



Danbury Neighbourhood Plan

Our Parish, Our Future

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

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

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

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

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

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

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

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

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

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

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

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

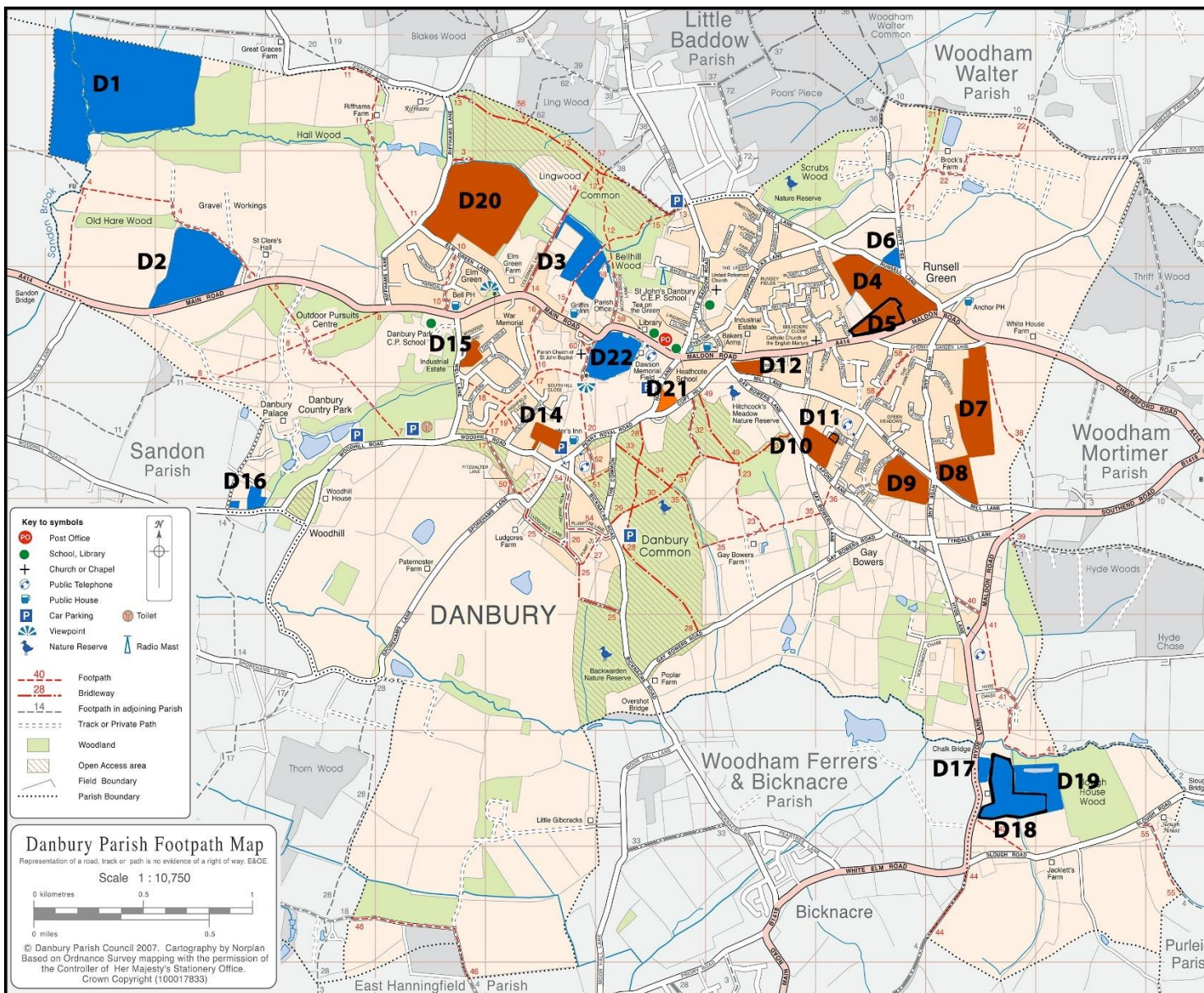
The following sites have been assessed as being suitable, available and achievable (in accordance with Chelmsford Council's approved SLAA Methodology (March 2015)) and are also in accordance with Strategic Growth Site 9 – Danbury in the Emerging Local Plan. These sites will be consulted on during the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

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

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

Danbury Neighbourhood Plan Map Ref:	Chelmsford Ref.	Address	Reason
D1	CFS83	Hammonds Farm	Outside or not adjacent to the Defined Settlement Boundary
D2	CFS39	Land West of St Clere’s Hall, Main Road	Outside or not adjacent to the Defined Settlement Boundary.
D3	D3	Land North of 80 Main Road	Outside or not adjacent to the Defined Settlement Boundary. Largely covered by a Tree Preservation Order
D6	D6	Land at Twitty Fee	Outside or not adjacent to the Defined Settlement Boundary
D13*	D13b	Land at Copt Hill/Mayes Lane	Outside or not adjacent to the Defined Settlement Boundary
*This site was subsequently superseded by a new submission site ref: D21			
D16	D16	Land on Woodhill Road adjacent to Danbury Park	Outside or not adjacent to the Defined Settlement Boundary
D17	CFS18	Land North of White Elm Cottage, Hyde Lane	Outside or not adjacent to the Defined Settlement Boundary
D18	15SLAA46	Land at Old Chase Farm	Outside or not adjacent to the Defined Settlement Boundary
D19	17SLAA10	Land at Old Chase Farm	Outside or not adjacent to the Defined Settlement Boundary
D22	D22	Land at Frettons	Outside or not adjacent to the Defined Settlement Boundary

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



Sites shaded in blue are discounted sites.