

**From:** [HURST, Michael](#)  
**To:** [Lesley Mitchelmore](#)  
**Cc:** [Stephen Holland](#); [ROBINSON, Jenny](#)  
**Subject:** Danbury Site Allocations  
**Date:** 31 March 2020 07:07:53

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Dear Lesley and Stephen,

Thank you for your email and the additional plans provided. I set out my comments below, which are to be read in conjunction with previous advice.

#### D4 – Runsell Lane/Maldon Road

This 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 of the 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.

#### D5 – Maldon Road

This 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.

#### D7 – East of Danbury

There are no built heritage constraints for this site.

#### D8 – Mill Lane

This site is sufficiently set away from and screened from the nearest listed buildings at Gay Bowers Hamlet.

#### D9 – Mill Lane (South)

There are no built heritage constraints for this site.

#### D10 – Gay Bowers Lane

There are no built heritage constraints for this site.

#### D12 – Bay Meadow

This 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.

#### D14 - Danecroft

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 development here is likely to be able to mitigate the heritage impacts.

#### D20 – Elm Green Lane

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.

#### D21 – Mayes Lane

This 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 spacious character of the site.

I trust this of assistance. If you require you any further information please contact me.

This advice is that of an officer of the council and is not binding to the council as local planning authority in any related formal decision it may take in respect of this proposal.

Kind regards

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