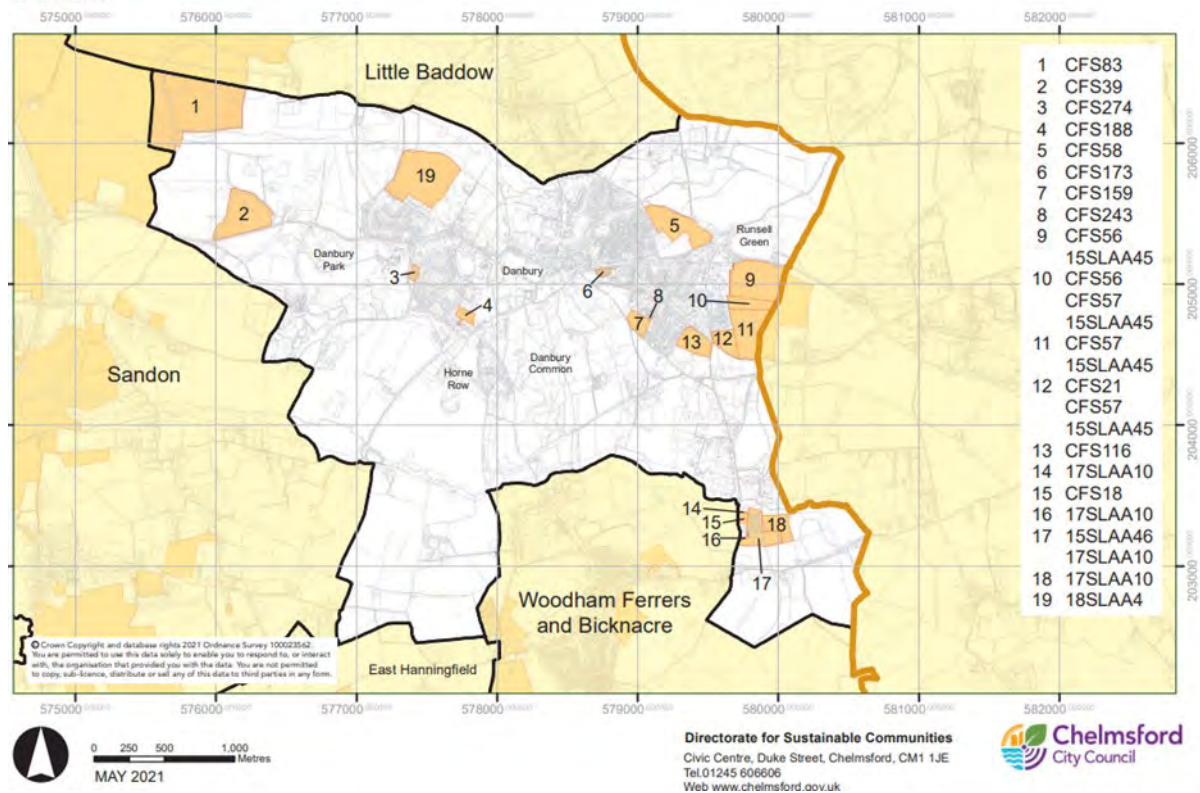
⁹ Available at <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/call-for-sites-shelaa-and-parish-maps/>

- 15SLAA46: Old Chase Farm, Hyde Lane, Danbury, Chelmsford, Essex, CM3 4LP
- 17SLAA10: Storage Lane, Old Chase Farm, Hyde Lane, Danbury, Chelmsford, Essex

3.21 All 2021 SHELAA sites which are within or adjacent to the Danbury Defined Settlement Boundary and not already sites which have come forward through the NP Call for Sites, have been considered in this report.

Figure 3-2 Danbury SHELAA sites (2021)

FINAL SHELAA MAPPING 2021
SITES BY PARISH AND UNPARISHED AREAS OF CHELMSFORD
DANBURY




4. Site Assessment

- 4.1 Figure 4-1 illustrates all sites assessed in this report.
- 4.2 The sites include sites submitted through the Neighbourhood Plan Call for Sites and SHELAA sites within or adjacent to the settlement boundary. Where a site is in the SHELAA 2021 and was submitted through the NP Call for Sites, the NP Call for Sites reference has been used. The tables below sets out the new information received for each site and the resulting conclusions on whether the site is suitable for development and therefore an appropriate candidate for allocation in the Neighbourhood Plan.

Figure 4-1 Map showing sites included in assessment



Table 4-1 Site Assessments

Site reference:	D4
Address:	Land north of A414 Maldon Road, and south west of Runsell Lane, Danbury Essex. CM3 4QZ
Site area:	4.6 ha
Site boundary map:	
Ownership:	Individual owner, promoted by Gladman Land
Source of site:	Call for Sites and SLAA CFS58 / 15SLAA49
New SHELAA (2021) reference if applicable:	SHELAA site 5 (CFS58) has been submitted as a larger site boundary than the site area considered in the NP.
Current SHELAA conclusions ¹⁰	CFS58 (SHELAA 2021) conclusion: suitability score - 2, availability score - 1, achievability score - 1
Planning history:	<p>17/01902/OUT – Address: Land East Of Runsell View & Little Fields And North Of Maldon Road Danbury Chelmsford. Proposal: Outline planning application for up to 90 residential dwellings (including up to 35% affordable housing) with public open space, landscaping, sustainable urban drainage (SuDS) and vehicular access off Maldon Road. All matters to be reserved with the exception of main site access. Application refused (2nd February 2018). Main reasons for refusal were:</p> <ul style="list-style-type: none"> - The site is located within the Rural Area beyond the Metropolitan Green Belt. As such, the site is not allocated for development within the adopted Site Allocations DPD and lies outside of the Defined Settlement of Danbury. - The development does not fall within the specific forms of development allowed in the countryside. Furthermore, by virtue of its size and presence, the development would be an unwelcome urban encroachment into undulating open arable land. The development would be harmful to the landscape character of the area and would be intrusive in the context of the setting. It would be a visually dominant and unacceptable urban development impacting on the intrinsic character and beauty of the countryside and valued landscape. <p>The proposed development would result in the loss of part of the setting to Garlands Farmhouse, which is a Grade II listed building.</p> <p>16/01810/OUT: Outline planning application for up to 140 residential dwellings. Status: Application refused (20 Jan 2017), appeal dismissed. Planning appeal (decision issued on 5th March 2018) dismissed on the following grounds:</p> <ul style="list-style-type: none"> - failure to accord with the spatial strategy of the development plan, - adverse impact on the intrinsic character and beauty of the countryside, - harm to a heritage asset (Garlands Farmhouse, Grade II listed building) which outweighed the benefits of the scheme, and

¹⁰ SHELAA = Chelmsford City Council Strategic Housing and Economic Land Availability Assessment 2021. Suitability, availability, achievability score 1,2 or 3 (1 being best, 3 being worst) and resulting category 1, 2 or 3: - 1 being deliverable, 2 developable and 3 not currently developable):

- adverse impact on nearby SSSIs which outweighed the benefits of the scheme.

<p>Site Assessment conclusion (AECOM, April 2019):</p>	<p>The site has significant constraints. The site is unsuitable for development ('reject'). The site is a greenfield, agricultural site, outside of but adjacent to the settlement boundary and reasonably located in respect of local services and facilities. Existing access will need upgrading but this is likely to be achievable. The site is of high landscape sensitivity. The site has low potential for protected species. The site is adjacent to a designated heritage asset. The site is in Flood Zone 1.</p>
<p>Site Assessment Conclusion (AECOM, February 2020):</p>	<p>The site has significant constraints. The site is unsuitable for allocation. The previous Site Assessment found the site had good access (green), low to medium landscape capacity (red) and medium potential for habitat loss (amber). It also received a poor score of 9 (red) for its impact on nearby SSSIs. This justified a conclusion that the site had a number of significant constraints and that the site was unsuitable for development ('reject'). The new access rating is unchanged (green). Access from Maldon Road has been deemed achievable by Essex Highways. In terms of the revised site area and proposal that has been submitted, it is wholly in the sub-area DLP1b which has low to medium landscape capacity and would be difficult to accommodate change, as found in Chelmsford City Council Landscape Sensitivity and Capacity Assessment 2017. Whilst the proposed design indicates retention of existing tree and hedges, the proposed level of development on the site will impact the open character of the site. The proposal could potentially harm the significance of the Grade II listed Garlands Farmhouse. This issue is considered in [planning application]APP/W1525/W17/3176978, where the Inspector dismissed the appeal against a refusal of [planning application] 16/01810/OUT and found that the appeal proposal (140 dwellings) would lead to harm to the heritage and significance of Garlands Farmhouse to an extent to which approval would contradict national planning policy, particularly paragraph 134 of the NPPF. The Inspector considered that 'the agricultural land to the front the farmhouse is important to the appreciation of the heritage asset within its rural context'. The inspector also stated that 'the proximity of suburban development would considerably diminish the present sense of rural isolation, which is important to appreciating the historic value of the heritage asset. The legibility of the former farmhouse sited within its agricultural setting and the way that it would be experienced would be considerably diminished'. These constraints have not been resolved in the revised proposal and the site therefore remains unsuitable for development.</p>
<p>Landowner proposal:</p>	<p>50 dwellings with open space, single point of access, retention of trees and hedgerows and landscape buffers.</p>
<p>Additional Highways advice (Technical note August 2021):</p>	<p>No additional highways advice provided.</p>
<p>Additional landscape evidence ¹¹</p>	<p>Landscape character sensitivity is judged to be low to moderate but visual sensitivity is judged to be high due to the land parcel's openness, sloping landform and location close to the settlement edge. Landscape value is judged to be low to moderate. These judgements combine to produce a low to medium landscape capacity. Hence the specified types of development: approx. 50 two/three storeys dwellings, would be relatively difficult to accommodate due to D4's relatively open character and contribution to the setting of the settlement. Long-term landscape capacity could potentially be increased through the adoption of careful development design and sitting within D4: setting development well away from the eastern and southern boundaries; the</p>

¹¹ Technical note LSDC revision - appraisal of the landscape sensitivity and capacity of four areas. The appraisal has been commissioned by Chelmsford City Council in response to changes to the boundaries of the land parcels that were appraised in the Landscape Sensitivity and Capacity Assessment produced in March 2017:

retention/implementation/enhancement of hedgerows and hedgerow trees; and establishment of small copses and possibly ponds (as present at the junction of Runsell Lane and A414). All landscape planting and elements introducing or encouraged through long-time management would have to be in keeping with the characteristics and strategy, planning and management guidelines listed for LCA F5. A paramount consideration would be to avoid the extension of the hard visual edge of Danbury that is a current local landscape characteristic. Key characteristics / qualities to be safeguarded, recommendations for mitigation and guidelines:

- Hedgerows: retain and strengthen existing hedgerows and hedgerow trees within new development as has been achieved on the northern edge of D4;
- Residential properties at the adjoining edges of Danbury (to the west and south) – implement physical and green buffers to minimise impact on residents’ views (whilst acknowledging that current openness of these views will be reduced);
- Detailed consideration of the setting of any Listed Buildings alongside southern section of Runsell Lane; and
- Provide positive new settlement edge (softened and well-integrated into the countryside).

Heritage (April 2019 addendum supplements the Heritage Assessment Technical Note in March 2017):	Advice received from a Chelmsford City Council Heritage Officer (March 2020) ¹² states: <i>the site forms part of the setting of Garlands Farmhouse. Whilst an open green is proposed directly adjacent to the farmhouse, the rural setting provided by the whole site contributes to the significance of the listed building. This was considered in the previous appeal, together with other issues. This harm would be a matter of great weight.</i>
New rating as a result of new information:	The site is unsuitable for development.

¹² Email from Chelmsford City Council Heritage Officer (March 2020) provided by the Steering Group

Site reference: D5

Address: Sand Pit Field (East of Little Fields, North of Maldon Road, Danbury, Essex. CM3 4UR)

Site area: 0.35 ha

Site boundary map:



Ownership: The Danbury Landisdale Almshouse Charity, promoted by The Danbury Landisdale Almshouse Charity

Source of site: Call for Sites

New SHELAA (2021) reference if applicable: n/a

Current SHELAA conclusions ¹³: n/a

Planning history: None

Site Assessment conclusion (AECOM, April 2019): The site is potentially suitable. The site is available. The site has significant constraints. Site is a greenfield, agricultural site, outside of but adjacent to the settlement boundary and reasonably located in respect of local services and facilities. Existing access will need upgrading but this is likely to be achievable. Site is of medium landscape sensitivity. Site has low-medium potential for protected species. Site is 150m from the nearest designated heritage asset. Site is in Flood Zone 1.

Site Assessment Conclusion (AECOM, February 2020): The site is potentially suitable for allocation. The site is available. The site has minor constraints including landscape impact and access. The previous Site Assessment found the site had good access (green), medium landscape capacity (amber) and medium potential for habitat loss (amber). It also received a poor score of 9 (red) for its impact on nearby SSSIs. This justified a conclusion that the site was potentially suitable, available and had significant constraints. The new access rating is unchanged (green). If the site is allocated the following should be considered: The new site boundary means that the area proposed for development will have less impact on the landscape, as it will be adjacent to existing dwellings. However, there is a lack of detail on how constraints will be mitigated. Essex Highways has deemed access via Little Fields unacceptable, but access is achievable from Maldon Road. The scheme currently proposes access from Little Fields and will therefore require revised access from Maldon Road. As of January 2020, Essex Highways have stated that D5 should use an access on Maldon Road. This will require further liaison with Essex Highways.

Landowner proposal: 10 almshouse dwellings with communal garden, single point of access

Additional Highways advice (Technical note August 2021): Following a further site visit the access has been reassessed for the proposed 10 Alms houses. Littlefields is lightly trafficked and can be considered a minor access road. If the proposed site access can be

¹³ SHELAA = Chelmsford City Council Strategic Housing and Economic Land Availability Assessment 2021. Suitability, availability, achievability score 1,2 or 3 (1 being best, 3 being worst) and resulting category 1, 2 or 3: - 1 being deliverable, 2 developable and 3 not currently developable):

achieved allowing for a minimum 20 metre distance from the A414 main distributor road if appropriate visibility splays can be achieved based on Manual for Streets guidance, then it is likely to be acceptable for this reduced level of development.

<p>Additional landscape evidence ¹⁴</p>	<p>Landscape character sensitivity is judged to be low to moderate due to the land parcel's location close to the settlement edge, its partial screening, and the paucity of landscape elements within it. These judgements combine with a low to moderate landscape value to produce a medium to high landscape capacity. Hence the specified types of development i.e. approx. 10 two/three storey dwellings could be accommodated within the western part of this single field. It is judged that in visual terms they would be infill development and that no valued or characteristic landscape elements of LCA F5 would be lost. Long-term landscape capacity would be increased through the adoption of careful development design and siting within D5. There would need to be a particular emphasis on providing a strong landscape buffer on the open eastern boundary (which is not marked by an existing field boundary) and linking landscape works in this residual eastern part of the field with the existing boundary hedgerow with due consideration of the views that are available from the southern section of Runsell Lane. All landscape planting and elements introducing or encouraged through long-time management would have to be in keeping with the characteristics and strategy, planning and management guidelines listed for LCA F5. A paramount consideration would be to avoid the extension of the hard visual edge of Danbury that is a current local landscape characteristic close to D5 (and D4). Key characteristics / qualities to be safeguarded, recommendations for mitigation and guidelines:</p> <ul style="list-style-type: none"> - Hedgerows: retain and strengthen existing hedgerows and hedgerow trees within new development especially alongside A414 and along the northern boundary; - Residential properties at the adjoining edges of Danbury (to the north-west, west and south) – implement physical and green buffers to minimise impact on residents' views (whilst acknowledging that current openness of these views will be reduced); - Maximise potential for introduction of characteristic landscape, visual and habitat enhancements in the residual area to the immediate east of D5; and - Provide positive new settlement edge (softened and well-integrated into the countryside). <p>It is important to note that the new landscape evidence relates to a larger site extending east as far as site D4.</p>
<p>Heritage (April 2019 addendum supplements the Heritage Assessment Technical Note in March 2017):</p>	<p>Heritage assessment from when the site was larger: Garlands Farmhouse lies to the northeast of the site on the edge of Runsell Green. This is a late eighteenth century timber framed farmhouse. Further east lies a collection of listed buildings on Runsell Green. The development site was historically farmland associated with Garlands Farmhouse and the views across the site from Maldon Road contributes to the significance of the listed building. The development site is sufficiently separate from the listed building that placement of an area of open space at the eastern end of the site could retain a viewing corridor to protect significant views and further move the development away from the listed building. The harm to the setting of Garlands Farm could therefore be mitigated, but would have implications for site capacity. There would be no adverse impact on the setting of the listed buildings at Runsell Green.</p>

¹⁴ Technical note LSDC revision - appraisal of the landscape sensitivity and capacity of four areas. The appraisal has been commissioned by Chelmsford City Council in response to changes to the boundaries of the land parcels that were appraised in the Landscape Sensitivity and Capacity Assessment produced in March 2017:

The Chelmsford Heritage Officer (March 2020) ¹⁵ reiterates the point above by stating that the site forms part of the wider setting to Garlands Farmhouse, however given the setback position and low form of the development concept this would not adversely affect the setting of the listed building.

New rating as a result of new information:	The site is suitable for development of 10 homes.
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Site Assessment conclusions:	<p>The new information provided can be summarised as:</p> <ul style="list-style-type: none"> - Neither the current site boundary nor the larger site boundary (which extends east as far as D4) is included in the 2021 SHELAA. - The Landscape Technical note along with the Highways note have demonstrated that the issues previously identified (landscape and access) have been further investigated and have proven to not affect the suitability of the site. - The revised Highways advice (March 2020) states that following a further site visit the access for the site has been reassessed. The site visit concluded that if the proposed site access can be achieved allowing for a minimum 20 metre distance from the A414 main distributor road, if appropriate visibility splays can be achieved based on Manual for Streets guidance, then it is likely to be acceptable for this reduced level of development (10 homes). - The landscape character sensitivity is judged to be low to moderate due to the land parcel's location close to the settlement edge, its partial screening, and the paucity of landscape elements within it. These judgements combine with a low to moderate landscape value to produce a medium to high landscape capacity. Therefore, as stated above, the site is suitable for approx. 10 two / three storey dwellings within the western part of this single field.
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The new evidence supports the conclusion that the site is suitable for an allocation of 10 homes. The allocation of the wider site for increased development (as originally submitted by the landowner and as the site area considered by the new landscape evidence) may also be considered, with access from Maldon Road. This would potentially be suitable if constraints including access, landscape and heritage were mitigated, which would equate to an amber rating.

It should be noted that the site is located within an SSSI Impact Risk Zone whereby proposals for residential development of over 100 homes would require consultation with Natural England.

¹⁵ Email from Chelmsford City Council Heritage Officer (March 2020) provided by the Steering Group.

Site reference: D7

Address: Land at Tyndales Farm West

Site area: 1.84 ha

Site boundary map:



Ownership: Richborough Estates, promoted by Richborough Estates

Source of site: Call for Sites

New SHELAA (2021) reference if applicable: CFS56 & 15SLAA45

Current SHELAA conclusions ¹⁶ CFS56: conclusion: suitability score - 2, availability score - 1, achievability score-1.
15SLAA45: conclusion: suitability score - 2, availability score - 2, achievability score - 1.

Planning history: 17/00089/OUT: Outline planning application for up to 100 dwellings with public open space, drainage and landscaping with all matters reserved except access into the site.
Status: Application refused
Reasons for refusal: Outside the defined settlement of Danbury, adverse effect on intrinsic character of the area, failed to meet satisfaction of local Highway Authority, substantial distance from Secondary School, site located in risk impact zone of SSSIs.
There have been no new planning applications since the previous Site Assessment.

Site Assessment conclusion (AECOM, April 2019): The site has significant constraints. The site is unsuitable for development / no evidence of availability ('reject'). Site is a greenfield, agricultural site, outside of but adjacent to the settlement boundary and reasonably located in respect of local services and facilities. A new access on to Maldon Road is required and likely to be achievable. Site is of high landscape sensitivity - Site has low-medium potential for protected species. Site is not located near any designated heritage assets. Site is in Flood Zone 1. 11,000-volt powerlines are near the site (within or adjacent to the boundary).

Site Assessment Conclusion (AECOM, February 2020): The site is unsuitable for allocation. The site is available. The site has significant constraints including landscape impact. The previous Site Assessment found the site had good access (green), low to medium landscape capacity (red) and some potential for habitat loss (amber). It also received a medium score of 11 (amber) for its impact on nearby SSSIs. This justified a conclusion that the site had a number of significant constraints and that the site was unsuitable for development ('reject'). The new access rating is unchanged (green). The new proposed site boundary is smaller; however, development would still elongate the settlement form, encroach into open countryside and is in an area of low/medium landscape capacity. The site is currently open without any landscape buffering to its east or

¹⁶ SHELAA = Chelmsford City Council Strategic Housing and Economic Land Availability Assessment 2021. Suitability, availability, achievability score 1,2 or 3 (1 being best, 3 being worst) and resulting category 1, 2 or 3: - 1 being deliverable, 2 developable and 3 not currently developable):

south, and it is crossed by a public right of way. The site is therefore considered to remain unsuitable for development.

Landowner proposal:	The site illustration provided by the site promoter (Richborough estates) is in relation to the wider site which extends south from D7.
Additional Highways advice (Technical note August 2021):	Additional documentation has been provided showing provision of a new junction onto Maldon Road for site D7 together with an associated diversion of Cherry Garden Lane east into a proposed access road. This indicates that this access would be achievable in principle, subject to detailed design including provision of bus stops and associated crossing points on the A414. This access could in principle serve D7 and D8 should a suitable link between sites be agreed and would need to be without ransom for either site. This is a sustainable location close to bus stops and footways.
Additional landscape evidence ¹⁷	<p>Whilst judged to be of low to moderate landscape character sensitivity and landscape value. D7 is judged to be of high visual sensitivity due to its openness, comparative elevation and proximity to residential properties and a PRow and medium overall landscape capacity due to its contribution to the setting of the settlement. Hence the specified types of development i.e. approx. 30 two/three storey dwellings in D7a and / or approx. 100 two / three storey dwellings in D7b could be at least partly accommodated if suitable extensive mitigation measures were an integral part of any development. There would need to be a particular emphasis upon providing 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 PRow. The development would be 100-150m width (east-west) and would be discerned as an incremental eastward extension of the Hyde Lane part of eastern Danbury requiring no loss of landscape elements. Its acceptability in the large number of western public and private views available from locations further east would be dependent upon the rapid establishment of a landscape buffer that would soften the advanced settlement edge in a similar, but more effective, manner to the visual 'softening' provided by the vegetation on the existing eastern edge. Key characteristics / qualities to be safeguarded, recommendations for mitigation and guidelines:</p> <ul style="list-style-type: none"> - Hedgerows: retain and strengthen existing roadside hedgerows and hedgerow trees; - Residential properties at the adjoining edges of the Hyde Lane part of eastern Danbury to the west – reinforce physical and green buffers to reduce impact on residents' views (whilst acknowledging that current openness of these eastern views will be reduced); - Consider new PRow links; - Maximise potential for introduction of characteristic landscape, visual and habitat enhancements both on the new eastern edge and within the D7 development; and - Provide positive new settlement edge for the Hyde Lane part of eastern Danbury (softened and well-integrated into the countryside).
Heritage (April 2019 addendum supplements the Heritage Assessment Technical Note in March 2017):	Confirmation from Chelmsford Heritage Officer (March 2020) ¹⁸ that there are no built heritage constraints for this site.

¹⁷ Technical note LSDC revision - appraisal of the landscape sensitivity and capacity of four areas. The appraisal has been commissioned by Chelmsford City Council in response to changes to the boundaries of the land parcels that were appraised in the Landscape Sensitivity and Capacity Assessment produced in March 2017:

¹⁸ Email from Chelmsford City Council Heritage Officer (March 2020) provided by the Steering Group.

New rating as a result of new information:	The site is potentially suitable for development of 30 homes.
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Site Assessment conclusions:	<p>The new information provided can be summarised as:</p> <ul style="list-style-type: none"> - The Chelmsford 2021 SHELAA assesses the site as 'developable' and gives it a rating of 2 on a scale of 1-3, where 1 is most suitable and 3 is least suitable. Category 2 sites are defined as "site is potentially suitable but faces some constraints and should not be included in the five-year supply" Developable sites are defined in the NPPF as "sites .. in a suitable location ... with a reasonable prospect that they will be available and could be viably developed at the point envisaged". It should be noted that the SHELAA is a GIS exercise and does not consider the impact of development on surrounding landscape, townscape or heritage. - The new landscape evidence has changed the landscape capacity from low-medium capacity to medium capacity which makes it more suitable for development. - The revised Highways advice states that additional documentation has been provided showing provision of a junction for site D7 together with an associated diversion of Cherry Garden Lane east into a proposed access road. This indicates that this access would be achievable in principle, subject to detailed design including provision of bus stops and associated crossing points on the A414. This access in principle could serve D7 and D8 should a suitable link between the sites be agreed.
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As the new landscape evidence has changed the landscape capacity from low-medium capacity to medium capacity and on the basis of the revised highways advice, the site is potentially suitable for allocation in the Neighbourhood Plan. In addition, the group may want to consider the wider D7a and D7b site as proposed by the landowner and which is the site area considered in the new landscape evidence.

It should be noted that the site is located within an SSSI Impact Risk Zone whereby proposals for residential development of over 100 homes would require consultation with Natural England.

Site reference: D8

Address: Land at Tyndales Farm East

Site area: 2.5 ha

Site boundary map:



Ownership: Richborough Estates, promoted by Richborough Estates

Source of site: Call for Sites and SLAA CFS56 / CFS57 / 15SLAA45

New SHELAA (2021) reference if applicable: CFS21, CFS57, 15SLAA45

Current SHELAA conclusions ¹⁹ CFS21: conclusion: suitability score - 2, availability score - 1, achievability score - 1.
 CFS57: conclusion: suitability score - 2, availability score - 1, achievability score - 1.
 15SLAA45: conclusion: suitability score - 2, availability score - 2, achievability score - 1.

Planning history: None

Site Assessment conclusion (AECOM, April 2019): The site has significant constraints. The site is unsuitable for development ('reject'). Site is a greenfield, agricultural site, outside of but adjacent to the settlement boundary and reasonably located in respect of local services and facilities from a pedestrian perspective. New access would be required to the site, but it is considered unlikely that a suitable access could be created - Site is of high landscape sensitivity. Site has low potential for protected species. Site is not located near any designated heritage assets. Site is in Flood Zone 1. Site is located within 750m of a SSSI

Site Assessment Conclusion (AECOM, February 2020): The site has significant constraints. The site is unsuitable for allocation. The previous Site Assessment found the site had poor access (red), low to medium landscape capacity (red) and low to medium potential for habitat loss (amber). It also received a good score of 13 (green) for its impact on nearby SSSIs. This justified a conclusion that the site had significant constraints and it was unsuitable for development ('reject'). The access rating is unchanged (red). Essex Highways has deemed access to be unacceptable from both Hyde Lane and Mill Lane as these are narrow, rural lanes which cannot be intensified. The lanes are single track roads with few formal passing places and have safety and capacity issues. The site is of low to medium landscape capacity due to its open character. Therefore the site is unsuitable for allocation.

Landowner proposal: The site illustration provided by the site promoter (Richborough estates) is in relation to the wider site which extends south from D7.

¹⁹ SHELAA = Chelmsford City Council Strategic Housing and Economic Land Availability Assessment 2021. Suitability, availability, achievability score 1,2 or 3 (1 being best, 3 being worst) and resulting category 1, 2 or 3: - 1 being deliverable, 2 developable and 3 not currently developable):

Additional Highways advice (Technical note August 2021): No access is acceptable off Hyde Lane North or Mill Lane east to site. Widening would not be appropriate and would affect the character of these rural lanes and lead to intensification. Access to the site would be from predominantly single track roads, with few, if any formal passing places. Intensification of use of these unsuitable routes would be of concern in terms of both safety and capacity. The proposal is therefore not likely to be acceptable to the highway authority unless suitable mitigation can be provided in conjunction with the development, which is unlikely to be achievable in this case. Access via site D7 could be safeguarded as Hyde Lane is not suitable for access to this site.

Additional landscape evidence ²⁰ No additional landscape information.

Heritage (April 2019 addendum supplements the Heritage Assessment Technical Note in March 2017): No additional heritage information. Advice from Chelmsford City Council Heritage Officer (March 2020) ²¹ states: *the site is sufficiently set away from and screened from the nearest listed buildings at Gay Bowers Hamlet.*

New rating as a result of new information: Site D8 on its own would be unsuitable for development, as per previous Site Assessment conclusion. However if the wider D7 and D8 sites are combined as in the current proposal then site D8 could become amber and therefore potentially suitable for allocation in the Neighbourhood Plan.

Site Assessment conclusions: The new information provided can be summarised as:

- The Chelmsford 2021 SHELAA assesses the site as 'developable' and gives it a rating of 2 on a scale of 1-3, where 1 is most suitable and 3 is least suitable. Category 2 sites are defined as "site is potentially suitable but faces some constraints and should not be included in the five-year supply" Developable sites are defined in the NPPF as "sites .. in a suitable location ... with a reasonable prospect that they will be available and could be viably developed at the point envisaged". It should be noted that the SHELAA is a GIS exercise and does not consider the impact of development on surrounding landscape, townscape or heritage.
- The new highways information provided means that the previous access constraints could be resolved if the site was combined with the larger D7 site with access from Maldon Lane.
- The new landscape evidence also shows that while the landscape capacity is still rated as moderate, the development of the larger site could be accommodated.

Site D8 on its own is unsuitable for allocation, however if the wider D7 and D8 sites are combined as in the current proposal then site D8 could become amber and therefore potentially suitable for allocation in the Neighbourhood Plan. However, it is important to note that this would potentially deliver a higher amount of development than required by the Chelmsford Local Plan and therefore it would not be necessary for the Neighbourhood Plan to allocate the entirety of the combined D7 and D8 sites.

It should also be noted that the site is located within an SSSI Impact Risk Zone whereby proposals for residential development of over 100 homes would require consultation with Natural England.

²⁰ Technical note LSDC revision - appraisal of the landscape sensitivity and capacity of four areas. The appraisal has been commissioned by Chelmsford City Council in response to changes to the boundaries of the land parcels that were appraised in the Landscape Sensitivity and Capacity Assessment produced in March 2017:

²¹ Email from Chelmsford City Council Heritage Officer (March 2020) provided by the Steering Group.

Site reference: D9

Address: Land on the south west side of Mill Lane, Danbury, Chelmsford, Essex, CM3 4LF

Site area: 1.55 ha

Site boundary map:



Ownership: Hill Residential Limited, promoted by Hill Residential Limited

Source of site: Call for Sites and SLAA CFS116 / CFS190

New SHELAA (2021) reference if applicable: CFS116 - slightly larger than the D9 site

Current SHELAA conclusions ²² CFS116: conclusion: suitability score - 2, availability score - 1, achievability score - 1.

Planning history: None

Site Assessment conclusion (AECOM, April 2019): The site is potentially suitable. The site is available. The site has significant constraints. - Site is a greenfield, agricultural site, outside of but adjacent to the settlement boundary and reasonably located in respect of local services and facilities from a pedestrian perspective - New accesses would be required but it is considered this could be provided - Site is of medium landscape sensitivity - Site has medium potential for protected species - Site is not located near any designated heritage assets - Site is in Flood Zone 1 - Site is located within 500m of a SSSI

Site Assessment Conclusion (AECOM, February 2020): The site is potentially suitable. The site is available. The site has significant constraints. The previous Site Assessment found the site had good access (green), medium landscape capacity (amber) and medium potential for habitat loss (amber). It also received a good score of 12 (green) for its impact on nearby SSSIs. This justified a conclusion that the site was potentially suitable, available and had significant constraints. The access rating is unchanged (green). The rating remains unchanged but in order for the site to be suitable for allocation, an acceptable access solution should be found.

Landowner proposal: No information provided.

Additional Highways advice (Technical note August 2021): Whilst there are possible points of access to the site as with D8 the surrounding highways network which would need to be utilised to access the site would be a cause for concern in terms of both safety and capacity. The Highway Authority would not support an application for dwellings with access from Mill Lane or Millfields. The capacity of the wider local highway network (Hyde Lane, Mill Lane, The Avenue) would indicate that this site is not suitable.

²² SHELAA = Chelmsford City Council Strategic Housing and Economic Land Availability Assessment 2021. Suitability, availability, achievability score 1,2 or 3 (1 being best, 3 being worst) and resulting category 1, 2 or 3: - 1 being deliverable, 2 developable and 3 not currently developable):

Some concerns remain about the implication of 30 dwellings in Mill Lane. However, following submission of further documentation, access from Millfields to encourage vehicular traffic to turn left out of the site and a package of mitigation measures should be provided in association with any development. This would be on the basis of an absolute maximum of 30 dwellings, with a mitigation package of:

- Access from Millfields
- Footway enhancements as identified in promoter's technical note plus further provision of footway widening in Mill Lane where it can be achieved within the existing highway limits.
- Possible contribution to CCC towards maintenance of vegetation to increase available footway widths.
- Enhancement/creation of passing places (or widening) in Mill Lane south of Millfields and in Hyde Lane south, details to be agreed at application stage.
- Traffic management measures to discourage vehicular traffic from using Mill Lane north-west which is a protected lane, and Hyde Lane/Mill Lane south.

Additional landscape evidence ²³	<p>The area is judged to be of moderate overall landscape sensitivity and moderate value with a medium landscape capacity to accommodate low rise residential and employment development due to its relatively enclosed character and its relationship with the settlement edge, especially on Millfields. The judged moderate overall landscape capacity is subject to careful siting/ design of the potential development (up to 30 residential properties) and the retention/ implementation/ enhancement of hedgerows, hedgerow trees and woodland in keeping with the characteristics of LCA F5 and the immediate environs of D9. Key characteristics/ qualities to be safeguarded, recommendations for mitigation and guidelines:</p> <ul style="list-style-type: none"> - Set development back from Mill Lane to north and along eastern boundary to allow sufficient planting to strengthen new settlement edge and potentially perform some Green Infrastructure functions in combination with Gay Bowers woodland and Mill Lane corridor; - Retain and strengthen existing eastern boundary hedgerow to close small gap at northern end and form new enhanced settlement edge and reinforce northern boundary hedgerow alongside Mill Lane to increase width and block up gaps; - Consider field corner copse alongside junction of Millfields and Mill Lane and in north-eastern corner of D9; - Implement physical and green buffers on western boundary to minimise impact on foreshortened views for residents in properties on Millfields.
Heritage (April 2019 addendum supplements the Heritage Assessment Technical Note in March 2017):	<p>No new information provided</p> <p>Confirmation from Chelmsford City Council Heritage Officer (March 2020) ²⁴ that there are no built heritage constraints for this site.</p>
New rating as a result of new information:	The site is potentially suitable for development for 30 homes.
Site Assessment conclusions:	<p>The new information provided can be summarised as:</p> <ul style="list-style-type: none"> - The Chelmsford 2021 SHELAA assesses the site as 'developable' and gives it a rating of 2 on a scale of 1-3, where 1 is most suitable and 3 is least suitable. Category 2 sites are defined as "site is potentially suitable but faces some constraints and should not be

²³ Technical note LSDC revision - appraisal of the landscape sensitivity and capacity of four areas. The appraisal has been commissioned by Chelmsford City Council in response to changes to the boundaries of the land parcels that were appraised in the Landscape Sensitivity and Capacity Assessment produced in March 2017:

²⁴ Email from Chelmsford City Council Heritage Officer provided by the Steering Group (March 2020).

included in the five-year supply" Developable sites are defined in the NPPF as "sites .. in a suitable location ... with a reasonable prospect that they will be available and could be viably developed at the point envisaged". It should be noted that the SHELAA is a GIS exercise and does not consider the impact of development on surrounding landscape, townscape or heritage.

- The new highways information (July 2021) states that the access from Millfields could be created to encourage vehicular traffic to turn left out of the site and a package of mitigation measures should be provided in association with any development. This would be on the basis of a maximum of 30 dwellings, with a mitigation package of:
 - Access from Millfields
 - Footway enhancements as identified in promoter's technical note plus further provision of footway widening in Mill Lane where it can be achieved within the existing highway limits.
 - Possible contribution to CCC towards maintenance of vegetation to increase available footway widths.
 - Enhancement/creation of passing places (or widening) in Mill Lane south of Millfields and in Hyde Lane south, details to be agreed at application stage.
 - Traffic management measures to discourage vehicular traffic from using Mill Lane north-west which is a protected lane, and Hyde Lane/Mill Lane south.

As the recent Highways Department advice confirms the site could support 30 dwellings, the site is potentially suitable for this level of development subject to the access stipulations.

It should also be noted that the site is located within an SSSI Impact Risk Zone whereby proposals for residential development of over 100 homes would require consultation with Natural England.

Site reference: **D10**

Address: Field South of Jubilee Rise

Site area: 1.12 ha

Site boundary map:



Ownership:	Private landowner
Source of site:	Call for Sites & SLAA CFS159
New SHELAA (2021) reference if applicable:	CFS159 - slightly larger than the D10 site
Current SHELAA conclusions ²⁵	CFS159: conclusion: suitability score - 2, availability score - 2, achievability score - 1.
Planning history:	None
Site Assessment conclusion (AECOM, April 2019):	The site is potentially suitable. The site is available. The site has significant constraints. Site is a greenfield, agricultural site, outside of but adjacent to the settlement boundary and reasonably located in respect of local services and facilities from a pedestrian perspective. New accesses would be required but it is considered this could be provided. Site is of medium landscape sensitivity. Site has medium potential for protected species. Site is not located near any designated heritage assets. Site is in Flood Zone 1. Site is located within 500m of a SSSI
Site Assessment Conclusion (AECOM, February 2020):	The site is potentially suitable for allocation. The site is available. The site has significant constraints. The previous Site Assessment found the site had medium access (amber), medium landscape capacity (amber) and medium potential for habitat loss (amber). It also received a medium score of 11 (amber) for its impact on nearby SSSIs. This justified a conclusion that the site was potentially suitable, available and had significant constraints. The access rating is unchanged (amber). It is possible that creating access through Jubilee rise could make the development of Site D10 financially unviable so this should be considered in discussions with the landowner. Essex Highways have deemed access from Capons Lane or Gay Bowers Lane to be unacceptable. However, it is understood that Chelmsford City Council who is the landowner, are willing to discuss using this land as a possible access. Also, the Jubilee Rise parking area, which is owned by Chelmsford Housing Partnership, could be an alternative access if agreement is reached.
Landowner proposal:	No information provided
Additional Highways advice (Technical note August 2021):	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 for concern. Access to the site would be from

²⁵ SHELAA = Chelmsford City Council Strategic Housing and Economic Land Availability Assessment 2021. Suitability, availability, achievability score 1,2 or 3 (1 being best, 3 being worst) and resulting category 1, 2 or 3: - 1 being deliverable, 2 developable and 3 not currently developable):

predominantly single track roads, with few, if any formal passing places. Intensification of use of these unsuitable routes, via Capons Lane, Gay Bowers, Mill Lane or Hyde Lane would be of concern in terms of both safety and capacity. Access to D10 is not suitable from Jubilee Rise.

Additional landscape evidence ²⁶	No additional landscape advice
Heritage (April 2019 addendum supplements the Heritage Assessment Technical Note in March 2017):	No additional heritage advice Confirmation from Chelmsford City Council Heritage Officer (March 2020) ²⁷ that there are no built heritage constraints for this site.
New rating as a result of new information:	Unsuitable for allocation in the Neighbourhood Plan due to the revised highways advice on access
Site Assessment conclusions:	<p>The new information provided can be summarised as:</p> <ul style="list-style-type: none"> - The Chelmsford 2021 SHELAA assesses the site as 'developable' and gives it a rating of 2 on a scale of 1-3, where 1 is most suitable and 3 is least suitable. Category 2 sites are defined as "site is potentially suitable but faces some constraints and should not be included in the five-year supply" Developable sites are defined in the NPPF as "sites .. in a suitable location ... with a reasonable prospect that they will be available and could be viably developed at the point envisaged". It should be noted that the SHELAA is a GIS exercise and does not consider the impact of development on surrounding landscape, townscape or heritage. - The new highways advice states 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. Access to the site would be from predominantly single track roads, with few, if any formal passing places. The highways advice states that intensification of use of these unsuitable routes, via Capons Lane, Gay Bowers, Mill Lane or Hyde Lane would be of concern in terms of both safety and capacity. <p>The updated highways advice changes the site from being potentially suitable as stated in the previous Site Assessment to unsuitable for development due to a lack of suitable vehicular access. Therefore, this site is unsuitable for allocation in the Neighbourhood Plan.</p> <p>It should also be noted that the site is located within an SSSI Impact Risk Zone whereby proposals for residential development of over 50 homes would require consultation with Natural England.</p>

²⁶ Technical note LSDC revision - appraisal of the landscape sensitivity and capacity of four areas. The appraisal has been commissioned by Chelmsford City Council in response to changes to the boundaries of the land parcels that were appraised in the Landscape Sensitivity and Capacity Assessment produced in March 2017:

²⁷ Email from Chelmsford City Council Heritage Officer (March 2020) provided by the Steering Group.

Site reference: **D11**

Address: Play Area, Jubilee Rise, Danbury

Site area: 0.02 ha

Site boundary map:



Ownership: Chelmsford City Council, promoted by Chelmsford City Council

Source of site: Call for Sites and SLAA CFS243

New SHELAA (2021) reference if applicable: CFS243

Current SHELAA conclusions ²⁸ CFS243: conclusion: suitability score - 2, availability score - 1, achievability score - 1.

Planning history: None

Site Assessment conclusion (AECOM, April 2019): The site is potentially suitable. The site is available. The site has minor constraints. Site is a brownfield site within the settlement boundary and reasonably connected to local services and facilities from a pedestrian perspective. New access would be required which is likely to be achievable. Site is of low landscape sensitivity. Site has low potential for protected species. Site is not located near any designated heritage assets. Site is in Flood Zone 1. Site is located within 500m of a SSSI

Site Assessment Conclusion (AECOM, February 2020): The site is potentially suitable. The site is available. The site has minor constraints. The previous Site Assessment found the site had medium access (amber), high landscape capacity (green) and low potential for habitat loss (green). It also received a medium score of 11 (amber) for its impact on nearby SSSIs. This justified a conclusion that the site was potentially suitable, available and had minor constraints. The new ratings are unchanged with medium access (amber), high landscape capacity (green), low potential for habitat loss (green) and an SSSI score of 11 (amber). If the site is being considered as an access point to site D10, the presence of an electricity substation and a TPO would need to be considered both to determine whether these could physically be removed and also the viability of the development to include these costs. Essex Highways has deemed direct access from Jubilee Rise suitable subject to visibility.

Landowner proposal: No information provided

Additional Highways advice (Technical note August 2021): This would be suitable for a small development of 1 to 2 dwellings with access from Jubilee Rise, which would have a negligible impact on the local highways if access could be achieved. It would, however, result in the loss of an existing area of car parking in order to provide access to the site. Access would also be required to be designed and constructed in accordance to the

²⁸ SHELAA = Chelmsford City Council Strategic Housing and Economic Land Availability Assessment 2021. Suitability, availability, achievability score 1,2 or 3 (1 being best, 3 being worst) and resulting category 1, 2 or 3: - 1 being deliverable, 2 developable and 3 not currently developable):

current standards. The electricity sub-station would have to be considered when looking at achievable visibility from the site entrance.

Additional landscape ²⁹ evidence	No new landscape information provided
Heritage (April 2019 addendum supplements the Heritage Assessment Technical Note in March 2017):	No new heritage information provided
New rating as a result of new information:	The site is potentially suitable for small scale development of 1- 2 homes.
Site Assessment conclusions:	<p>The new information provided can be summarised as:</p> <ul style="list-style-type: none"> - The Chelmsford 2021 SHELAA assesses the site as 'developable' and gives it a rating of 2 on a scale of 1-3, where 1 is most suitable and 3 is least suitable. Category 2 sites are defined as "site is potentially suitable but faces some constraints and should not be included in the five-year supply" Developable sites are defined in the NPPF as "sites .. in a suitable location ... with a reasonable prospect that they will be available and could be viably developed at the point envisaged". It should be noted that the SHELAA is a GIS exercise and does not consider the impact of development on surrounding landscape, townscape or heritage. - The new highways advice states that the site would be suitable for a small development of 1 / 2 dwellings with access from Jubilee Rise as this would have a negligible impact on the local highways if access achieved. However, for access to be achieved it would result in the loss of an existing area of car parking. <p>Overall, in line with the previous Site Assessment conclusions and the SHELAA 2021 conclusions, the site is potentially suitable for small scale development (1-2 dwellings) with access from Jubilee Rise. It should be noted that the site is located within an SSSI Impact Risk Zone whereby proposals for residential development of over 50 homes would require consultation with Natural England.</p>

²⁹ Technical note LSDC revision - appraisal of the landscape sensitivity and capacity of four areas. The appraisal has been commissioned by Chelmsford City Council in response to changes to the boundaries of the land parcels that were appraised in the Landscape Sensitivity and Capacity Assessment produced in March 2017:

Site reference: D12

Address: Bay Meadow, Land adjacent to the medical centre (Land at Maldon Road, Danbury, Chelmsford, CM3 4QL)

Site area: 0.7 ha

Site boundary map:



Ownership: Medical Services Danbury Limited, promoted by Paul Dickinson and Associates

Source of site: Call for Sites

New SHELAA (2021) reference if applicable: n/a

Current SHELAA conclusions ³⁰: n/a

Planning history: None

Site Assessment conclusion (AECOM, April 2019): The site is potentially suitable. The site is available. The site has significant constraints.

Site Assessment Conclusion (AECOM, February 2020): The site is potentially suitable. The site is available. The site has significant constraints. The previous Site Assessment found the site had good access (green), medium landscape capacity (amber) and high potential for habitat loss (red). It also received a medium score of 10 (amber) for its impact on nearby SSSIs. This justified a conclusion that the site was potentially suitable, available and had significant constraints. The access rating is unchanged (green). Essex Highways have deemed access is suitable via Danbury Medical Centre, as proposed by the landowner, but the details will require liaison. A previous appeal for 72-bed care home was rejected and the appeal was dismissed based on biodiversity grounds. The promoter has now submitted a July 2019 updated Phase 1 Extended Ecological Report and Phase 2 Botanic Survey, which concludes that it is not considered to fall under the definition of lowland meadow priority habitat. Chelmsford City Council have confirmed to Danbury Parish Council that this report may be used to determine the suitability of the site in terms of habitat loss. It is deemed that the site does not have high potential for habitat loss although provision should be made to enhance biodiversity on the site.

Landowner proposal: No information provided.

Additional Highways advice (Technical note August 2021): No new highways advice.

³⁰ SHELAA = Chelmsford City Council Strategic Housing and Economic Land Availability Assessment 2021. Suitability, availability, achievability score 1,2 or 3 (1 being best, 3 being worst) and resulting category 1, 2 or 3: - 1 being deliverable, 2 developable and 3 not currently developable):

Additional landscape evidence ³¹	No new landscape advice.
Heritage (April 2019 addendum supplements the Heritage Assessment Technical Note in March 2017):	No new heritage advice. Advice provided by Chelmsford City Council Heritage Officer (March 2020) ³² states: <i>the site is within the Danbury Conservation Area and is adjacent to a group of listed buildings. The site forms part of an 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>
New rating as a result of new information:	The site is unsuitable for development.
Site Assessment conclusions:	<p>Following on from the appeal which was dismissed in December 2016, the promoter submitted a July 1019 updated Phase 1 Extended Ecological Report and Phase 2 Botanic Survey, which concludes that the site is not considered to fall under the definition of lowland meadow priority habitat. Chelmsford City Council confirmed for the previous Site Assessment report that Danbury Parish Council may use the Site Assessment to determine the suitability of the site in terms of habitat loss. The previous Site Assessment states that it is deemed that the site does not have a high potential for habitat loss although provision should be made on site to enhance biodiversity.</p> <p>The previous Site Assessment report (February 2020) concluded that while the undeveloped part of the site contributed to the open character of the conservation area in this location, there was a possibility that a small amount of development could potentially be accommodated sensitively into the site without causing harm and therefore the site scored an ‘amber’ rating. However, additional specialist advice received from a Chelmsford City Council Heritage Officer has changed the conclusions and 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> <p>It should be noted that the site is located within an SSSI Impact Risk Zone whereby proposals for residential development of over 50 homes would require consultation with Natural England.</p> <p>It should also be noted that the site is in close proximity to an AQMA ³³ - Maldon Road in Danbury. Chelmsford City Council are currently developing an Air Quality Action Plan for this location.</p>

³¹ Technical note LSDC revision - appraisal of the landscape sensitivity and capacity of four areas. The appraisal has been commissioned by Chelmsford City Council in response to changes to the boundaries of the land parcels that were appraised in the Landscape Sensitivity and Capacity Assessment produced in March 2017:

³² Email from Chelmsford City Council Heritage Officer provided by the Steering Group (March 2020)..

³³ Map of the AQMA can be viewed here https://www.laqmportal.co.uk/aqma_maps//1689_Danbury%20AQMA.jpg

Site reference: D14

Address: Danecroft, Woodhill Road

Site area: 1.0 ha

Site boundary map:



Ownership: Individual owner, promoted by Blenheim Consultancy Services

Source of site: Call for Sites

New SHELAA (2021) reference if applicable: CFS188

Current SHELAA conclusions ³⁴ CFS188: conclusion: suitability score - 1, availability score - 1, achievability score - 1.

Planning history: 10/00102/OUT for four detached dwellings was refused in March 2010 and subsequently appealed, appeal dismissed. However, based on previous policy on settlement boundary.

Site Assessment conclusion (AECOM, April 2019): The site is potentially suitable. The site is available. The site has significant constraints. Site is a greenfield site, outside of but adjacent to the settlement boundary and well connected to local services and facilities from a pedestrian perspective. New access would be required which is likely to be achievable. Site is of medium landscape sensitivity. Site has high potential for protected species. Site is located close to designated heritage assets (and is within a Conservation Area). Site is in Flood Zone 1. Site is located within 500m of a SSSI

Site Assessment Conclusion (AECOM, February 2020): The site has significant constraints. The site is unsuitable for development ('reject'). The previous Site Assessment found the site had good access (green), medium landscape capacity (amber) and medium potential for habitat loss (amber). It also received a medium score of 11 (amber) for its impact on nearby SSSIs. This justified a conclusion that the site was potentially suitable, available and had significant constraints. The access rating is changed (red) because Essex Highways have advised that the access is only suitable to serve the existing three dwellings and not suitable to accommodate any further dwellings. Essex Highways deemed that visibility splay for 40 mph road cannot be achieved at site and the access width was questioned. The access is therefore not currently suitable for intensification of the site and therefore this site is not suitable for allocation.

Landowner proposal: Proposed site plan indicates a development of 17 homes.

Additional Highways advice (Technical note August 2021): The provision of further documentation for this site indicates that the property Lyndhurst on Woodhill Road and adjacent to the proposed access road is under the ownership of the promoter. Plans indicate that parking for this property will be moved to the rear and the frontage used to achieve

³⁴ SHELAA = Chelmsford City Council Strategic Housing and Economic Land Availability Assessment 2021. Suitability, availability, achievability score 1,2 or 3 (1 being best, 3 being worst) and resulting category 1, 2 or 3: - 1 being deliverable, 2 developable and 3 not currently developable):

appropriate junction geometries and visibility splay. Speed surveys have been carried out and indicate visibility appropriate for the speed of vehicles can be achieved from the access. Access is likely to be achievable at this location, subject to detailed design. The proposed access road to the development would not be adopted as public highway and would have to remain as a private road.

Additional landscape evidence ³⁵	No additional landscape information provided.
Heritage (April 2019 addendum supplements the Heritage Assessment Technical Note in March 2017):	No additional heritage information provided Chelmsford Heritage Officer advice (March 2020) ³⁶ states: <i>the site lies adjacent to the Danbury Conservation Area and a group of listed buildings. Subject to the design, size, scale and landscaping of new development on the northern side of the development, it is likely to be able to mitigate the heritage impacts.</i>
New rating as a result of new information:	The site is potentially suitable for development for 17 homes.

Site Assessment conclusions:	<p>The new information provided can be summarised as:</p> <ul style="list-style-type: none"> - The Chelmsford 2021 SHELAA assesses the site as 'developable' and gives it a rating of 1 on a scale of 1-3, where 1 is most suitable and 3 is least suitable. Category 1 sites must achieve overall scores of 1 against suitability, availability and achievability criteria. If a site is to form part of the Council's five-year housing land supply (i.e. a category 1 site), it must be 'deliverable'. Developable sites are defined in the NPPF as "sites .. in a suitable location ... with a reasonable prospect that they will be available and could be viably developed at the point envisaged". It should be noted that the SHELAA is a GIS exercise and does not consider the impact of development on surrounding landscape, townscape or heritage. - Essex Highways state (March 2020) that the provision of further documentation for this site indicates that the property Lyndhurst on Woodhill Road and adjacent to the proposed access road is under the ownership of the promoter. Plans indicate that parking for this property will be moved to the rear and the frontage used to achieve appropriate junction geometries and visibility splay. Speed surveys have been carried out and indicate visibility appropriate for the speed of vehicles can be achieved from the access. Access is likely to be achievable at this location, subject to detailed design. The proposed access road to the development would not be adopted as public highway and would have to remain as a private road. - Advice from a Chelmsford Heritage Officer (March 2020) states that the site lies adjacent to the Danbury Conservation Area and a group of listed buildings. Subject to the design, size, scale and landscaping of new development on the northern side of the development, it is likely to be able to mitigate the heritage impacts.
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As recent advice indicates access is likely to be achievable, the site is potentially suitable for development subject to detailed design, size, scale, landscaping and therefore would be appropriate for development. It should also be noted that the site is located within an SSSI Impact Risk Zone whereby proposals for residential development of over 100 homes would require consultation with Natural England.

³⁵ Technical note LSDC revision - appraisal of the landscape sensitivity and capacity of four areas. The appraisal has been commissioned by Chelmsford City Council in response to changes to the boundaries of the land parcels that were appraised in the Landscape Sensitivity and Capacity Assessment produced in March 2017:

³⁶ Email from Chelmsford City Council Heritage Officer provided by the Steering Group (March 2020)..

Site reference: D15

Address: Well Lane Industrial Area

Site area: 0.58 ha

Site boundary map:



Ownership:	Private landowner
Source of site:	Call for Sites
New SHELAA (2021) reference if applicable:	CFS274
Current SHELAA conclusions ³⁷	CFS274: conclusion: suitability score - 2, availability score - 1, achievability score - 2.
Planning history:	Minor change of use applications
Site Assessment conclusion (AECOM, April 2019):	The site is potentially suitable. The site is available. The site has minor constraints. Site is a brownfield site within the settlement boundary and reasonably located in respect of local services and facilities. Development of this site for housing would result in the loss of employment floorspace. Existing access may need upgrading and this is likely to be achievable. Site is of low landscape sensitivity. Site has low potential for protected species. Site is adjacent to a designated heritage asset. Site is in Flood Zone 1. Site is within 500m of Danbury Common SSSI
Site Assessment Conclusion (AECOM, February 2020):	The site is potentially suitable. The site is available. The site has minor constraints. The previous Site Assessment found the site had good access (green), high landscape capacity (green) and low potential for habitat loss (green). It also received a good score of 12 (green) for its impact on nearby SSSIs. This justified a conclusion that the site was potentially suitable, available and had minor constraints. The access rating is unchanged (green). Essex Highways had deemed access from Well Lane acceptable and not updated their advice. If it was demonstrated that the community facilities and employment land in this location was not needed and the site was suitable for release from employment use, this would be a suitable site for change of use to housing. The site is being considered for designation as a Local Employment Site by CCC. If the site is allocated as an employment site by the Local Authority it would no longer be suitable for a residential /mixed-use allocation in the Neighbourhood Plan.
Landowner proposal:	No information provided.
Additional Highways advice (Technical note August 2021):	No additional highways advice provided

³⁷ SHELAA = Chelmsford City Council Strategic Housing and Economic Land Availability Assessment 2021. Suitability, availability, achievability score 1,2 or 3 (1 being best, 3 being worst) and resulting category 1, 2 or 3: - 1 being deliverable, 2 developable and 3 not currently developable):

Additional landscape evidence³⁸ No additional landscape advice provided

Heritage (April 2019 addendum supplements the Heritage Assessment Technical Note in March 2017): No additional heritage advice provided

New rating as a result of new information: The site is potentially suitable for development for approximately 15-25 homes³⁹.

Site Assessment conclusions: The new information provided can be summarised as:

- The Chelmsford 2021 SHELAA assesses the site as 'developable' and gives it a rating of 2 on a scale of 1-3, where 1 is most suitable and 3 is least suitable. Category 2 sites are defined as "site is potentially suitable but faces some constraints and should not be included in the five-year supply" Developable sites are defined in the NPPF as "sites .. in a suitable location ... with a reasonable prospect that they will be available and could be viably developed at the point envisaged". It should be noted that the SHELAA is a GIS exercise and does not consider the impact of development on surrounding landscape, townscape or heritage. Although the 2021 SHELAA rates the site as being potentially suitable, the site is currently in use and that development of the site would result in the loss of a community facility.
- The previous Site Assessment report states that site is being considered for designation as a Local Employment Site by the Council, however, the adopted Local Plan does not allocate this site for employment and therefore the site can still be considered suitable for residential / mixed-use allocation.

The information which has changed since the previous Site Assessment report is the 2021 SHELAA which states that the site is potentially suitable. The conclusions from the previous Site Assessment therefore still apply and the site is potentially suitable for allocation in the Neighbourhood Plan. It should also be noted that the site is located within an SSSI Impact Risk Zone whereby proposals for residential development of over 100 homes would require consultation with Natural England.

³⁸ Technical note LSDC revision - appraisal of the landscape sensitivity and capacity of four areas. The appraisal has been commissioned by Chelmsford City Council in response to changes to the boundaries of the land parcels that were appraised in the Landscape Sensitivity and Capacity Assessment produced in March 2017:

³⁹ Based on an indicative density of 30-60 dwellings per hectare. The capacity would be reduced if the site retained some employment use or included other non-residential use.

Site reference: D20

Address: Land North of Elm Green Lane

Site area: 1.21 ha

Site boundary map:



Ownership: Individual landowner

Source of site: Call for Sites

New SHELAA (2021) reference if applicable: 18SLAA4 (Site D20 is a smaller portion of this site)

Current SHELAA conclusions ⁴⁰: 18SLAA4: conclusion: suitability score - 3, availability score - 1, achievability score - 1.

Planning history: None

Site Assessment conclusion (AECOM, April 2019): The site has significant constraints. The site is unsuitable for development ('reject'). Site is a greenfield, agricultural site outside of and adjacent to the settlement boundary and poorly connected to local services and facilities. New access would be required to the site, but it is considered unlikely that a suitable access could be created. Site is of high landscape sensitivity. Site has high potential for protected species. Site is 50m from a designated heritage asset. Site is in Flood Zone 1

Site Assessment Conclusion (AECOM, February 2020): The site has significant constraints. The site is unsuitable for development ('reject') The previous Site Assessment found the site had poor access (red), low to medium landscape capacity (red) and high potential for habitat loss (red). It also received a poor score of 9 (red) for its impact on nearby SSSIs. This justified a conclusion that the site had significant constraints and was unsuitable for development ('reject'). The access rating is unchanged (red). The site has been much reduced in size to and development limited to the area closest to existing settlement. The reduced site is proposed for under 30 dwellings. Both Elm Green Lane and Riffhams Lane have been deemed unacceptable for access as both are single lane with reduced width. Any development would affect the character of the rural lanes, and they are not suitable for widening or intensification. The reduced site relates better with the existing built form and therefore has fewer impacts on the landscape sensitivity of the site. To the north of the site lies the Lingwood Common SSSI, but the proposed development will not trigger the requirement to consult Natural England. Whilst the site's constraints have been partially mitigated by a reduced site area, access has been deemed unacceptable. The site is therefore unsuitable.

Landowner proposal: The illustrative masterplan indicates 6 dwellings on the site

⁴⁰ SHELAA = Chelmsford City Council Strategic Housing and Economic Land Availability Assessment 2021. Suitability, availability, achievability score 1,2 or 3 (1 being best, 3 being worst) and resulting category 1, 2 or 3: - 1 being deliverable, 2 developable and 3 not currently developable):

Additional Highways advice (Technical note August 2021): Access to the site would be from predominantly single track roads, with few, if any formal passing places. Intensification of use of these unsuitable routes would be of concern in terms of both safety and capacity. Widening would not be appropriate and would affect the character of these rural lanes and lead to intensification. This reduced size allocation (5/6 houses) could be suitable for a small number of dwellings with direct frontage access in keeping with the existing properties on Elm Green Lane. This is likely, however, to result in a loss of landscaping along the site frontage and is also likely to require culverting of the ditch. A further submission has shown that frontage access is not achievable because of the impact on TPO trees. Access, serving a maximum of 5 dwellings should therefore be from a private drive, located as far to the east as possible to discourage the use of Riffhams Lane. Improvements to connectivity for pedestrians to the village centre will also be required where this can be achieved within the existing highway.

Additional landscape evidence ⁴¹ No additional landscape information provided.

Heritage (April 2019 addendum supplements the Heritage Assessment Technical Note in March 2017): Heritage assessment for larger site as originally submitted: The site lies adjacent to the Riffhams Registered Park and Gardens to the west and Danbury Conservation Area to the southeast. Riffhams is a Country House built c. 1815 and set within a parkland overlooking a valley, where Humphrey Repton advised on the landscape design. The development site forms part of the rural context to the parkland and influences the experience of key views out of the site. To mitigate the impact of the Registered Park and Garden, a planting belt minimum of 50m width along the Riffham's Lane boundary is required, together with a limitation of building heights to two stories and vernacular built forms with a low-density edge to the Riffhams Lane site and the southern edge adjacent to the Conservation Area. Advice received from a Chelmsford City Council Heritage Officer (March 2020) ⁴² states: *The reduced parcel is concentrated to the southwest corner of the parcel. This reduced site is likely to have minimal impact on the setting of the Riffhams Registered Park and Garden or the Conservation Area if the pattern of the existing development is followed and the preserved trees retained. The Riffhams Lane side is sensitive, but if there were 1 or 2 dwellings on this side within a landscape setting, the 50m buffer considered necessary as part of the larger site under consideration would not be required.*

New rating as a result of new information: The site is potentially suitable for development of approximately 5 homes.

Site Assessment conclusions: The new information provided can be summarised as:

- The Chelmsford 2021 SHELAA assesses the site as 'developable' and gives it a rating of 3 on a scale of 1-3, where 1 is most suitable and 3 is least suitable.
- Essex Highways stated in March 2020 that access to the site could be gained from predominantly single track roads however this would be of concern in terms of safety and capacity as widening of these roads would not be appropriate and would affect the character of the rural lanes due to intensification. Therefore, a reduced size allocation for approx. 5 dwellings would be suitable with direct frontage access with existing properties on Elm Green Lane. Highways concluded that this is possible however it would result in a loss of landscaping along the site frontage and also likely to require culverting of the ditch. However, additional highways advice was

⁴¹ Technical note LSDC revision - appraisal of the landscape sensitivity and capacity of four areas. The appraisal has been commissioned by Chelmsford City Council in response to changes to the boundaries of the land parcels that were appraised in the Landscape Sensitivity and Capacity Assessment produced in March 2017:

⁴² Email from Chelmsford City Council Heritage Officer provided by the Steering Group (March 2020).

submitted in July 2021 which showed that frontage access is not achievable because of the impact on TPO trees. Therefore, access serving a maximum of 5 dwellings should be from a private drive located as far to the east as possible to discourage the use of Riffhams Lane. The submission also states that improvements to connectivity for pedestrians to the village centre will be required in the existing highway.

- Chelmsford Heritage Officer advice (March 2020) ⁴³ indicates that a reduced site is likely to have minimal impact on the setting of the Riffhams Registered Park and Garden or the Conservation Area if the pattern of the existing development is followed and the preserved trees retained.

Subject to landscape sensitivity and the mitigation of any habitat loss, the revised Highways and Heritage advice indicates that the site is potentially suitable for development of approximately 5 dwellings with access being located on a private drive to the east of the site.

It should also be noted that the site is located within an SSSI Impact Risk Zone whereby proposals for residential development of over 100 homes would require consultation with Natural England.

⁴³ Email from Chelmsford City Council Heritage Officer provided by the Steering Group (March 2020).

Site reference: **D21**

Address: Land at Copt Hill / Mayes Lane

Site area: 0.2 ha

Site boundary map:



Ownership: Mr G Thompson and Mrs J Wilson, promoted by ADP Architecture & Town Planning

Source of site: Call for Sites

New SHELAA (2021) reference if applicable: n/a

Current SHELAA conclusions ⁴⁴ n/a

Planning history: 08/00091/FUL: Swimming pool and enclosure. Status: Permitted.

Site Assessment conclusion (AECOM, April 2019): The site is potentially suitable. The site is available. The site has minor constraints. Site is a brownfield site, outside of but adjacent to the settlement boundary and reasonably connected to local services and facilities from a pedestrian perspective. Site is of medium landscape sensitivity. Site has medium potential for protected species. Site is located to close designated heritage assets. Site is in Flood Zone 1

Site Assessment Conclusion (AECOM, February 2020): The site is potentially suitable. The site is available. The site has significant constraints. The previous Site Assessment found the site had good access (green), medium landscape capacity (amber) and medium potential for habitat loss (amber). It also received a medium score of 10 (amber) for its impact on nearby SSSIs. This justified a conclusion that the site was potentially suitable, available and had minor constraints. The access rating is unchanged (green). The site is adjacent to the Danbury Common SSSI. Any new developments on the southern section of the site, where the submitted sketch has proposed for 1-2 dwellings, will need to be consulted with Natural England with regards to the emerging Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS). Essex Highways have deemed access questionable from Mayes Lane and unsuitable from Copt Hill. Existing access may be acceptable from Mayes Lane as only 2 dwellings are proposed. Essex Highways have stated as of January 2020 that suitable access may involve the closure of existing access and relocation to achieve visibility splays, including the removal of hedges

Landowner proposal: No proposal provided

Additional Highways advice (Technical note August 2021): If access is to be achieved at this location, even for one or two additional dwellings, it would be required to be designed and constructed in accordance with the current standards. This may involve the access being located further to the south on Mayes Lane to achieve visibility splays. The

⁴⁴ SHELAA = Chelmsford City Council Strategic Housing and Economic Land Availability Assessment 2021. Suitability, availability, achievability score 1,2 or 3 (1 being best, 3 being worst) and resulting category 1, 2 or 3: - 1 being deliverable, 2 developable and 3 not currently developable):

	current access location is not suitable for intensification of use even for one or two dwellings because the required visibility cannot be achieved at this location. The gradient, which is significant, would also need to be considered in assessing the suitability of the access.
Additional landscape evidence ⁴⁵	No additional landscape information is provided.
Heritage (April 2019 addendum supplements the Heritage Assessment Technical Note in March 2017):	No additional heritage information is provided. Advice received from a Chelmsford City Council Heritage Officer (March 2020) ⁴⁶ states: <i>the site lies within the Danbury Conservation Area and Mayesfield itself is a building of some character. The landscape setting to the buildings within this part of the Conservation Area is important – it may be possible to construct 1 or 2 small dwellings here whilst retaining the spacious character of the site.</i>
New rating as a result of new information:	The site is potentially suitable for no more than 2 homes.
Site Assessment conclusions:	The new information provided can be summarised as: <ul style="list-style-type: none"> - Highways information received in March 2020 states that if access is to be achieved at this location, even for one or two additional dwellings, it would be required to be designed and constructed in accordance with the current standards. This may involve the access being located further to the south on Mayes Lane to achieve visibility splays. The current access location is not suitable for intensification of use even for one or two dwellings because the required visibility cannot be achieved at this location. The gradient, which is significant, would also need to be considered in assessing the suitability of the access. <p>In line with the previous Site Assessment conclusion, due to access, landscape and environmental constraints, the site is potentially suitable for no more than 2 dwellings. This is supported by advice received from a Chelmsford City Council Heritage Officer.</p>

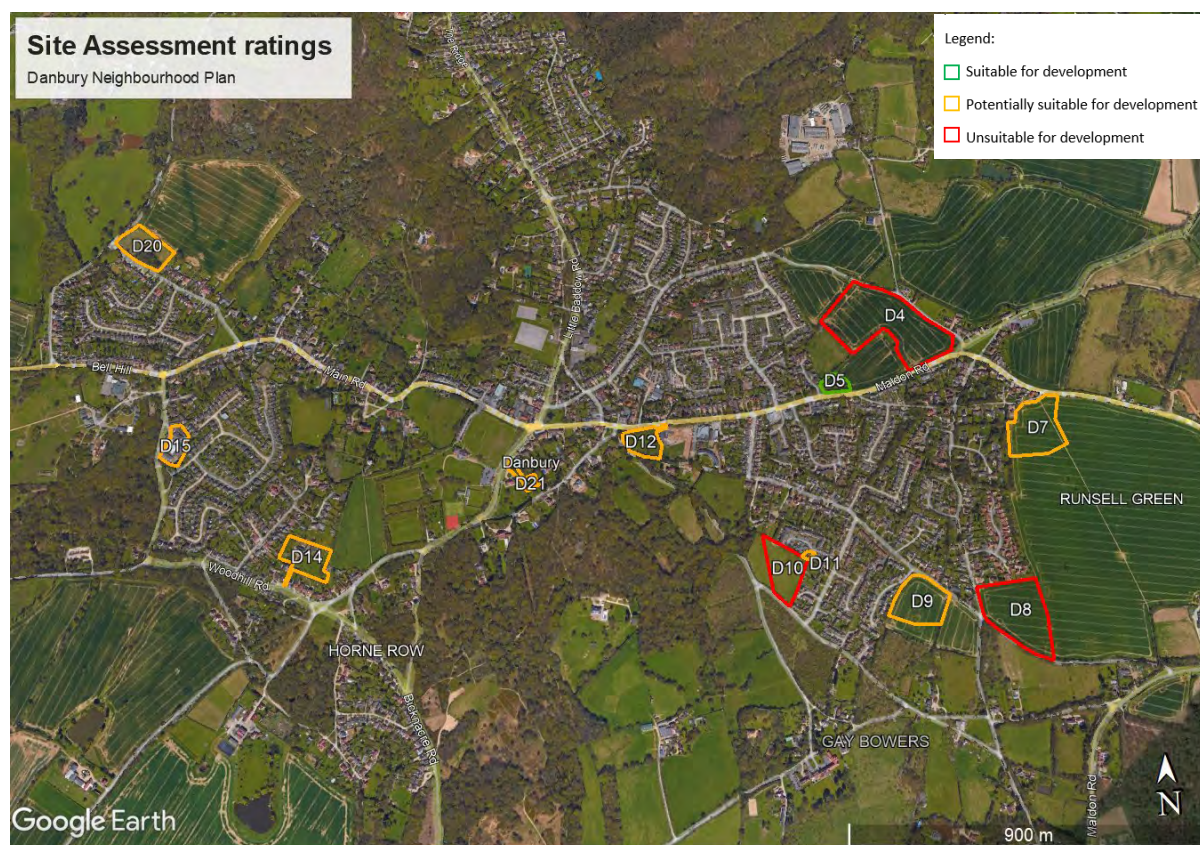
⁴⁵ Technical note LSDC revision - appraisal of the landscape sensitivity and capacity of four areas. The appraisal has been commissioned by Chelmsford City Council in response to changes to the boundaries of the land parcels that were appraised in the Landscape Sensitivity and Capacity Assessment produced in March 2017:

⁴⁶ Email from Chelmsford City Council Heritage Officer provided by the Steering Group (March 2020).

5. Site assessment conclusions

- 5.1 This chapter sets out the updated site assessment conclusions as a result of the new information.
- 5.2 For all sites reassessed, new highways, heritage and landscape advice have been taken into account along with the 2021 SHELAA conclusions. Sites are given green, amber or red ratings according to their suitability for development and constraints. In the previous Site Assessment, of the 12 sites, 7 received amber ratings (potentially suitable for development) and 5 received red ratings (unsuitable for development). In this updated Site Assessment, 1 site received a green rating, 7 received amber ratings and 4 received red ratings (see figure 5-1).
- 5.3 The sites which are suitable or potentially suitable for allocation in the Neighbourhood Plan are:
- D5: Sand Pit Field (East of Little Fields, North of Maldon Road)
 - D7: Land at Tyndales Farm West (SHELAA 2021 – CFS56 & 15SLAA45)
 - D9: Land on the south west side of Mill Lane (SHELAA 2021 – CFS116)
 - D11: Play Area, Jubilee Rise, Danbury (SHELAA 2021 – CFS243)
 - D14: Danecroft, Woodhill Road (SHELAA 2021 - CFS188)
 - D15: Well Lane Industrial Area (SHELAA 2021 - CFS274)
 - D20: Land North of Elm Green Lane (SHELAA 2021 - 18SLAA4)
 - D21: Land at Copt Hill / Mayes Lane
- 5.4 The sites are not suitable for allocation in the Neighbourhood Plan are;
- D4: Land north of A414 Maldon Road, and south west of Runsell Lane, (SHELAA 2021 – CFS58)
 - D8: Land at Tyndales Farm East (SHELAA 2021 - CFS21, CFS57)
 - D10: Field South of Jubilee Rise (SHELAA 2021 - CFS159)
 - D12: Bay Meadow, Land adjacent to the medical centre (Land at Maldon Road)

Figure 5-1 Map showing colour rating (Red/Amber/Green) for all sites assessed



6.1 This report is a consolidated set of conclusions based on an assessment of all sites including additional evidence provided by the Neighbourhood Plan Steering Group. The conclusions are that there are a number of suitable and potentially suitable sites within the NP area to accommodate this level of growth, although no sites are free of constraints.

Affordable Housing

6.2 8 of the 12 sites considered in this assessment are suitable or potentially suitable for allocation for housing or mixed-use development. 5 of these sites have the potential to accommodate 10 or more dwellings and could be required to include a proportion of affordable housing depending on the thresholds for provision of affordable housing in your area⁴⁷. They are therefore potentially suitable for Discounted Market Housing (e.g. First Homes⁴⁸), affordable housing for rent, or other affordable housing types (see NPPF Annex 2). The proportion of affordable housing is usually set by the Local Plan but is expected to be above 10%, unless the proposed development meets the exemptions set out in NPPF para 65.

6.3 The requirement for Affordable Housing provision on sites proposed for allocation in the Neighbourhood Plan should be discussed with the Local

⁴⁷ see NPPF para 63-65

⁴⁸ The Government recently consulted on the First Homes Policy and a minimum of 25% of all affordable housing units secured through developer contributions will need to be first homes. You can find out more here: <https://www.gov.uk/guidance/first-homes>.

Planning Authority (usually your neighbourhood planning officer) to understand the specific requirements for the sites proposed for allocation.

Viability

- 6.4 The Parish Council should be able to demonstrate that the sites are likely to be viable for development i.e. that they are financially profitable for the developer. It is recommended that the Parish Council discusses site viability with the site promoters and Chelmsford City Council.

Next Steps

- 6.5 From the shortlist of potentially suitable sites, the Parish Council should engage with Chelmsford City Council and the community to select sites for allocation in the Neighbourhood Plan which best meet the housing requirement and Neighbourhood Plan objectives.
- 6.6 The site selection process should be based on the following:
- The findings of the site assessment and previous/related assessments;
 - Discussions with the planning authority;
 - The extent to which the sites support the vision and objectives for the NP;
 - The potential for the sites to meet the identified infrastructure needs of the community;
 - Engagement with key stakeholders; and
 - Neighbourhood Plan conformity with strategic Local Plan policy.

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